

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: ***Fred's Appliance Distribution Warehouse***
2. Name of applicant: ***DCI Engineers/Wade Gelhausen, P.E.***

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

**707 W 2nd Ave.
Spokane, WA 98201
(509) 455-4448**

4. Date checklist prepared: **7/28/2021**

5. Agency requesting checklist: **City of Spokane**

Location of Project: Spokane, WA
Address: 8817 W Granite Ave
Section: 29 Quarter: NW Township: 25 Range: 42
Tax Parcel Number(s) 25292.0303

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

Construction of the project is anticipated to occur in Fall 2021 through Summer of 2022.

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

None known.

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

A Master Drainage Report that includes the property in this application was prepared as part of the Deer Creek Apartments project. This report is dated March 14, 2006. The information from the Deer Creek Apartments Report was subsequently incorporated into the Master Drainage Report completed for the Pacific Northwest Technology Park that was also completed by DCI Engineers. This report is dated August 6, 2009. A Storm Water Supplement for Pacific Northwest Technology Park – Selkirk Pharma development has also been subsequently completed in addition to the above report and expands on the updated site storm water conveyance system for the Pacific Northwest Technology Park. This report is dated April 28, 2021.

A Geotechnical Evaluation Report was completed by Intermountain Materials Testing and Geotechnical (Project No. S21652) on April 28, 2021 with Addendum #1 to the report regarding infiltration completed July 15, 2021.

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 known.

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

City of Spokane Permits: Grading Permits, Building Permits, Electrical Permits, and Right-of-Way Permits for street frontage and utilities 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. (Lead agencies may modify this form to include additional specific information on project description.)

The project is located on an approximately 7.9-acre site which will contain a single story +/-100,000 square feet (SF) warehouse building with +/-150,000 SF of paved area consisting of multiple loading docks, +/-80 parking stalls, and drive aisles throughout the site.

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.

No address is currently assigned to the property. The site is located to the southwest of the intersection of Granite Ave. and east of Technology Boulevard which is located south of US-2 and east of Flint Road.

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 proposed action does not lie within the ASA. It does lie within the General Sewer Service Area and the City of Spokane.



B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

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

The site is primarily flat with a large bedrock mound located on the southeast central portion of the site.

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

Currently, the steepest slope on site is approximately 10%, with a majority of the site sloping between 2% and 5%.

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.

The site consists of glacial flood deposits over basalt bedrock. The soils are classified as Cheney-Seaboldt, dry, complex and Rockly-Deno complex according to the NRCS Soil Survey of Spokane County.

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

To our knowledge, there are no surface indications or history of unstable soils in the immediate vicinity.

- 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.

General grading across the entire project area (approximately 300,000 SF), will be conducted to provide positive drainage and appropriate slopes. Based on preliminary cut and fill calculations, it is estimated that there will be approximately 13,000-CY of cut and 30,000-CY of fill. Fill will be locally sourced from the area.

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

Erosion could occur as a result of clearing and construction grading. However, the site is relatively flat and bare and all proposed construction activity within the site will have an erosion control plan designed for it that the contractor will need to follow to prevent erosion from occurring.

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

The amount of impervious surfaces will be approximately 75% of the site.

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

Implementation of an approved erosion control plan during construction including dust control and sediment-laden water runoff barriers (silt fencing, construction entrance(s), inlet protection, etc.). Long term erosion will be controlled by re-vegetation of non-impervious surfaces.

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.

Construction equipment emissions from the site will occur from general construction activities. The proposed project will result in a slight increase of vehicular traffic to and from the site.

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

We do not believe that there will be any off-site sources of emissions or odor that affect the proposal.

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

Dust control measures for earthwork will be enforced during construction. Regular maintenance of construction equipment will also be required.

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.

A classified wetland area exists approximately 500 ft. northeast of the project property.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

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

None.

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

The proposal does not lie within a 100-year floodplain.

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

No, the project doesn't discharge any 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.

The project doesn't plan to withdraw any 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.

This project will not discharge waste material 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.

The construction of impervious areas (i.e. pavements and buildings) will create additional storm water runoff.

Per the previously approved Master Drainage Report prepared as part of the Deer Creek Apartments project (dated March 14, 2006) and its subsequent reports, storm water runoff occurring on the property is able to discharge stormwater off-site to storm ditch on the NW portion of the site that ultimately flow east through the property at a controlled rate. This storm water eventually drains to and through the Pacific Northwest Technology Park (PNWTP) development, through a classified wetland and ultimately into the Paleo-Channel located east of the PNWTP development.

Per the recommendations by the geotechnical engineers, gravel galleries are also a feasible option in order to infiltrate stormwater on site.

Based on these allowable stormwater discharge methods for the site, the site will be graded to ensure storm water runoff flows to detention ponds on the north and south sides of the site where they will be treated and detained. Water will either be infiltrated directly into the ground through gravel galleries or will be discharged off-site at the maximum allowable discharge rate given by the Master Drainage report and subsequent reports accepted by the City of Spokane.

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

We do not believe that waste materials could enter the ground or surface waters. Any waste materials on the project site (automobile oils, spills, leaks, etc.) will drain to on-site bio-infiltration/bio-retention swales for treatment prior to off-site discharge occurring.

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

We do not anticipate that this proposal will affect drainage patterns in the vicinity of the site. The proposed development of the property will provide for continuation of existing drainage patterns through the property.

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

None.

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
- 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?

Mainly grassland will be removed, as well as a few shrubs.

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

We do not know of any threatened or endangered species on or near the site.

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

Required landscaping will be installed as part of the public road construction including street trees and planting/storm water conveyance strip within the right-of-way.

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

We do not know of noxious weeds or invasive species on the site.

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.

We do not know of any endangered or threatened species on or near the site.

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

We are not aware of this site being part of a migration route.

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

There are currently no anticipated measures in place to preserve or enhance wildlife.

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

We do not know of any invasive animal species 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.

Electricity and natural gas are anticipated to be the primary sources of energy for the completed site. During operation, these energy sources will be used for site lighting and building lighting, heating, and cooling.

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

We do not believe the project will have adverse effects for solar use of adjacent properties. The current project is expected to be no taller than 30 feet in height (single-story warehouse).

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:

We anticipate that the building will have energy efficient lighting, windows, and other building materials for energy conservation features. It's possible that solar panels and ground source heat exchange systems could be considered.

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.

There are currently no known health hazards for the site.

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

We do not know of any contaminations on the site, but if found will work to properly mitigate any 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.

We do not know of any existing hazardous chemicals/conditions on the site.

- 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.

To the best of our knowledge, there are currently no anticipated toxic or hazardous chemicals that might be stored or used at the proposed development.

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

We do not anticipate the need for special emergency services.

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

No measures are proposed to reduce or control environmental health hazards at this time. However, if any hazardous materials that may be encountered would be removed by a qualified abatement contractor in accordance with State and Federal guidelines.

b. Noise

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

The project understands there is existing noise from the existing air traffic around the site due to the proximity of the Spokane International Airport and Fairchild Air Force Base.

- 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.

In the short term, noise will be generated from general construction improvements as well as the individual construction of the warehouse. Once the proposed project is completed, a slight increase in long term noise will result from new vehicular

traffic to the warehouse.

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

The proposed project would comply with the City of Spokane Noise Ordinance, specifically that construction hours would be limited to weekdays (non-holidays) from 7AM to 10PM and Saturdays and Sundays from 9AM to 10PM.

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 proposed project site is currently vacant. The adjacent properties primarily consist of commercial offices and grasslands. The proposal will not affect land uses on the adjacent or nearby properties.

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 site area has not been used as farmland to our knowledge.

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:

The proposal will not affect or be affected by the surrounding working farm or normal business operations.

c. Describe any structures on the site.

There are currently no structures on site.

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

No structures will be demolished.

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

The current zoning classification of the properties is LI (Light Industrial).

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

The current comprehensive plan designation for the site is LI (Light Industrial).

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

There is no shoreline master program designation for this site.

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

Not to our knowledge.

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?

No people would be displaced by the completion of this project.

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

None.

9. Housing [\[help\]](#)

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

No housing units are currently going to be provided.

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

No housing units would be eliminated from the property.

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

None.

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 proposed building height is approximately 30 feet. The principal exterior building materials will be painted tilt-up concrete panels as approved by the development's CC&R's.

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

As the site is currently undeveloped, the neighboring office buildings will have some altered views toward the project property.

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

No measures are currently proposed. The design of the new buildings will be designed to, at a minimum, meet current city code requirements and the development's CC&Rs.

11. Light and Glare [\[help\]](#)

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

Minimal light will be produced from the building interiors and exterior building mounted lighting after sundown and before sunup. Exterior building mounted lighting will be full cut-off fixtures to prohibit light trespass.

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

We do not believe the light or glare from the finished project will be a safety hazard.

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

We do not know of any off-site source of light or glare that would affect the project.

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

None.

12. Recreation [\[help\]](#)

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

Sunset Park, Shorty Combs Park, Cleveland Park and Traditions Park in Airway Heights are the closest parks to the site. All of these parks are just over two miles away.

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

No recreation uses would be displaced.

- 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 [\[help\]](#)

- 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.

None that we know of.

- 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 that we know of.

- 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.

None.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None are proposed at this time. Any discoveries will result in construction halting until further investigation can be completed.

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 proposed site will have access to the existing street system through two driveways connecting to Granite Avenue on the north side of the property. Granite Avenue leads to Flint Road to the west and Technology Boulevard to the east.

- 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 Spokane Transit Authority does not currently serve the immediated area. The closest stops are currently located at Highway 2 at Flint Road and at S. Hayford Road approximately ¼ mile to ½ mile away (respectively).

- 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 would eliminate no parking spaces as the property is currently undeveloped. Currently, there are approximately 80 parking stalls proposed for the project. An adequate number of ADA stalls, meeting city code requirements, will be provided on the site.

- 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 new roads will be included; however, consistent with City of Spokane standards, landscape buffer and sidewalk will be constructed along the existing street adjacent to the property (Granite Ave).

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

No water, rail, or air transportation will be used during the project.

- 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?

As required by WSDOT and City of Spokane, a trip generation and distribution letter has been completed as part of this project. The 3rd Edition of ITE's Trip Generation Handbook and 10th Edition of ITE's Trip Generation Manual were used to determine the estimated number of new trips that could be generated by completion of the project during a weekday and weekday AM and PM Peak Hours. It is estimated that 212 new trips could be generated during a typical weekday, 26 (19 entering, 7 exiting) trips could be generated during the weekday AM Peak Hour, and 26 (9 entering, 17 exiting) trips could be generated during the weekday PM Peak Hour. See full the Trip Generation & Distribution Letter for additional information.

- 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.

We do not believe the project will interfere with or be affected by the movement of agriculture and forest products.

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

None are planned at this time.

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 building

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

None.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other fiber
- 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 provides natural gas and power service to this area. The City of Spokane provides water (fire and domestic), sanitary sewer, and refuse service to this area. Comcast and Centurylink provide telecommunication services to this area. All utilities are present at the property line.

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: Wade Gelhausen, P.E.

Position and Agency/Organization: Associate Principal/DCI Engineers

Date Submitted: July 28, 2021