

**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: Jubilant HollisterStier Allergens
2. Applicant: Jubilant HollisterStier
3. Address: 3525 N Regal Street
City/State/Zip: Spokane/Washington/99207 Phone: 509-489-5656
Agent or Primary Contact: Dan Moore
Address: 3525 N Regal Street
City/State/Zip: Spokane/Washington/99207 Phone: 509-489-5656
Location of Project: Portion of parcel(s) northwest of the intersection of E Gordon Ave and N Regal St
Address: 2813 E Gordon Avenue and 2825 E Gordon Avenue
Section: 04 Quarter: NE 1/4 of SE 1/4 Township: 25N. Range: 43E.
Tax Parcel Number(s) 35044.0125 and 35044.0126
4. Date checklist prepared: 07/15/2026
5. Agency requesting checklist: Spokane County
6. Proposed timing or schedule (including phasing, if applicable): Construction anticipated to start early spring of 2027.
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Future addition is planned for the West side of the initial proposed development.
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Yes, parcel numbers 35044.0927, 35044.0105, & 35033.4209 to the south and southeast are owned by Jubilant HollisterStier.
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. _____
None. _____

10. List any government approvals or permits that will be needed for your proposal, if known. _____
Boundary Line Adjustment, Building Permit, Sign Permit, Fence Permit, Update Discharge Permit through
Wastewater Pretreatment Program _____

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. _____
New 22,000 SF build to suit pharmaceutical allergy raw material processing and formulation on the
corner of E Gordon Ave & N Regal St, North of existing Jubilant HollisterStier Campus located at
3525 N Regal St. Spokane, WA 99207. _____

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. _____
Northwest of the intersection of E Gordon Ave and N Regal St is where the full site is located. See Attachment A
for site plan and vicinity map. The address is 2813 and 2825 E Gordon Ave. The legal description is as follow:
NE 1/4 of SE 1/4 of S04., T25N., R43E., W.M., Spokane, Washington. Parcel number(s): 35044.0125 and
35044.0126. Lots 35044.0125 and 35044.0126 will be combined (BLA performed) prior to permit submittal. _____

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.) No, see attachments. _____

Staff Comment (Ryan Benzie, SEPA Coordinator): Per current City of Spokane GIS mapping records, this property lies within the Aquifer Sensitive Area, the General Sewer Service 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). Waste Management Systems included in the scope of the project are industrial wastewater systems, chemical waste neutralization, segregated drainage systems, environmental compliance systems, and wastewater monitoring. The amount of material to be disposed of is TBD. We are anticipating stormwater pretreatment using swales and infiltration using drywells to treat and discharge roof runoff.

(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? There will be a chemical solvent storage area on the Northeast side of the facility. The contractor will design and construct a solvent storage area in compliance with NFPA 30 Class 1 Division 1 (C1D1) for storage of Ether and Acetone. The quantities are TBD.

(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 floors are to be smooth, cleanable, non-shedding, chemically-resistant epoxy floor systems. There will be a sunken floor with drains where required for surface level floor scales.

(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)? _____

Greater than 80 inches.

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

Stormwater will be discharged through infiltration at the bio-retention swales or drywells proposed for the North and Southeast corner of the site.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

Other: _____

Grassy vacant lot.

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

Approximately 3%.

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. ____

Gravelly Ashy Loam, see attachment for more soil information.

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

None known.

- 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: _____
Approximately 500 CY of topsoil is to be stripped from the site and additional 750 CY of cut is anticipated for placement of building foundation, sidewalk section around perimeter of building, swales, and driveways.
The disturbed area will be approximately 28,000 square feet, fill material will likely be sourced locally in Spokane County.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. _____
Some erosion will likely occur, consistent with typical construction activities. Temporary erosion and sediment control measures and best management practices will be implemented during construction of site improvements. No significant erosion / sedimentation impacts are expected.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? Approximately 65% of the site will be covered with impervious surface after construction.
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: _____
Grass and various vegetation features will be used to stabilize the soil.

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. Dust during construction. Only transport vehicle and loader air emissions during operation. Water will be used minimize dust.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None anticipated.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: _____
None anticipated.

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, see attachment.

(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. None.

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. None.

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. There are no surface water bodies within the project extents. Storm water will overland flow or be piped to a swale and underground rock galleires for storage and treatment of the water quality storm event.

- (2) Could waste materials enter ground or surface waters? If so, generally describe. No.

Staff Comment (Ryan Benzie, SEPA Coordinator):
Water runoff treatment including waste runoff will be reviewed for compliance with applicable codes during building permit review

- (3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. The existing drainage conditions for the stormwater are currently overland flow then infiltrate via natural dispersion through the surface of the ground. The proposal will channel the storm water into stormwater swales.

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

4. Plants

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

Deciduous tree: ☐ alder ☐ maple ☐ aspen

Other: _____

Evergreen tree: ☐ fir ☐ cedar ☐ pine

Other: _____

☒ Shrubs ☒ Grass ☐ Pasture ☐ Crop or grain

☐ Orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage

Other: _____

Water plants: ☐ water lily ☐ eelgrass ☐ milfoil

Other: _____

Other types of vegetation: _____

- b. What kind and amount of vegetation will be removed or altered? Approximately 44,950 SF of grass and shrubs.

- c. List threatened and endangered species known to be on or near the site. None.

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

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

Tree of Heaven noxious weed.

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: _____

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. See attached endangered species information.

Staff Comment (Ryan Benzie, SEPA Coordinator): Per the latest Washington State Department of Fish & Wildlife Priority Habitat and Species map, this site is within a priority species polygon indicating possible presence of the protected "Big Brown Bat" species. Staff notes that this polygon encompasses a large area and does not necessarily indicate habitation of protected species on site or nearby. See WA DFW's "Sensitive" PHS data for more information: <https://wdfw.wa.gov/species-habitats/at-risk/phs/maps>

- 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.

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 utilities used for heating.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. None.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: None.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. _
Yes, due to the storage of ether and acetone on the site. Ether carries a high risk for explosion/fire and acetone carries a high risk for fire and a low risk for explosion.

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

None known.

- (2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None known.

- (3) Describe any toxic or hazardous chemicals/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. Ether and acetone.

- (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 from adjacent roadway.

(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. Standard construction equipment during construction.

(3) Proposed measure to reduce or control noise impacts, if any: None.

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. _____

No changes to existing usage.

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? None.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No.

c. Describe any structures on the site. None.

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

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

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

g. If applicable, what is the current shoreline master program designation of the site? None.

h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. ____
None.

i. Approximately how many people would reside or work in the completed project? ____
Approximately 50 employees.

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

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

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: None.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: None.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None.
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- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. None.
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- c. Proposed measures to reduce or control housing impacts, if any: None.
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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 point of the building structure is 32', proposed exterior building material is insulated metal panels.
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- b. What views in the immediate vicinity would be altered or obstructed? None.
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- c. Proposed measures to reduce or control aesthetic impacts, if any: No.
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11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? No.

- c. What existing off-site sources of light or glare may affect your proposal? None.

- d. Proposed measures to reduce or control light and glare impacts, if any: None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? None.

- b. Would the proposed project displace any existing recreational uses? If so, describe. None.

- 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. None.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of 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. No loss to,
or disturbance of resources.

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. Driveway approaches on E Gordon Ave and N Regal St.
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- 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? No, 1.1 miles to the nearest bus-stop.
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- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
None.
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- 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.
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- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No.
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- 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? Vehicular trips will not change from before the project.

(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: 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.

- 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: _____

None.

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: 7/24/2026

Signature: 

Please Print or Type:

Proponent: Dan Moore

Address: 3525 N Regal St

Phone: 509-489-5656

Spokane, WA 99207

Person completing form (if different from proponent): Ellie Mott

Phone: 509-328-2994

Address: 221 N. Wall Suite 500

Spokane, WA 99201

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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.

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.