SEPA ENVIRONMENTAL CHECKLIST

WAC 197-11-960

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impact from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts or 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:
   Hayden Road Property, LLC steel warehouse

2. Name of applicant:
   Hayden Road Property, LLC

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

   Colleen Raymond
   2460 Boyer Ave E Ste 1
   Seattle, WA 98112

4. Date checklist prepared: 06/13/14

5. Agency requesting checklist City of Airway Heights

6. Proposed timing or schedule (including phasing, if applicable):
Site grading to begin Aug/Sept 2014 followed up building erection and completion in spring of 2015.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Phase two – Expansion to West as needed with possible Phase Three building additional to the south.

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

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.
Not known

New rail spur needs to be approved by Spokane County, WSDOT & possibly F.T.B.

10. List any government approvals or permits that will be needed for your proposal, if known.
Not known

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.

57,000 square foot steel warehouse.

plus installation of new 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 applications related to this checklist.

This new building Site lies within the City of Airway Heights and is located across the street from Seaport Steels existing facility on S. Hayden road in the s. 2600 block. The Parcel is located in the Southeast Quarter of section 25, Township 25 North, Range 411 East, W.M. Spokane County, Washington. Refer to Site plan for Parcel numbers and site vicinity map.

parcel #15254.0069

B. ENVIRONMENTAL ELEMENTS:

1. Earth

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

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

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.
Preliminary Geotechnical reporting indicates Gravel, sand and clay is present within the site's boring findings.

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

No

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

Clean crushed rock for base of building and yard.

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

No

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

Asphalt and building should be approximately 25%

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

Swales are designed in the yard and around the building.

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.

Dust and diesel emissions would be expected during construction.

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

None known

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

Watering and/or yard treatment for dust control.

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.

None known

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 known

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

None known

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

None known

6) Does the proposal involve any discharges of waste materials to surface waters? If so describe the type of waste and anticipated volume of discharge.

No

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural: etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Domestic sewage 12 persons

c. Water runoff (including storm water)

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Building roof with water runoff into the yard swales.

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

None known

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

Final Topography and Grassy Swales will contain water on site

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
_X_ shrubs
_X_ 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?

Site grubbing will include removal of native grass and weeds in the developed areas.

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

None known

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

Final Site landscaping is proposed to include native dryland grasses and shrubs.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
birds: hawk, heron, eagle, songbirds, other: unidentified
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.

None known

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

None known

There are migratory birds that fly over the site, but not under a defined migratory route.

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

None

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric & natural gas – heating and lighting
Liquid oxygen & natural gas - manufacturing

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:

Must comply w/ WA Energy Code

Insulation, vestibule entry and energy efficient windows.

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.

Fire

1) Describe special emergency services that might be required.

Fire department/EMS

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

Dust control

b. **Noise**

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

Train, commercial trucks and lift trucks

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.

Day to Day steel handling operations. Rail car receiving of materials with load out and delivery via truck shipping. Some train noise on receiving days and daily delivery trucks to and from the site.

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

Hearing protection

8. Land and Shoreline Use

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

Raw industrial zoned land
Steel yard, steel fabricators, and industrial business park.

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

None known

Not w/in 20-years

c. Describe any structures on the site.

None

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

No

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

Industrial

I-2, Heavy Industrial

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

Industrial

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

N/A

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

If so, specify.
None known

i. Approximately how many people would reside or work in the completed project?
16-20 initially up to 40 people at full operations

j. Approximately how many people would the completed project displace?
None

k. Proposed measures to avoid or reduce displacement impacts, if any:
None known

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Acquiring City of Airway Heights review and approval

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?
40 feet

steel siding, walls & roof.

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

c. Proposed measures to reduce or control aesthetic impacts, if any:
Decorative planter and landscaping

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Outside lighting for driveways as required by the City. Security flood lights.
~~**This proposed Text Amendment will have no affect on light or glare**~~

Airway Heights requires lighting to be compatible w/ "Dark Skies"

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?
No

d. Proposed measures to reduce or control light and glare impacts, if any:
Site lighting with reduced glare light fixtures.

12. Recreation

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

None known, industrial operations and business park are in the immediate area.

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

None known

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

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.
None known

Property lies w/in Spokane Tribe of Indians traditional range. Coordination w/Tribe required.
HB

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known

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.
MacFarlane Road is the main road south of the property with Hayden Road being the access road.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
None known

c. How many parking spaces would the completed project have? How many would the project eliminate?
20 parking spaces, will not eliminate any

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

New rail spur will cross Hayden Rd.

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

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
12 Truck
18-20 Personnel
Rail usage from time to time

g. Proposed measures to reduce or control transportation impacts, if any:
Employee Incentives for car pooling.

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.
No, city and fire departments have reviewed the preliminary plans and provided no indication.

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.
Site utilities include adding the following: Water – CAWH, Septic system- By owner, Power- By Avista, Gas- By Avista

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.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

Signature: Colleen Raymond

Hayden Road Property LLC

Date Submitted: 6/19/14

Proposed measures to protect such resources or to avoid or reduce impacts are:
None

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?
None

Proposed measures to avoid or reduce shoreline and land use impacts are:
None

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
Added employees and material deliveries will increase transportation for the area.

Proposed measures to reduce or respond to such demand(s) are:
Rail receiving of materials will reduce highway trucking of raw materials. Proposed car pooling incentives for employees as a potential reduction in transportation requirements.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
No known impacts.