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: ***McKinstry Spokane Shop #2***

2. Applicant: ***DCI Engineers/Wade Gelhausen, P.E.***

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

Applicant Address: ***707 W 2nd Avenue, Spokane WA, 99201***
Phone: ***(509) 455-4448***

Agent or Primary Contact: ***Wade Gelhausen, DCI Engineers***
Address: ***707 W. 2nd Avenue, Spokane, WA 99201***

Location of Project: **Within the Pacific Northwest Technology Park (PNWTP) West development in the West Plains area of Spokane; North of 21st Avenue between Lucas Road and Flint Road**
Project Address: ***9610 W 21st Ave, Spokane, WA 99224***

Section: ***30*** Quarter: ***NE*** Township: ***25N*** Range: ***42 E, W.M.***
Tax Parcels: ***25301.0504***

4. Date checklist prepared: ***March 13th, 2026***

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

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

Submit Site Grading Permit – Early April 2026
Submit Building Core & Shell Permit – Late April 2026
Submit Tenant Improvement Permit - Fall 2026
Start Construction - Spring 2026
Construction Complete – Fall 2027

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

None.

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.

Yes, Emerald Spokane Industrial LLC owns the property directly adjacent to the east of this property and McKinstry currently operates this site.

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

A Geotechnical Engineering Report was completed for this site by GeoEngineers. The report completed for this site is dated June 19, 2020. A Cultural Resource Study was completed for the overall development by Plateau Archaeological Investigations. The report completed for this development is dated July 2020.

The PNWTP – East Pond Re-Grading, Conveyance Ditch & Drywell Farm drainage report, prepared by DCI Engineers, dated December 20, 2023 (revised May 3, 2024), was completed for the overall development for the design of the stormwater system. This site is able to utilize the Drywell Farm associated with the PNWTP development. This report refers to four other stormwater reports that have been utilized and completed previously. See the list below for a list of other reports associated with the overall development:

Conceptual Drainage Plan - Drywell Farm on SIA Property for Pacific Northwest Technology Park
By: Hahn Engineering
Dated: 3/11/2002

Stormwater Design Report for Deer Creek Apartments and Stormwater Master Plan for Granite Investments Properties West of Flint Road
By: DCI Engineers
Dated: 3/14/2006

Stormwater Design Report for Pacific Northwest Technology Park - Master Drainage Report
By: DCI Engineers
Dated: 8/6/2009

Stormwater Supplement for Pacific Northwest Technology Park Selkirk Pharma Development
By: DCI Engineers
Dated: 4/28/2021

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.

No other applications are currently pending that would effect this project.

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

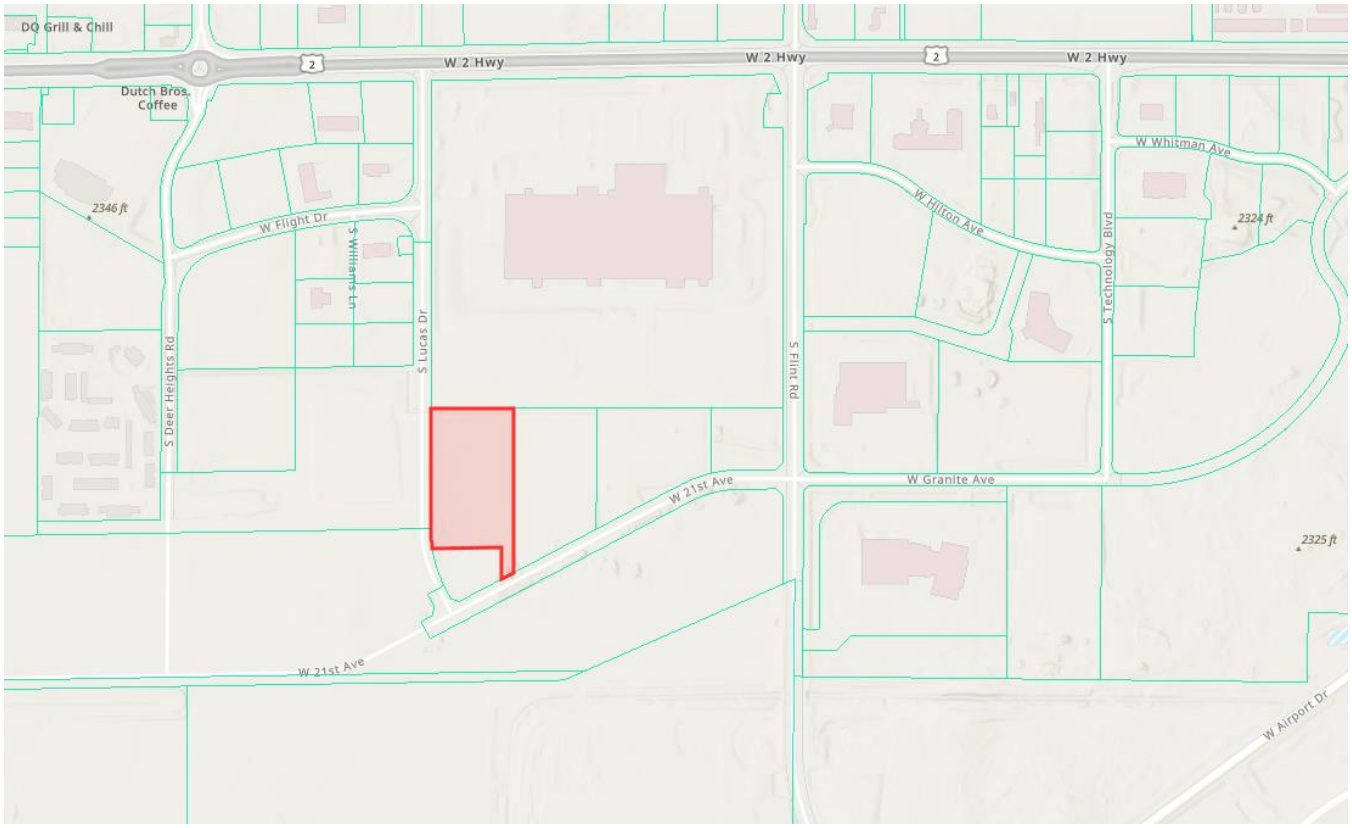
Grading, Engineering and Building Permits will be required by the City of Spokane. Construction Storm Water General Permit (CSWGP) will likely be required by the Washington State Department of Ecology.

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 intends to develop the entirety of the 5.13-acre site (except for the existing drainage ditch on the north side of the site) located at 9610 W 21st Avenue. The site currently is utilized as a laydown yard for the adjacent property (same owner). The project includes the construction of a +/-94,000-SF single-story warehouse building for McKinstry and includes +/-45 paved parking stalls and an asphalt drive aisle around the entire building.

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 will be constructed on the property address 9610 W 21st Avenue (TPN: 25301.0504). This project is located on the north side of 21st Avenue between Flint Road and future Lucas Road in the Pacific Northwest Technology Park – West development within the West Plains area of Spokane.



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 project is located in the City of Spokane, the General Sewer Service Area, within a Critical Aquifer Recharge Area and is considered to have high susceptibility for groundwater contamination.

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.)

Any new impervious surfaces (pollution-generating or nonpollution-generating) constructed as part of this project will have corresponding, appropriately designed stormwater facilities constructed for these areas.

We do not anticipate any other systems to be designed to release any other fluid below the surface of the ground.

2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in above ground or underground storage tanks? If so, what types and quantities of material will be stored?

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. Due to the industrial nature of the business, there may be industrial chemicals stored at the site at some point in the future.

3) What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

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. If chemicals are planned to be stored or used on site, a Spill Prevention, Control, and Countermeasure (SPCC) plan should be created. A spill kit should be kept on site at all times and crews should be trained on reporting and cleanup procedures.

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 storm disposal system discharging to surface or groundwater?

Any chemicals stored on site will be properly stored and maintained such that any leaks will not drain to surface or groundwater.

b. Stormwater

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

Groundwater varies from four to six feet below the surface. Bedrock varies from 6.5 feet below the surface to beyond 10.5 feet, which was the deepest level tested.

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

Yes, stormwater will be discharged into the ground via surface drainage for treatment. Additional stormwater will be discharged off-site to the development stormwater system associated with the overall PNWTP stormwater system (to the Drywell Farm). Any pollution-generating areas on the properties will have its stormwater runoff "treated" prior to. Grassy bio-infiltration swales and/or bio-retention facilities will be the most probable treatment facilities designed for the project. See the before mentioned Drainage Master Plan.

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 steepest slope on site will be approximately 25% (4:1) within the existing drainage ditch (serving the overall development) on the north side of the site. Outside of the existing drainage ditch, the steepest slope on site is approximately 4%, with a majority of the site sloping around 2%.

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 top layer of the on site soil is generally imported gravel fill that was brought in an making this a laydown yard. Below this is generally a dark brown silt with sand and organic matter, with silt and sand below that, and gravel with silt, sand, cobbles and boulders below that.

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.

Grading is anticipated to occur on the entire site except for the northern 25-ft of the parcel where the existing drainage channel will be maintained. The proposed grading of the site will be for utilities, parking stalls, drive aisles, building pad and any other general work associated with the project development. The exact quantity of earthwork being moved is unknown at this time but we anticipated approximately 6,000 cubic yards to 9,000 cubic years of material to be moved on site (cut and fill). The proposed site grading design will seek to "balance" the site to the maximum extent possible where no export or import will be required other than the import required for proper development. Import will primarily consist of building slab base gravel, road base gravel and asphalt/concrete pavement.

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 all proposed construction activity within the project site areas will have erosion control plans designed for it that the contractor will need to follow to prevent erosion from occurring. A CSWGP will be obtained for the project.

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 surface on the project site is estimated to be approximately 85%.

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 water runoff and sediment barriers (silt fencing, construction entrance(s), temporary sediment ponds, 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.

The emissions from the site will be for general construction activities. Ongoing operations will be limited to emissions from the increase in vehicular traffic.

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.

There is no surface water body 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.

None.

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.

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 project doesn't plan to 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.

The project doesn't plan to discharge 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 stormwater runoff. Per the previously approved Master Drainage Report prepared for the overall development, stormwater runoff occurring on the property will drain to the existing off-site stormwater ditches that flow east. The stormwater eventually drains to and through the Pacific Northwest Technology Park (PNWTP) development, east of Flint Road, through a classified wetland and ultimately into the Paleo-Channel located east of the PNWTP property in the Drywell Farm. The stormwater will need to be detained on site with restricted flow to the off-site drainage channels. According to the geotechnical reports for site, some infiltration will occur in the drainage channels. Stormwater treatment will be required on the site prior to off-site discharge.

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 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.

The proposed construction for the project will provide a continuation of existing drainage patterns through the property in conjunction with the overall development drainage system for the PNWTP. This project will positively impact the drainage patterns for the surrounding properties that are connected to the PNWTP to allow for infiltration of larger storm events.

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

A stormwater management system will be designed and constructed for the project to collect, convey, and dispose of stormwater as required by the overall development stormwater system.

4. Plants [help]

a. Check the types of vegetation found on the site:

____ deciduous tree: alder, maple, aspen, other: ***Linden, Oak***
____ evergreen tree: fir, cedar, pine, other: ***Spruce***
_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?

A majority of the site has already been cleared in association with the gravel laydown yard completed as part of a previous project. The remaining grasses and shrubbery will be removed as part of this project.

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

We are not aware 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:

Site landscaping will be provided and incorporated in the development of the site as required by the city of Spokane design standards.

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

No noxious weeds have been observed on 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 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.

The primary source of energy for the proposed development is electric. During operation, electricity 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.

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 buildings will have energy efficient lighting, windows and other efficient building materials for energy conservation features. It is possible that solar panels could be considered as part of the project or in the future.

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 environmental health hazards for the site.

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

There are no known existing hazardous chemicals/conditions that would affect the project development or design, but if found, contractor and owner will work to 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.

There are no known existing hazardous chemicals/conditions that would affect the project development or design.

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. Due to the industrial nature of the business, there may be industrial chemicals stored at the site at some point in the future and will be handled accordingly.

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:

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. If chemicals are planned to be stored or used on site, a Spill Prevention, Control, and Countermeasure (SPCC) plan should be created. A spill kit should be kept on site at all times and crews should be trained on reporting and cleanup procedures.

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. Vehicular traffic will increase on the property as other lots and roads get developed in the surrounding area.

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 of the site (site grading, building construction, etc). Once the proposed project is completed, an increase in long term noise will result from new vehicular traffic to/from the site.

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

The proposed projects 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 site is currently underdeveloped and being used as a laydown yard for the adjacent site to the east. The north and east adjacent lots are industrial uses and to the south and west are undeveloped lots and will likely be industrially developed in the future. 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 entire site has been used as agricultural farmland to grow wheat in the past but is not currently being utilized as such recently.

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.

There are currently no structures on site.

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

No.

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

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

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

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

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?

It is estimated that the work force associated with this site development would total approximately 60 employees per shift.

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:

N/A

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 units would be provided.

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

No units would be eliminated.

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 38-feet to the top of parapet. The principal exterior building material is painted tilt-up concrete wall panels. Storefront windows will be provided to accommodate office areas; hollow-metal doors and steel overhead roll-up garage doors complete the fenestration.

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

There are no major view changes that will be altered or obstructed as part of this development. The sites to the north and east are currently other industrial use sites and to the south and west are currently undeveloped sites within the same zoning area.

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.

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 there will be some site lighting after sundown and before sunup for general site usage.

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? 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. A Cultural Resource Study was completed for the overall development by Plateau Archaeological Investigations. The report completed for this development is dated July 2020.

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.

Currently, the only available access onto the development is from 21st Avenue that leads to Flint Road. As part of the Preliminary BSP for the overall development, it is anticipated that the site will have frontage along the west side of the property (future Lucas Road)

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 Authority (STA) does not currently serve the specific development area. The closest stops are currently located at Highway 2 at Flint Road, and at S. Hayford Road, approximately a 1/2 mile 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 would eliminate no formal parking spaces as the property is currently undeveloped. A total of +/- 45 paved parking stalls are anticipated at this time. An adequate number of ADA stalls, meeting city code requirements, will be provided.

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).

Frontage improvements along 21st Avenue will be added to the project as required by the City of Spokane.

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?

For this development, it is estimated that a total of 556 vehicular trips per day could be generated. Peak volumes in the AM Peak Hour are estimated to be 67 trips. Peak volumes in the PM Peak Hour are estimated to be 64 trips. These estimates are based on the ITE Trip Generation Manual (11th Edition) utilizing the anticipated 94,000-sf building (and utilizing the fitted curve for calculations).

Peak volumes in the AM will likely occur between 7:00AM to 9:00AM. Peak volumes in the PM will likely occur between 4:00PM to 6:00PM.

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 proposed 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.

We do not believe the project will increase the need for public services.

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

None are proposed.

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.

City of Spokane water and sanitary sewer services will be needed and there are stubs available for each to the site off of 21st Avenue

Avista Utilities power and natural gas services will be needed and are available at the project properties

Communications services will be needed and are available from multiple purveyors at the project properties (Comcast Xfinity and Lumen)

City of Spokane Solid Waste refuse removal services will be needed and is currently an available service for this site.

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: Principal/DCI Engineers

Date Submitted: ***March 13, 2026***