

**State Environmental Policy Act (SEPA)  
ENVIRONMENTAL CHECKLIST**

**File No.** \_\_\_\_\_

**PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!**

**Purpose of Checklist:**

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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 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.

**Use of checklist for nonproject proposals:**

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply.*"

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

## A. BACKGROUND

1. Name of proposed project: 44<sup>th</sup> and Regal
2. Applicant: Steve Krum
3. Address: 815 E Rosewood Ave.  
City/State/Zip: Spokane, WA 99208 Phone: (509) 489-4260  
Agent or Primary Contact: T-O Engineers  
Address: 1717 S Rustle St., Suite 201  
City/State/Zip: Spokane, WA 99224 Phone: (509) 319-2580  
Location of Project: Northeast of Regal St/44<sup>th</sup> Ave. intersection  
Address: 44<sup>th</sup> Ave. and, S Regal St., Spokane, WA 99223  
Section: 34 Quarter: SW Township: 25 Range: 43  
Tax Parcel Number(s): 35343.0404, 35343.0402, 35343.0502, 34343.0504
4. Date checklist prepared: 3/31/2022
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): Spring 2022
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
Yes, site is planned for continued commercial development; however, the details of the additional development are yet to be determined.
- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.  
Yes, Harlan Douglass also owns the South Gate shopping center at the southwest corner of 44<sup>th</sup> Ave. and S Regal St. (Parcel #34041.1101) and Parcel #35343.0011 at the intersection of 42<sup>nd</sup> Ave. and S Regal St.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
A baseline report with a Non-Forest Land Water Type Modification Form will be prepared, centered on the west to east oriented stormwater ditch situated north of the existing Maverik Gas Station. A pending Notice of Intent (NOI) has been issued to DOE for the potential need for a Construction Stormwater General Permit (CSWGP). A Stormwater Pollution Prevention Plan (SWPPP) is being developed for this site.  
A SEPA checklist was completed for the existing Maverik Gas Station construction in 2016 for the City of Spokane and received a Determination of Non-Significance on 8/29/16. A CSWGP was received from Ecology.  
A concept drainage report will be prepared for submittal to the City of Spokane.
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 known applications are pending.

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

A CSWGP and grading permit are anticipated for this phase of the site development activities.

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.

The site is approximately 7.8 acres, the southwest portion of which has already been developed with a Maverik Gas Station. This proposal includes preparing the remaining land for continued commercial development. Proposed activities are expected to include site grading and utility installation, as well as interior roads and approaches, to encourage development of the site. It is expected that future developments on the site will be leased from Douglass Properties, as the existing Maverik Gas Station is. Specific future building development(s) are not known at this time and this proposal will only address the site preparation. Future commercial developments will go through a separate permitting process.

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 application related to this checklist.

The proposed site is located on Spokane County parcels 35343.0504, 35343.0404, 35343.0402, and 35343.0502, at the intersection of 44<sup>th</sup> Ave. and Regal St. The site is within the southwest ¼ of Section 34, Township 35 north, Range 43 east. See Attachment A, SEPA Site Exhibit.

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 lies within the City of Spokane in the general sewer service area. The site is not within an ASA.

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).

There is an existing drywell that infiltrates stormwater runoff from the existing Maverik Gas station. Future systems for discharging fluids below the ground surface are not known or considered at this time. A concept drainage report will be developed to address onsite stormwater.

- (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?

There is an existing Maverik Gas Station in the southwest portion of the site that stores petroleum fuel in underground tanks, typical of a gas station. The proposed action will not add any additional fuel tanks.

- (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.

Consistent with the CSWGP, a SWPPP will be in place for the site activities.

- (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?

Potential for spills or leaks at the Maverik Gas Station would have been addressed during its applicable SEPA and construction. No additional chemicals are expected to be stored or handled on the remainder of the site as part of this proposed action.

b. Stormwater

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

The depth to groundwater is estimated to be greater than 80 inches. There may also be shallow bedrock on the site.

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

The existing Maverik Gas Station has a drywell that infiltrates its stormwater discharge. Future stormwater discharge will likely either be infiltrated or sent to the onsite stormwater ditch.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site (check one):

Flat    Rolling    Hilly    Steep slopes    Mountainous

Other: Site is generally flat ( $\leq 5\%$  slopes) with a few mounds and a stormwater ditch running through it (west to east).

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

The steepest slope is approximately 15%, where spoils have been deposited.

- 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.

Sandy loam and basalt bedrock are typically found on site, per the Natural Resources Conservation Service (NRCS) web soil survey. Approximately 27% of the proposed site (the northeast corner, primarily) is mapped as prime farmland if irrigated, while the remainder of the site is mapped as not prime farmland. However, it is not anticipated that the site would be irrigated for any purpose other than future landscaping.

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

There are no indications or history of unstable soils.

- 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:

No fill is expected for this project. General site grading is anticipated in accordance with utility and interior access road installation. Specific quantities are not known at this time. It is expected that the entire site will be developed in time, with the existing stormwater ditch utilized for continued stormwater detention.

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

Erosion may occur on exposed slopes as a result of site grading.

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

No change in impervious area will occur for this project. There is an existing Maverik Gas Station with its own relevant stormwater infrastructure.

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

Silt fence will be used for erosion control around the existing stormwater ditch. Broadcast seed will be applied to disturbed areas. Hydroseed will be applied to the spoils pile, identified as "Soil Deposit Area" on Attachment A.

## **2. Air**

- a. What type 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.

Typical emissions from heavy machinery and construction vehicles. These emissions are expected to be temporary and insignificant during construction. There are no known operation/maintenance emissions at this time.

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

Offsite sources of emissions or odor may include exhaust from traffic on 44<sup>th</sup> Ave. and Regal St. However, these are not expected to affect the proposal.

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

There are no measures to control emissions. Emissions from construction are temporary and insignificant. BMPs may include limiting idle time during construction.

### 3. Water

#### a. SURFACE WATER:

- (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 a stormwater ditch that collects runoff on the site. The ditch is connected to Hazel's Creek & Drainage located to the east.

- (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.

Yes, grading is planned up to the stormwater ditch bankfull.

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

No fill material will be placed within the stormwater ditch.

- (4) Will the proposal require surface water withdrawals or diversions? If yes, 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.

The site is not located within the 100-year floodplain.

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

No.

#### b. GROUNDWATER:

- (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.

No groundwater will be withdrawn, and no water will be discharged to groundwater for the project proposal.

- (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.

N/A.

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) 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 water will sheet flow into the stormwater ditch where it will infiltrate or be detained.

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

No.

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

No.

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

Silt Fence and seeding of disturbed/barren ground.

**4. Plants**

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

Deciduous tree:  alder  maple  aspen

Other: Russian olive

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: Reed Canary Grass

Water plants:  water lily  eelgrass  milfoil

Other: \_\_\_\_\_

Other types of vegetation: Cheat grass and annual weeds

b. What kind and amount of vegetation will be removed or altered?

As part of the continued site grading process, it is anticipated that the entire site may be cleared and grubbed for future development.

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

There are no known threatened and endangered plant species known to be 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:

None at this time.

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

No noxious weeds or invasive species are known to occur on or near the site. It is expected that the entire site will eventually be developed, with this site preparation being the focus of the proposed action. Any discovered noxious weeds or invasive species would likely be removed or sprayed with herbicide during the site grading and planned future development(s).

## 5. Animals

- a. Check and 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:

Birds:  hawk  heron  eagle  songbirds

Other: Quail

Mammals:  deer  bear  elk  beaver

Other: \_\_\_\_\_

Fish:  bass  salmon  trout  herring  shellfish

Other: \_\_\_\_\_

Other (not listed in above categories): \_\_\_\_\_

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

There are three species identified on the US Fish and Wildlife Service Information for Planning and Consulting list, including yellow-billed cuckoo, bull trout, and monarch butterfly. It is anticipated that the proposed action would have no effect on these species as the site does not contain the preferred habitat features for these species.

The Washington Department of Fish and Wildlife Priority Habitats and Species list identifies one habitat and one species that may occur on or near the site, including freshwater emergent wetland and big brown bats. As addressed above, the site preparation construction work is temporary in nature and is unlikely to significantly impact any big brown bats in the vicinity. No wetlands exist onsite.

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

No, site is in an urban environment.

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

None. This project is in an urban area.



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

There are no known invasive animal species known to be on or near the site.

## 6. Energy and natural resources

- 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.

Part of the site preparation includes utility installation for future developments. It is likely that future developments would primarily use electricity for lighting and heating. Final energy needs are to be determined. The existing Maverik Gas Station likely uses primarily electricity as well.

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

No.

- 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:

To be determined.

## 7. Environmental health

- 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.

None known. The proposed project includes site grading, utility installation, and development of interior roads and approaches to encourage future development. Environmental health hazards are not anticipated as a result of this project.

- (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/conditions 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.

None known.

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

None known. It is anticipated that the existing services will be sufficient.

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

The SWPPP will be followed, in accordance with the CSWGP.

b. NOISE:

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

Traffic noise will occur near the project though it is not expected to have any significant impacts on the proposed 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.

The project will generate construction noise on a short-term basis. The construction will occur with allowed noise hours of 7am and 7pm, during daylight hours.

- (3) Proposed measure to reduce or control noise impacts, if any:

None. Noise impacts are anticipated to be temporary as a result of construction activities.

**8. Land and shoreline use**

- 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 primarily vacant land, with the existing Maverik Gas Station in the southwest corner. Adjacent land uses include Residential Single-Family to the north and east, residential multifamily to the northwest, office retail and neighborhood retail to the east, and general commercial to the south. The proposal will not affect the current land uses of adjacent 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?

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. There are no farm or forest land business operations in the immediate vicinity.

- c. Describe any structures on the site.

There is an existing Maverik Gas Station in the southwest corner of the site. A storm drain outlets into the stormwater ditch via a 24" green PVC pipe.

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

No structures will be demolished.

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

Community Business (CB-55).

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

General 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 the county? If so, specify.

No.

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

None, this project is for site preparation.

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

None, the current use is vacant land with an existing gas station.

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

Not applicable.

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

Not applicable at this time. Future developments will be compatible with design codes for the zoning.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None. There are no nearby agricultural or forest lands of long-term commercial significance.

## **9. Housing**

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

None.

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

None.

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

Not applicable.

## **10. Aesthetics**

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

No buildings are proposed at this time. The proposed project is site preparation only.

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

None at this time.

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

Not applicable.

## 11. Light and Glare

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

Not applicable.

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

Not applicable. No lighting is anticipated at this time. The existing Maverik Gas Station has been designed to limit light and glare impacts in accordance with City of Spokane codes.

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

No offsite sources of light or glare are expected to affect the proposal.

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

Not applicable.

## 12. Recreation

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

None.

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

None.

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

Not applicable.

## 13. Historic and cultural preservation

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

None known. The National Register of Historic Places GIS map was observed. The nearest registered historic place is Koerner House, approximately 1.65 miles from the proposed site.

- 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 known.

- 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 archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The National Register of Historic Places GIS map was observed. The nearest registered historic place is Koerner House, approximately 1.65 miles from the proposed site. The site and vicinity have been

extensively disturbed by ongoing urban development, and it is unlikely that the proposed site will impact any cultural or historic resources.

- 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.

As neither cultural nor historic resources are anticipated on the site, measures to reduce or avoid any impacts were not applicable. An Inadvertent Discovery Plan will be developed and in place, should prehistoric or historic artifacts be unearthed.

#### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site will likely be accessed from both Regal St. and 44<sup>th</sup> Ave.

- b. Is 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

There is a Spokane Transit Authority (STA) bus stop on the corner of Regal St. and 44<sup>th</sup> Ave.

- 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 will not add or remove parking spaces at this time.

- 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.

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

No.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates? (*Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).*)

Vehicle trips are not known for this project. They would only include construction vehicles during site preparation and are not expected to significantly impact existing traffic patterns.

- 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, general describe.

No.

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

None at this time.

### 15. Public services

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.

No.

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

Not applicable, no significant impacts are anticipated.

### 16. Utilities

a. Check utilities currently available at the site:

- electricity
- natural gas
- water
- refuse service
- telephone
- sanitary sewer
- septic system

Other: Storm drain

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:

Specific utilities are not known at this time, though will likely include electricity, water, refuse service, telephone, and sanitary sewer. Water, sewer, and refuse service would likely be provided by the City of Spokane, while electricity and natural gas may be provided by Avista Utilities.

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the *agency* must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 4-4-2022 Signature: 

**Please Print or Type:**

Proponent: STEVE KAVIN Address: 815 E. Rosewood Ave  
FOR HARLAN DOUGLASS

Phone: 509-489-4260 Cell 509-844-1961

Person completing form (if different from proponent): Vince Barthels

Phone: 509-319-2580 Address: 1717 S. Rustle St., Suite 201  
Spokane, WA 99224

**FOR STAFF USE ONLY**

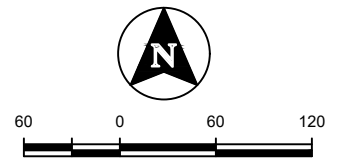
Staff member(s) reviewing checklist: \_\_\_\_\_

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

- A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.



## Attachment A: SEPA Site Exhibit



DATE: 4/1/22 JOB: 220198

# 44TH AVE / REGAL ST SEPA SITE EXHIBIT

SPOKANE COUNTY PARCELS 35343.0504, 35343.0404, 35343.0402, & 35343.0502  
SECTION 34, TOWNSHIP 25N, RANGE 43E



**T-O ENGINEERS**  
 1717 S. RUSTLE STREET, SUITE 201  
 SPOKANE, WA 99224  
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