SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable: Circle K – Foothills & Hamilton

2. Name of applicant: Circle K Stores Inc

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

255 E Rincon Street, #100, Corona, CA 92879
c/o Justin Pierce/Land Development Consultants, LLC.

4. Date checklist prepared: 7/5/2022

5. Agency requesting checklist: City of Spokane Planning Services Department

6. Proposed timing or schedule (including phasing, if applicable):
5/14/2023 anticipated construction start, anticipated opening 11/25/2023.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No, this project proposal includes only the development of the Circle K convenience store with attached car wash and fuel canopy.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A Phase I Environmental Site Assessment was completed by American EngineeringTesting, report dated November 15th, 2021. The assessment revealed no evidence of recognized environmental conditions in connection with the site except fo the past presence of a rail spur on the eastern portion of the site.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known.

10. List any government approvals or permits that will be needed for your proposal, if known.
The project will require demolition permits, building permits, grading and drainage permits, water and sewer approvals, fuel dispensing equipment and underground storage tank approvals, UIC registration, Fire Department, Air Quality Control Agency, and County Health Department permits.

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 site of approximately 1.6 acres is located at the southwest corner of East North Foothills Drive and Hamilton Street in Spokane, WA. The site is zoned LI – Light Industrial and currently contains a 3583 SF 2 story brick building, a 7147 SF concrete block building and portions of two other structures that will be demolished as part of this project. Proposed new construction consists of a 5200 square foot convenience store with attached car wash, and a fuel canopy with 6 pumps that is approximately 3936 square feet in size. The project will also include required frontage improvements and parking and driveways.

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 of approximately 1.6 acres is located at the southwest corner of East North Foothills Drive and Hamilton in Spokane, WA. The property address is 814 East North Foothills Drive, Spokane, 99207. Spokane County parcel numbers 35081.2701, 35081.2702, and 35081.6605.

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 slop on the site is <1%

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.
A geotechnical evaluation was completed by Strata and report issued on November 12th, 2021. According to the report, the soil layers consisted of a veneer of topsoil underlain by undocumented fill and glaciofluvial deposits to the maximum depth explored. A copy of the evaluation is included with this checklist.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None known.

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.
Onsite grading will be required to accommodate building foundations, paving and stormwater facilities. Conceptually, estimated earthwork quantities include 1100 CY of cut, 60 CY of fill, 1040 CY net export. Actual quantities will be determined during project design.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, erosion could occur during construction as surface soils will be disturbed. All appropriate erosion control measures will be implemented diring construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
The site will be covered with approximately 84.8% of impervious surfaces after project construction.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Construction phase erosion control BMPs such as silt fencing, dust control, etc as required.

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). No systems other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface are being proposed. The site will utilize sanitary sewer and storm drain systems typical of commercial development of this scale.

(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? Yes, the project will use underground storage tanks to store petroleum fuels. There will be one 20k gallon UST that will store regular unleaded gasoline, one 20k gallon UST with two chambers that will hold 12k gallons of premium unleaded gasoline and 8k gallons of ethanol free gasoline, and one 12k UST that will store diesel fuel.

(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. The underground storage tanks are double wall tanks with a number of leak detection systems in place, as well as overfill alarms and emergency shut offs. The fueling area will also be hydraulically separated from the rest of the site and treated before discharge.

(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? No

b. Stormwater

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

Groundwater was not encountered in any exploratory boring. Based on review of Washington State Department of Ecology well logs in the project vicinity, depth to groundwater and bedrock is anticipated to be greater than 30.0- and 100.0-feet below ground surface, respectively.

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

Stormwater will be discharged into the ground per the Spokane Regional Stormwater Manual, including any treatment requirements to ensure that has a low impact. The DOE Low Impact Development technical guidance will be utilized for stormwater design.

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.
During construction activities, dust and exhaust from construction equipment could be expected, quantities unknown. During operations typical emissions associated with commercial use are anticipated. The project will comply with all Regional Clean Air Agency requirements and permitting.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Construction phase BMPs such as dust control. The fuel dispensing equipment will utilize a CARB approved stage 1 vapor balance system.

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.
Spokane River is approximately ¾ of a mile to the southeast of the project 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.
No.

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

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.

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.

No.

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 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.

Stormwater runoff is anticipated from the impervious surfaces to be constructed. Treatment and disposal will be designed in accordance with the local and regional requirements.

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

It is not anticipated that any waste materials will enter ground or surface waters. The project will be served by municipal waste services, and public sewer facilities.

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

No, the project is anticipated to maintain existing drainage patterns.

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

The project will adhere to applicable erosion control and stormwater regulations and standards.

4. Plants [help]

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

_X___deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
___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?

The site is mostly clear of vegetation, there are a few trees and shrubs, that will be removed and new landscaping will be installed with the construction of the project per City of Spokane standards.

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:

The proposed project will install new landscaping per the local development code and recommendations.

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

None known.

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 _____

None are known to have been observed.

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

None known.

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

Not known.

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

N/A

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

None known.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity and natural gas will be utilized to meet the project's energy needs. The project will require heating, and lighting typical of a retail development.

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:
The project will be designed in accordance with Washington Energy Code requirements and standards.

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.
New underground storage tanks will be installed according to local and state regulations, including all necessary leak detection mechanisms and monitoring systems.

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.
New underground storage tanks or storage of gasoline will be installed according to local and state regulations, including all necessary leak detection mechanisms and monitoring systems.

4) Describe special emergency services that might be required.
Emergency services are anticipated to be consistent with those required of typical commercial development.

5) Proposed measures to reduce or control environmental health hazards, if any:
Erosion control, dust control, and BMPs as required during construction. Leak detection and monitoring will be utilized as they relate to the storage and dispensing of gasoline.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Traffic noise from the adjacent roadways as well as noise generated from nearby typical commercial/industrial activities.

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.
Noise generated by the project is anticipated to by typical construction noise during construction, and typical traffic associated with commercial development and noise generated by car wash operations.

3) Proposed measures to reduce or control noise impacts, if any:
Noise is not expected to be generated by the project in excess of the existing ambient noise levels of the adjacent road traffic and air traffic. The carwash is designed to direct noise away from the ROW, and utilizes baffles and block construction to minimize noise.

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 commercial/light industrial uses. The adjacent property to the north and west are also vacant land. The adjacent property to the north across East North Foothills Drive is residential, and the adjacent property across Hamilton to the east is a commercial building used by the City of Spokane Water Departement, the adjacent property across Cincinnati Street to the west is Foothills Mini Storage facility. The proposal will not affect the current land use on nearby properties, the proposed use is compatible with the surrounding uses.

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 project site is not used as working farmland or working forest lands.

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 currently contains a 3583 SF 2 story brick building, a 7147 SF concrete block building and portions of two other commercial/industrial structures that will be demolished as part of this project.

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

e. What is the current zoning classification of the site?
The current zoning classification of the site is LI – Light Industrial.

f. What is the current comprehensive plan designation of the site?
The designated land use is Light Industrial.

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.
None known.

i. Approximately how many people would reside or work in the completed project?
Approximately 10-15 full/part time employees will work at the completed project.

j. Approximately how many people would the completed project displace?
The project is not expected to displace anybody.

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:
The project will comply with City development code and permitting requirements to ensure that it is consistent with projected land uses and plans.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
The proposed project is not expected to impact agricultural or forest lands.

9. Housing [help]

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

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

c. Proposed measures to reduce or control housing impacts, if any:
The project is not expected to impact housing.

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 tallest height of the convenience store is 23', the tallest height of the fuel canopy is 18'6". The principal exterior building materials proposed is Nichiha Tuff Block, which is a fiber cement panel.

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

No views in the immediate vicinity would be obstructed, the view of the property from adjacent properties would be enhanced by the new development, and landscaping.

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

Aesthetics will be enhanced because the older existing structures will be replaced with new aesthetically pleasing structures and new landscaping.

11. Light and Glare [help]

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

Area lights, store lighting, and canopy lighting will be produced from dusk until dawn. Lights will be shielded to avoid impacts to adjacent properties.

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

No, the appropriate shielding will be utilized to contain light per development standards.

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:

Shielded luminaries will be utilized where necessary to control light and glare.

12. Recreation [help]

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

None known in the immediate vicinity, the site is located in a commercial/industrial use area.

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:

Frontage improvements as required will enhance the public sidewalk at the project location.

13. Historic and cultural preservation [help]

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

None known.

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 archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Property owner provided records and historical data search as part of the attached environmental assessment.

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.

N/A.

14. Transportation [help]

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

The project site has frontage on East North Foothills Drive, Hamilton Street, and Cincinatti Street.

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?

Yes, the site is served by the public bus system.

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

The completed project will have 23 parking spaces. There existing site has few designated parking spaces.

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).

The proposal will require frontage improvements such as new sidewalk, curb and gutters, as well as landscaping and stormwater design.

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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

Per the trip generation and distribution memorandum prepared by TO Engineers, dated 6/13/22, the development is forecast to generate 3642 total weekday trips with 294 trips generated during the AM peak hour and 284 trips during the PM peak hour. Following pass-by adjustments, a total of 892 weekday trips with 71 AM peak hour and 71 PM peak hour trips would be new.

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.

Not anticipated.

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

Per the attached Trip Generation and Distribution Memorandum, payment of Transportation Mitigation Fees is the recommended mitigation measure for this project.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The proposed project will result in demand for public services typical of commercial development.

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

The project is designed for maximum visibility for empoyees to the fueling area. Additionally, security cameras, lighting and training is utilized to create a safe employee and consumer environment.

16. Utilities [help]

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.

City water, sewer and refuse service, electricity and natural gas to be provided by Avista, telephone/internet to be provided by the local provider.

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 Justin Pierce

Position and Agency/Organization PM/Land Development Consultants, LLC

Date Submitted: 7/5/2022

D. Supplemental sheet for nonproject actions [HELP]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.