

**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: Selkirk Pharma Manufacturing Facility

2. Applicant: Selkirk Pharma Inc.

3. Address: 827 W. 1st Avenue Suite 401

City/State/Zip: Spokane, WA 99201

Phone: 509 340-9909

Agent or Primary Contact: Paul Levernier

Address: 827 W. 1st Avenue Suite 401

City/State/Zip: Spokane, WA 99201

Phone (509) 710-8065

Location of Project:

Address: 9110 W Granite Ave, Spokane, WA 99224

Section: 29 Quarter: NW Township: 25N Range: 42E

Tax Parcel Number(s) 25292.0213

4. Date checklist prepared: April 30, 2020

5. Agency requesting checklist: City of Spokane

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

Construction start: August 2020 Construction Completion: December 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 - Initial construction will include the entire building footprint and site development. Some tenant improvements will be deferred to a later date, but those improvements will not expand or add to the building or site work.

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.

Yes. Selkirk Pharma has purchased the 8.2 acres adjacent to and east of the parcel in this report.

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

Phase 1 environmental study was completed in August 2019. This study is attached for reference.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **No**

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

City of Spokane Building permit, Industrial Wastewater Discharge Permit.

An air quality permit will be obtained for the two 400kW diesel generators prior to construction and operation of the generators. These generators will not be selected or purchased until late 2021.

A construction Stormwater General Permit will be obtained by the General Contractor, Bouten Construction, prior to construction

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.

Site development and construction of a two story 65,000 sq. ft. (measured on ground level) light manufacturing and warehouse facility. See attached proposed site plan.

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.

See A.3 above, attached site plan and location map.

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 property referenced in this proposal is within the boundaries of the City of Spokane and is served by City of Spokane sewer and water. This area is in a critical aquifer recharge area (moderate).

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).

The proposed project does not have systems that dispose of materials below the ground surface. Stormwater will be managed through a combination of on-site and off-site facilities, which are in accordance with the City of Spokane requirements.

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

Site backup generator will require a 250 gallon above ground tank for storage of diesel fuel.

(3) What protective measures will be taken to ensure 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.

All chemicals used in the manufacturing process will be collected at the point of use and disposed of using approved hazardous waste disposal processes and vendors. All manufacturing area and warehousing floor drains will be protected from chemical spills with containment materials and processes. Above ground diesel storage tank will be isolated from groundwater with a concrete basin.

(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)?

No groundwater was encountered during the geotechnical exploration. Bedrock was logged between 2' to 12' below ground surface.

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

On-site stormwater will be collected, treated and released to the regional stormwater system, which discharges through surface flow to a wetland. A stormwater drainage plan and report for on-site runoff will be submitted to the City of Spokane.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

Flat Rolling Hilly Steep slopes Mountainous

Other: **Site averages 1% slope from SW corner to NE corner.**

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

Steepest slope is approximately 2%

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.

Entire site is topped by layer of silty-sand with organics, underlain by strata of silty-sand with gravel, silty-sand, and silty-clay

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:

The entire site (8.2 acres will be regraded. Approximately 6,000 cubic yards of existing soil will be reused for mass cut/fill, and approximately 40,000 cubic yards of structural fill will be imported to bring site to final grade.

The fill source is unknown at this time. The General Contractor will solicit bids for earthwork just prior to the start of construction. However, common borrow will meet the requirements of WSDOT 9-03.14 (3).

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

No. Site will essentially be flat after completion of mass earthwork operations.

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

Approximately 4.6 acres of the 8.2 acre site (56%) will be covered by the building roof, concrete walkways, asphalt drives and parking lots (impervious surfaces).

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

Construction entrances complying with local codes and silt fencing around parcel perimeter will be erected during construction. Post construction-erosion is controlled by dryland grass or turf grass across entire site.

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.

Anticipate dust and emissions during construction. Upon completion of the project, increased traffic will cause increased automobile emissions.

- 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:

During construction the contractor will comply with applicable dust control and SCAPCA regulations. Post construction no emissions requiring mitigation will be generated.

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.

There is an identified wetland approximately ¼ mile east of the site. It is classified as a Category 3 wetland based on function. The wetland evaluation is contained in the attached Phase I environmental report.

- (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 such waters are within 200 feet of site.

- (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 groundwater will be withdrawn or water discharged to the groundwater

(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. Site is served by the City of Spokane public sewer system for both sanitary sewer and industrial waste discharge.

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.

Rain or snowmelt are the only anticipated sources of runoff from the building roof and parking areas. It will be collected in pipes (building roof) and in swales (parking lot) and routed to the regional stormwater system, which discharges to a wetland.

- (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.

Drainage patterns are altered within the project boundaries to collect stormwater generated on-site and direct runoff to the regional stormwater system.

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

Grading efforts will be designed to keep the stormwater on-site and areas disturbed by construction will be landscaped, per City of Spokane requirements.

4. Plants

a. Check the type of vegetation found on the site:

Deciduous tree: alder maple aspen

Other: Birch _____

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: **No standing water on the site proper was noted. Water was standing in the regional stormwater drainage ditch at the SW corner of the parcel, which is the location where the plants were observed. The known improvements/modifications to the regional stormwater drainage system addressed above will alleviate/eliminate this standing water going forward.**

Water plants: water lily eelgrass milfoil

Other:

Other types of vegetation: _____

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

Entire site will have topsoil stripped and stockpiled for reuse, which will result in removal of all surface vegetation.

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

The project is located approximately 2000 ft. from prairies and stepp habitat.

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

As part of construction, non-impervious areas will be replanted with dryland (including native varieties) and turf grasses, as well as trees and shrubs.

The plant specifications and directions in the WSDOT Airfield Stormwater Manual have been incorporated into the landscape design by the project architects.

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

None known.

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: _____

Mammals: deer bear elk beaver

Other: _____ Coyotes, rodents

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.

None known. Review of the Spokane County Critical Area map for fish and Wildlife Conservation areas identifies no endangered animals on site.

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

No.

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

Use of dryland grasses and dryland shrubs will preserve current wildlife habitat. The proximity of the site near the Spokane International Airport requires that measures may be taken to reduce potential congregation of migratory waterfowl.

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

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.
Electricity for manufacturing operations, lighting, and cooling. Natural gas for heating.
- 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:

LED lighting, passive solar design, dedicated space for future solar panels, infrastructure for electric car charging stations. All electrical conservation code requirements will be followed.

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.
Site will have a pressurized boiler and autoclave that will be operated and maintained per application boiler codes

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

None known. – Phase 1 Environmental Study concludes “There are not known or suspected contaminated sites within close enough proximity to pose an elevated environmental concern. We have not identified past use of the subject property or adjacent properties which would likely present a significant environmental concern. We conclude that the risk associated with the subject property is low and that further assessment is not warranted.”

- (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/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 laboratory will use and store chemicals to support testing of injectable pharmaceutical drugs. No toxic or hazardous chemicals will be manufactured or produced during the operating life of the project. No hazardous conditions are present in the manufacturing process.

- (4) Describe special emergency services that might be required.

Standard fire and police services.

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

Site policy and plan for identification and clean-up of potential spills. All federal, state and local environmental regulations will be followed.

b. NOISE:

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

Airplane traffic from Spokane International Airport and Fairchild Airbase. Noise from vehicle traffic from Hwy 2 and Flint Road will be present.

(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.

Short term construction noise anticipated. Long term automobile traffic will increase slightly. Discernable noise from the manufacturing operations is not anticipated.

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

Long term - Commute trip reduction plan will be used to reduce traffic as much as possible. All structures have been designed to achieve an interior noise level not exceeding forty-five decibels.

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 is currently undeveloped but falls within a platted, covenanted Technology Park. Plats to the north, east, and west are undeveloped; plat to the south (across Granite Ave) contains a 3-story office building. Other land uses nearby to the property include Triumph manufacturing, Enduris Washington (Insurance Risk-sharing Pool Agency) and vacant fields. Our project will not affect any current uses of nearby or 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?

The Phase 1 Environmental Study indicates parcel was used for agricultural purposes circa 2006 to 2011. No other use of parcel was indicated by review of historical imagery.

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.

c. Describe any structures on the site.

None.

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

None.

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

Light Industrial with Airfield Overlay Zone. The facility has been designed to be in compliance with all applicable codes set forth by the Spokane Municipal Code, the Spokane International Airport and Fairchild Airforce Base overlays.

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

Light Industrial - Parcel also falls within the West Plains/Spokane International Airport Public Development Authority

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

There is no shoreline master program designation for the parcel.

- 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?

Initially, approximately 100 workers. When all tenant improvements are complete, approximately 250 workers will be employed over two manufacturing shifts, with 150 being onsite at a single time.

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

None

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

Not applicable.

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

Proposed building is compatible with existing and projected land uses, and plans, and is the type or project encouraged by the City/County creation of the West Plains/SIA PDA.

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

The facility has been designed to be in compliance with all applicable codes set forth by the Spokane Municipal Code, the Spokane International Airport and Fairchild Airforce Base overlays

9. Housing

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

This is a light-industrial manufacturing project. No housing is including in the project scope.

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

Not Applicable

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

Not Applicable - No residential use is currently allowed in the quarter section covenanted as a Technology Park, in which the parcel sits.

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?

Highest part of the building is 46' from the finished floor. The principle exterior materials are prefinished insulated metal panels, painted precast concrete panels, and aluminum curtain wall systems.

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

There are no significant views that will be blocked by the building, especially given that the immediately surrounding parcels all fall within the covenanted Technology Park.

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

The facility has been designed to be in compliance with all Spokane Municipal Code requirements with regard to design standards for the building, parking lot, and site landscaping requirements for this light industrial zone.

The building exterior includes attractive, differentiating materials that break up the mass of the building. The production areas of the building will be enclosed within precast concrete panels with patterned score joints. The office areas of the building will utilize prefinished metal panels, some oriented vertically and others horizontally to create pleasing lines and textures. The site will be landscaped with both turf and dryland grasses along with plantings including shrubs and trees of various species.

11. Light and Glare

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

The exterior lighting was designed to meet the requirements for both the Spokane Airport and Fairchild Airforce Base but can be adjusted as needed if any discrepancies are found. The contracted architects are aware of the standards and have used them in the design process.

The parking lot areas will be lit by light poles, the front entrance plaza by light bollards, and loading docks/equipment yards by wall-mounted lights. All will have glare cut off features and will be down shielded. The building will have a lighted company logo sign on the exterior facing Flint Ave. The lights are expected to turn on with a light sensor or astrological timer and will be on during the nighttime hours when two shifts are operating.

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

Glare from the building lights and parking lots lights are not expected to result in a safety hazard or interfere with views.

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

None are anticipated from the adjacent properties.

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

Parking lot lights and building lights will use cut off features to keep the light shining down and within the property lines.

12. Recreation

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

There is a privately-owned, 2-acre landscaped park/walking path immediately north of the parcel available for use by all parcels that fall within the covenanted Technology Park.

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

No.

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

Access to the park on adjacent north lot will be provided from our parcel.

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 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 known**
- 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.

Completion of a Phase 1 Environmental Study which included review of Aerial Photographs, Historic Topographical Maps, Sanborn Maps, City Directories, and Local Agency Records.

- 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

In the event that an archeological or historical artifact is discovered during site preparation and construction, the City of Spokane will be notified of the findings and all work will halt until an assessment is performed.

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.

Flint Road and Granite Road are the existing primary access points to the site, with secondary access from Technology Blvd.

- 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

Yes, parcel is on a bus route (Flint Rd). Nearest transit stop is 1 block away (0.2 miles). The STA will be contacted to explore options for the addition of a requested ADA boarding and alighting pad on the Flint road frontage of the development.

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

Project would add 180 parking spots. No parking spots will be eliminated.

- 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).

No, based on the attached Trip Generation Letter. Further, all traffic mitigation requirements contained in the *Findings of Fact, Conclusions and Decision in the Matter of Preliminary Binding Site Plan BSP-110-09* applicable to the parcel via Title Notice dated Feb 23, 2010 (AFN 5880554) have previously been completed or otherwise satisfied.

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

The project will not use water, rail, or air transportation. The project is in the immediate vicinity of Spokane International Airport, and rail spurs are located to the south of McFarlane Road near the airport.

- 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?

The completed project will generate 182 AM Peak hour trips, 12 PM peak Hour trips and 468 ADT. See Trip Generation and Distribution Letter

(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, general describe. **No**
- h. Proposed measures to reduce or control transportation impacts, if any:

Participation in Commute Trip Reduction program. Explore options with STA to place a bus stop at the intersection of Flint Rd. and Granite Ave.

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.
In general, fire, police, and/or EMT services would need to accommodate this additional business and the estimated 120 peak on-site employees. No additional healthcare or school facilities are needed.
- 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: _

Avista Utilities (power and natural gas), City of Spokane (water, sanitary sewer and refuse service), Comcast and Century-Link (internet and phone service). All utilities are present at property line – construction activities will include extending utility services into building.

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: 5/4/2020 Signature: 

Please Print or Type:

Proponent: Selkirk Pharma Inc. Address: 827 West 1st Ave. Suite 401

Phone: (509) 340-9909 Spokane WA 99201

Person completing form (if different from proponent): John Bertagnolli

Phone: (509) 868-5672 Address: 827 West 1st Ave Suite 401, Spokane WA 99201

FOR STAFF USE ONLY

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.

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 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? _____

Proposed measures to avoid or reduce such increases are: _____

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

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

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

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

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, flood plains or prime farmlands? _____

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

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? _____

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

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

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

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

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* may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: _____ Signature: _____

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

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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 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.