SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable: **EAT02 Data Center**

2. Name of applicant: **Microsoft Corporation**

3. Address and phone number of applicant and contact person:
Contact Person: Chad Mendell, Environmental Systems Design
233 South Wacker Drive, Suite 5300, Chicago, Illinois 60606

4. Date checklist prepared: **October 27, 2020**

5. Agency requesting checklist: **Douglas County**

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

Mass Grading – March 1, 2021

Building the Project:

- **Construction Start: May 6, 2021**
- **Colo 1 Substantial Complete: May 6, 2022**
- **Colo 2 Substantial Complete: July 29, 2022**
- **Colo 3 Substantial Complete: August 26, 2022**
- **Colo 4 Substantial Complete: September 23, 2022**
- **Colo 5 Substantial Complete: October 21, 2022**

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

Microsoft plans on constructing two additional data centers on the site in the future.

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

- **Wetlands Delineation Report – April 19, 2020**
- **Threatened and Endangered Species Report – April 20, 2020**
- **Traffic Impact Analysis – April 20, 2020**
- **Cultural Resources Report – April 26, 2020**
- **Phase 1 Environmental Site Assessment – May 28, 2020**
- **Noise Limitation and Mitigation Plan by – June 4, 2020**
- **Drainage Report by Navix – October 2020**

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 applications are pending for governmental approvals directly affecting the property covered by the proposal.

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

- **State Wastewater Discharge Permit**
- **Air Quality Notice of Construction Permit**
- **Water Permit**
- **Sanitary Sewer Permit**
- **Commercial Building 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. (Lead agencies may modify this form to include additional specific information on project description.)

Microsoft is proposing to construct the first building of a 3-building master plan layout, an electric power substation, access roadways, stormwater ponds, subsurface conduits, and ancillary support facilities within a 111 acre area.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposal is located East of Wenatchee, Douglas County, Washington in the north half of Section 9 of Township 22N and Range 21E.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): Flat, rolling, **hilly**, steep slopes, mountainous, other.

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

The slopes on the site range from 2 to 30%. A small area north of the property contains a slope over 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.

Based on the NRCS, general types of soils include Pogue loam, 8 – 15 percent slopes, Grinrod-Ralls-Rubble land complex. 30 – 70 percent slopes, Burch loam, 0 – 3 perecent slopes, Cashmere fine sandy loam, 8 to 15 percent slopes, and Grimrod-Ralls-Ribble land comples, 8 to 50 percent slopes.

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

Yes, according to the Washington State Department of Natural Resources maps, the project is located in a Geological Hazardous Area and reference landslide deposits and landslide susceptibility areas.

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 current 3-building site layout may require up to 720,000 cubic yards of earthwork. The goal of the Project is balance cut and fill onsite. Some import may be necessary for MSE walls.

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

Yes, the site is located in an area of historical landslide activity, albeit pre-historic.

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

The area of on site impervious surfaces for the first build is expected to be 30± acres, and the percent of the site that will be covered with impervious surfaces is 28%.

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

An erosion control plan will be implemented prior to that start of construction activities. Erosion control measures include sedimentation basins, silt fences, temporary soil stabilization measures, gravel construction entrances, and inlet barriers.

2. Air [help]

a. What types 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.

Emissions during construction include dust and emission generated from construction equipment. Proposed diesal fuel tanks, emergency generators, and cooling towers will generate emissions during operation and maintenance.

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

There are no off-site sources of emissions or odor that would affect the proposal.

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

An Air Permit Analysis determined that an Air Quality Notice of Construction will be required to reduce or control emissions.

3. Water [help]

a. Surface Water: [help]

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 are no surface water bodies on or in the immediate vicinity of the site.

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.

The project will not require any work over, in, or adjacent to any surface water bodies.

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.

Not applicable.

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

The proposal does not require surface water withdrawals or diversions.

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

The project is within FEMA Zone 'B', which is defined as "areas between limits of 100-yr flood and 500-yr flood; or areas of 100-year shallow flooding with depth less than 1-foot. (Medium Shading)". The project site does not lie within the "Medium Shading" noted for Zone B.

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.

The project does not involve any discharges of waste materials to surface waters.

b. Ground Water: [help]

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.

Groundwater will not be withdrawn for this project.

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 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.

Stormwater runoff from the project site will be collected in stormwater retention ponds though a proposed underground conveyance system. All stormwater runoff up to the 100-year storm will be infiltrated onsite.

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

No. Full compliance with all applicable stormwater regulations will insure that waste material will not enter ground or surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The project does not alter or affect drainage patterns in the vicinity of the site.

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

No measures to reduce or control surface, ground, and runoff water and drainage pattern impacts are applicable for this project.

4. Plants [help]

a. Check the 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

_____ 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?

Shrubs and grass will be removed within the site.

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

Threatened and endangered species include the Bull Trout, Gray Wolf, and Yellow-Billed Cuckoo. The project site contains ideal habitat for the Gray wolf. Gray Wolf occurrence on the site is highly unlikely and would not be expected to be on the project site for long periods of time due to existing disturbances on the site.

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

Proposed landscaping will conform to the requirements of Douglas County. Disturbed areas not landscaped, will be seeded with a grass mix suitable to the Douglas County area.

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

None are known. Typical noxious weeds in Douglas County include Dalmantian ToadFlax, Purple Loosestrife, Diffuse Knapweed, Scotch Thistle, Rush Skelton, and Canada Thistle.

5. Animals [help]

a. 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.

Examples include:

birds: **hawk, heron, eagle, songbirds**, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

Threatened and endangered species include the Bull Trout, Gray Wolf, and Yellow-Billed Cuckoo. The project site contains ideal habitat for the Gray wolf. Gray Wolf occurrence on the site is highly unlikely and would not be expected to

be on the project site for long periods of time due to the sites existing disturbances.

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

The site, as is the entire west coast of the US, is located within the Pacific Flyway. This flyway is the general migration route for various species of ducks, geese and other migratory waterfowl. The flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains.

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

There are no proposed measures to preserve or enchance wildlife.

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

No invasive animals species are know to be on or near the site.

6. Energy and Natural Resources [help]

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 will be needed for the transmission line, substation, and buildings.

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

The project will not affect the potential use of solar energy by adjacent properties.

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:

The project will meet the requirements for LEED Gold certification.

7. Environmental Health [help]

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.

The proposal includes on-site storage of approximately 625,000 gallons of fuel in double wall belly tanks associated with the backup generators. While the risk is low, it increases the chance of exposure to health hazards. The project will require to prepare a Spill Prevention Countrol and Countermeasure Plan for the storage tank. Also, the proposal includes a 230 kV transmission line and a substation, which

increases the risk of fire on the project site. Other electricial issues can occur with the data center buildings and increase the risk of a fire.

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

There is no known or possible contamination at the site from present or past issues.

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.

There are no known existing hazardous chemical/conditions that might affect project development.

3) Describe any toxic or hazardous chemicals 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.

Toxic or hazardous chemicals during construction would be confined to staging areas, covered, and monitored.

4) Describe special emergency services that might be required.

Fire and/or EMS services may be needed if accidents occur on the project site.

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

A Spill Prevention Control and Countermeasure Plan will be used to reduce and control environmental health hazards. A Notice of Construction permit will be required to regulate air emissions from diesal fuel tanks, diesel-feuled emergency stationary reciprocating internal combustion engines, and cooling towerds.

b. Noise

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

The types of noise in the area include adjacent roadways and industrial uses in the area, but is not expected to affect the project.

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 noise includes construction activities including heavy equipment, hammering, nailing, and pneumatic equipment. Long-term noise includes HVAC and generators. Noise mitigation measures are to be implemented to account for noise generation features of the proposed use as to comply with applicable local and state codes.

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

See section 7.b.2 above.

8. Land and Shoreline Use [help]

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.

The site is currently vacant and undeveloped. The current use of adjacent properties include roadways and agricultural and general industrial land uses. The project will allow greater access to adjacent properties in the long term.

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?

Based on the Phase 1 ESA, the property has been used for growing wheat in the 1960s. Based on the length of time since the property was used for crop production and the short duration, the former agricultural use is considered a de minimis conditions.

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:

During construction, the project may affect working farm lands by limiting or delaying equipment access on 10th Street NE and Urban Industrial Way. The impact will be short term and minor as the bulk of construction activities will occur on the subject vacant property.

c. Describe any structures on the site.

A portion of Urban Industrial Way has been constructed on-site.

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

The portion of Urban Industrial Way will need to be demolished.

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

General Industrial (I-G)

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?

The current shoreline master program designation is not applicable to this site.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No part of the site has been classified as critical.

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

Approximately 72 people would work at the data center campus after the first building is constructed.

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

No people would be displaced.

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

Proposed measures to avoid or reduce displacement impacts is not applicable.

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

The proposed activity is consistent with permitted use within the General Industrial Zone.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

There are no proposed measures to reduce or control impacts to agricultural and forested lands of long-term commerical significance.

9. Housing [help]

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

Not applicable.

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.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The generator stacks are the tallest structure on the Project site at 71'8" tall and the top of the exhaust pipe is 72' above grade.

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

Due to the rolling hill nature of the existing grades in the area, there will be minimal impact to views.

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

Landscaping will be provided for screening from Urban Industrail Way. Ornamental fencing will be used along Urban Industrial Way.

11. Light and Glare [help]

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

Parking lots, buildings, and vehicles will produce light and glare when it is dark and indoor light from buildings.

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

Light or glare is not expected to be a safety hazard and interfere with views.

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

No existing off-site sources of light or glare are expected to affect the proposal.

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

Light and glare sources will conform to local requirements when constructed.

12. Recreation [help]

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

There are no recreation areas adjacent to or in the immediate vicinity of the site.

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

The proposed project would not displace any existing recreational uses.

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

No impacts are expected to recreation or recreation opportunities. Therefore, no measures to reduce or control impacts are proposed

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

No buildings, structures, or sites are listed in or eligible for listing in national, state, or local preservation registers.

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 archaeological or cultural resources were identified during the on-site archeological survey.

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 archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

A cultural resources background review and archeological survey was completed for the subject property. No archaeological or cultural resources were identified during the on-site archeological survey.

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 impacts are anticipated, therefore no measures are proposed. If previously unidentified cultural resources are encountered during construction, work will cease in the vicinity and consultation with the project environmental team and county will be initiated.

14. Transportation [help]

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.

The site is accessed by Urban Industrial Way and 10th Street NE.

b. Is the 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?

The site or affected geographic area are not currently served by public transit. The nearest transit stop is approximately 3.5 miles away.

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

The project is expected to have one space per employee on shift of greatest employment. The project will not eliminate parking spaces.

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).

The proposal includes extending Urban Industrial Way approximately 0.9 miles from the current end fo the road to the intersection of 10th St NE and N Stark Ave.

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 in the immediate vicinity.

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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

The first phase is expected to create approximately 243 daily vehicular trips, with a peak PM trip count of approximately 27 trips. The majority of trips generated after construction will be passenger vehicles and small trucks.

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.

During construction, the project may affect working farm lands by limiting or delaying equipment access on 10th Street NE and Urban Industrial Way. The impact will be

short term and minor as the bulk of construction activities will occur on the subject vacant property.

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

Urban industrial Way will be extended through the site. This will provide a connection between two roadway systems that were previously not connected and provide a new route into the Pangborn Airport area from East Wenatchee.

15. Public Services [help]

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.

The project would only result in a need for public services in an emercengy situation.

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

Proposed measures to reduce or control direct impacts include OSHA regulations and BMPs will be followed during construction. The site is design with a focus on long-term safety which reduces the potential to need emergency services.

16. Utilities [help]

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

Electricity, sanitary sewer, and water are currently available at the site.

e. 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.

Electricity – Douglas County PUD
Water – East Wentachee Water District
Sewer – Douglas County Sewer District
Stormwater – Douglas County
Telephone – TBD
Fiber – TBD
Refuse service – TBD
Porta potties will be used during construction.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: Adam McKnight

Position and Agency/Organization _____

Date Submitted: _____