



DEVELOPMENT SERVICES CENTER
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
509.625.6300
MY.SPOKANECITY.ORG

Notice of Application **Optional DNS**

The City of Spokane has received a SEPA application for the following project:

Date of Issuance: 3/8/2024

File No. B2400242SEPA

Proponent: Lars Anderson & Associates

Location of proposal: 4515 S Regal St

Description of proposal: The proposed project is a 134,152 square foot retail store with associated parking and stormwater treatment basin over a total area of 13.07 acres. The project will be demolishing the existing 101,568 sq. ft. building. The project will be reutilizing most of the existing parking lot with an asphalt overlay.

Lead agency and Contact:

City of Spokane, Development Services Center,
Admin, dscadmin@spokanecity.org 509-625-6300

Date of Permit Application: 1/16/2024

Determined Complete: 3/6/2024

Comment Due Date: 3/26/2024

SEPA Environmental Review: The City of Spokane has reviewed the proposed project and determined that it does not have a probable significant adverse impact on the environment and expects to issue a Mitigated Determination of Non-significance (MDNS). An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, the City of Spokane Municipal Code Title 17, a site assessment, and comments from affected agencies. This information is available to the public on request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date noted above to Development Services Center, 808 W Spokane Falls Blvd. Spokane WA 99201**

Environmental Documents and/or Studies Applicable to this Application: Permit Number B2400242SEPA has been assigned to this proposal. The SEPA comment period will end 3/26/2024. It is probable that Mitigated Determination of Non-significance will be issued for this proposal (WAC 197.11.355 optional DNS process). The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to**

comment on the environmental impacts of the proposed project. A copy of the completed SEPA Checklist and any other information concerning this proposal may be obtained by contacting the Development Services Center at dscadmin@spokanecity.org.

Preliminary Determination of Regulations Used for Project Mitigation: to evaluate the impacts of the proposed project, the following will likely be used for mitigation, consistency, and the development of findings and conclusions:

City of Spokane Traffic:

1. Site plan to provide an area for future paved connection to the south property line for a future cross-access easement. The connection will be established if mutually agreeable to both property owners.

A DNS or MDNS will be issued following the close of the comment period. Any member of the public who submits comments will be notified of the determination.

Responsible official: Dermott Murphy
Position/Title: Building Official **Phone:** (509) 625-6300
Address: City of Spokane
Development Services Center, Attention: Admin Team
808 West Spokane Falls Boulevard
Spokane, WA 99201-3343

Signature: *Dermott Murphy* **Date Issued:** Mar 8, 2024


B2400242SEPA MDNS_Notice of Application


Final Audit Report


2024-03-08


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