

SEPA Checklist

Spokane, WA



Site

Address: 4515 S Regal St.

Prepared by:



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Date: January 30, 2024



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SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

Find help answering background questions²

1. Name of proposed project, if applicable:

Home Depot WA – Spokane South

2. Name of applicant:

Lars Andersen

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

4694 W Jacquelyn Ave Fresno, CA 93722 Phone: 559.276.2790

4. Date checklist prepared:

January 4, 2024

5. Agency requesting checklist:

City of Spokane, WA

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

Construction is planned to start for Spring/Summer of 2024, Grand Opening is planned for the Summer of 2025

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

No future expansion is proposed at this time.

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

- Wetland Assessment Complete and attached in appendix.
- Wetland Critical Areas Mitigation Report - Attached
- Geotechnical Report – Attached
- Traffic Study – Trip Memorandum attached.

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 are known at this time.

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

SEPA Checklist (City of Spokane, WA). The City of Spokane Demolition Permit and the City of Spokane Building Permit are also needed.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- 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 proposed project is a 134,152 square foot retail store with a parking lot 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.

- 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 project site is located on SEC S Regal and E 44th on the following parcel (subject property) (refer to attached Vicinity Map and Legal Descriptions):

34032.9138

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 site lays in the Spokane Valley-Rathdrum Prairie Aquifer Source Area SSA. The site also lies in the General Sewer Service Area and it is in 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).

- **The project is not anticipating any inadvertently discharge materials or spills, or by the result of firefighting activities. This is because any polluting type of materials or any anticipated runoff from spills or firefighting activities will not enter ground or surface water due to the use of BMPS's that will be present during construction. Additionally, any spills will be treated before being discharge.**

- (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?

- **No.**

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

- **Waste or spill materials are not expected to enter ground or surface waters through the use of BMP's during construction. Runoff from pollution generating impervious surfaces will be treated prior to discharge to wetlands on the subject property.**

(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?

- o **Small quantities of petroleum products, such as diesel fuel or lubricating oil, could be spilled during construction.**
- o **The proposed commercial development will stock home improvement supplies that may contain hazardous materials. These materials will be stored and handled according to manufacturer recommendations and applicable regulations.**
- o **Store operations may generate small quantities of hazardous waste materials (e.g. from paint mixing or disposal of expired or damaged products). These materials will be stored and handled according to manufacturer recommendations and applicable regulations.**

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)?

- o Ground water was observed in some locations on the site as high as 2 feet bgs.

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

- o The existing site has multiple existing detention basins throughout the site areas. These detention basins will continue to be utilized.

B.Environmental Elements

1. Earth

Find help answering earth questions³

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

The proposed project is a 134,152 square foot retail store with a parking lot 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 overlay.

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

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.

Fill – Poorly graded sand with silt

Imported granular fill associated with existing site pavements and reworked onsite materials associated with previous site grading.

The property does not contain any agricultural soils and is not an agricultural land of long-term commercial significance.

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

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The site is an existing developed site, with an existing commercial building and associated parking lot, which is largely graded, the project does not anticipate any import or export associated with any grading activity.

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

Erosion resulting from the project construction is not anticipated. Construction BMPs for the control of sedimentation and erosion will be implemented during construction. The completed project will have a stormwater management system to control runoff that could potentially cause erosion. No long-term erosion is anticipated because of the proposed project.

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

The site is largely impervious today in the building and associated parking lot. Approximately, 65% of the site is currently impervious surface. The project will add impervious surface and slightly increase the percent by 14% to a total of 76%.

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

Construction BMPs for the control of sedimentation and erosion will be implemented during construction. The completed project will implement a stormwater management system of detention basins to control runoff that could potentially cause erosion.

2. Air

Find help answering air questions⁴

- 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 and vehicles will generate minor amounts of localized carbon monoxide and particulate emissions and possible dust. These emissions are temporary and may slightly degrade local air quality, but the resultant pollutant concentrations will be short-term.

No significant emissions will be associated with the operation of the proposed development. Project activities (deliveries and customer traffic) could generate vehicle emissions and onsite dust from operations, but these effects are anticipated to be temporary, minor, and largely contained at and within short distances from the subject property.

- 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 may affect the proposal

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

Construction vehicles and equipment will be properly operated and maintained; and will be shut down during periods of inactivity. Construction BMP's will be used to control dust as necessary.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

3. Water

Find help answering water questions⁵

a. Surface:

Find help answering surface water questions⁶

- 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.**

Fish and Game has mapped a wetland on the project site. However, our wetland consultant has conducted a wetlands assessment and has determined that no wetlands exist on the project site. We believe that the areas of concern are artificially made wetlands per Spokane Municipal Code 17E.070.020.

- 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 be excavating silts out of existing detention basins.

- 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.**

N/A

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

No.

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

No.

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

No. The proposal will use on-site stormwater detention basins to manage on-site stormwater, but these basins will treat the stormwater and stormwater will not discharge into surface waters.

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

b. Ground:

Find help answering ground water questions⁷

- 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 a 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 (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 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 site is an existing shopping center with existing developed and paved surfaces. Runoff is contained within existing retention basins throughout the site and will continue to be so contained as a part of this project.

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

Waste materials are not expected to enter ground or surface waters through the use of BMP's during construction. Runoff from pollution generating impervious surfaces will be treated prior to discharge onto the subject property. The proposed commercial development will stock home improvement supplies that may contain hazardous materials and store operations may generate small quantities of hazardous waste materials. (e.g. from paint mixing or disposal of expired or damaged products). These materials will be stored and handled according to manufacturer recommendations and applicable regulations.

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

The project anticipates relocating one of the existing drainage basins, however, it will accommodate equal flows to the equal sizing of the proposed basin to replace the existing one.

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

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

Waste materials are not expected to enter ground or surface waters through the use of BMP's during construction. Runoff from pollution generating impervious surfaces will be treated prior to discharge onto the subject property.

4. Plants

Find help answering plants questions

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?

The project will be clearing and grading all existing vegetation within the grading limits. There will be an approximated 68 trees removed from the site.

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

None known.

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

All proposed landscaping will select native species in accordance with local codes.

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

None known.

5. Animals

Find help answering animal questions⁸

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

WDFW Priority Habitat and Species (PHS) on the web does not identify any listed species occurring in the project vicinity. The subject property does not contain streams or other aquatic habitat for listed fish species and does not provide suitable habitat for listed avian species.

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

WDFW Priority Habitat and Species (PHS) on the web does not identify any listed species occurring in the project vicinity. The subject property does not contain streams or other aquatic habitat for listed fish species and does not provide suitable habitat for listed avian species.

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

The site is part of the Pacific Flyway for migratory birds.

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

Proposed landscaping includes a variety of tree, shrub, and ground cover that will maintain or improve the condition of wildlife habitat. Large trees removed to accommodate construction will be retained onsite as downed large woody debris in artificially created unmaintained detention basins and/or buffers if feasible.

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

None are known.

6. Energy and natural resources

Find help answering energy and natural resource questions⁹

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 will be used for lighting and heating.

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.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

Idling of construction vehicles will be minimized to reduce fuel consumption. Illumination associated with the operation of the proposed project may include energy-efficient light fixtures.

7. Environmental health

Health Find help with answering environmental health questions¹⁰

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

Small quantities of petroleum products, such as diesel fuel or lubricating oil, could be spilled during construction. Measures are proposed to prevent the products from infiltrating into the ground or running off toward the creek. During construction, dust could be dispersed over large areas and inhaled by humans and animals; however, dust-control measures will be implemented.

The proposed commercial development will stock home improvement supplies that may contain hazardous materials. These materials will be stored and handled according to manufacturer recommendations and applicable regulations.

See also section 2 and 3 for Air and Water measures.

- 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 that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

The proposed commercial development will stock home improvement supplies that may contain hazardous materials and store operations may generate small quantities of hazardous waste materials (e.g. from paint mixing or disposal of expired or damaged products). These materials will be stored and handled according to manufacturer recommendations and applicable regulations.

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

None are known at the time of this SEPA checklist.

- 5. Proposed measures to reduce or control environmental health hazards, if any.**

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

No adverse environmental health hazards are expected with the project. Home Depot prepares a hazard materials plan for construction and operations and implements proper storage of hazardous materials in accordance with the fire department and local jurisdiction requirements. Construction equipment will be refueled in areas not located near surface waters, and BMPs will be used to prevent spills during construction. Should they occur, spills will be cleaned up immediately.

b. Noise

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

Noise in the area includes existing roadway traffic from Regal St., and nearby commercial properties; this noise will not 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 will be associated with construction on the property and long-term noise will include traffic and noises associated with typical commercial operations. Construction hours are typically 6AM – 5PM. A traffic memorandum is provided showing only a slight increase in traffic. Please see the attached Appendix.

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

Delivery trucks will be required to follow the designated truck route, which involves traveling around the north side of the store and exiting from the south side. To minimize noise impacts on neighboring residential properties, the idling of delivery truck engines for long periods will be discouraged. A 10 foot high sound wall is proposed along the southern boundary of the subject property parking lot to control noise impacts to residential/commercial properties to the south. The rooftop mechanical equipment will receive noise control hardware, if necessary to ensure compliance with the applicable noise regulations at the property line.

8. Land and shoreline use

Find help answering land and shoreline use questions¹¹

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 proposal will not affect current land uses on nearby or adjacent properties. The site is zoned CB-55 with adjacent properties to the East being NR-35, the North CB-55 and RSF, South CC2-DC, and the West CC2-DC.

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-us>

- 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 because 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?**

No.

- 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.**

The site has an existing ShopKo building that is approximately 100,000 sq. ft. along with an associated parking lot, driving areas, and sidewalks. The parking lot has diagonal parking, with some limited full growth trees. As-builts have shown that the building was constructed before 1995.

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

The current existing building.

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

CB-55

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

Commercial

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

N/A

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

No.

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

Approximately 200 people will be employed at this Home Depot store.

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

None.

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

None proposed.

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

The proposed project is permitted in the zoning designation and will be subject to development agreement with the City.

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

None proposed.

9. Housing

Find help answering housing questions¹²

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

The project will not provide housing.

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

The project will not eliminate housing.

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

None proposed.

10. Aesthetics

Find help answering aesthetics questions¹³

- 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 commercial building will be 24 feet in height.

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

It is not anticipated any views from adjacent properties will be significantly altered or obstructed

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

None proposed.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

11. Light and glare

Find help answering light and glare questions¹⁴

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

Illumination will be provided in the parking lot and building exterior for nighttime use. Lighting will be directed away from adjoining properties.

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

Some lighting will likely be visible to adjacent properties. The lights will be shielded toward the developed area of the subject property as feasible to minimize spillover onto adjacent properties.

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

None known.

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

Lighting is to be directed away from adjoining properties.

12. Recreation

Find help answering recreation questions

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

Multiple public parks are located within several miles of the site, however, no recreational facilities are in the immediate vicinity.

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

No.

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

None proposed.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions¹⁵

- 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.**

The Washington Department of Archaeology and Historic Preservation (DAHP) Washington Information System for Architectural and Archaeological Records Data

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

(WISAARD) database does not identify any historic registered properties on or adjacent to the subject property.

- 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 sites or extant historic structures were identified at the project location which is based on background research

- 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.**

Background research was done including using the Department of Archaeology and Historic Preservation of Washington's website. GIS map was also utilized to assess the potential impacts.

- 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.**

This project is on an existing developed site. The project is minimizing disturbance by retaining existing paved services in the parking lot. The project is also replacing the existing building within a similar footprint.

14. Transportation

Find help with answering transportation questions¹⁶

- 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.**

Access to the site will come from SEC S Regal St & E 44th.

- 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?**

Spokane Transit Route 4 (Monroe-Regal) bus line includes stop #2431 on Regal and 44th. The bus stop is adjacent to the subject property.

- c. 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).**

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

None anticipated.

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

No.

- e. **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?**

Trip generation summary is attached below:

Trip Generation Summary

Weekday Time Period	Net New Trips Generated		
	In	Out	Total
Daily	777	776	1,553
AM Peak Hour	64	53	117
PM Peak Hour	43	48	91

See the Transportation Impact Analysis which is attached in the appendix.

- f. **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.**

No.

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

None proposed.

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

The proposed Home Depot will have approximately 508 parking spaces. As-builts show that the existing building should have approximately 494 parking spaces.

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

15. Public services

Find help answering public service questions¹⁷

- 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.**

An increase in public services is not anticipated for the completed project. The area of the proposed development is an existing commercial corridor already served by public transit and emergency services.

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

15. Public services

Find help answering public service questions¹⁷

- 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.**

An increase in public services is not anticipated for the completed project. The area of the proposed development is an existing commercial corridor already served by public transit and emergency services.

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

None are proposed at this time.

16. Utilities

Find help answering utilities questions¹⁸

- a. **Circle 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.**

Utilities are existing and will be reused. Avista is the utility provider for both electricity and gas. The City of Spokane will be responsible for providing both Water and Sewer utility services. Lumen is the provider of Telephone services.

C. Signature

Find help about who should sign¹⁹

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.



Type name of signee:

Daniel J. Zoldak

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>