

SEPA¹ Environmental Checklist

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

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

[Find help answering background questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)²

1. Name of proposed project, if applicable:

South Hill Grocery, Liquor, and Gas

2. Name of applicant:

GS Bains Properties (Joey Bains); Metro Engineering (Taylor Fleming, PE)

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

Joey Bains: 1301 S. Havana St., Spokane, WA 99202; 509.294.3942;
missionfoodmart@gmail.com

Taylor Fleming: 3929 E. Boone Ave., Spokane, WA 99202; 509.624.9351;
tfleming@metroengineering.org

4. Date checklist prepared:

4/30/2025

5. Agency requesting checklist:

City of Spokane

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

Construction to begin upon issuance of permits.

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

No.

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

Site Topographic Survey completed by Ultra Land Surveying, dated 3/31/2025. A geotechnical report is expected to be completed and submitted with construction documents for permit. A drainage report will be completed by Metro Engineering and submitted with construction documents for permit.

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.

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

City of Spokane building permit for fuel island canopy, right-of-way permit, site development permit.

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

- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

Construction of underground fuel storage and piping, fueling island, and canopy at existing paved/parking lot. Existing thrift/furniture store to be remodeled for grocery, liquor, and gas/convenience store. Existing 14,625 sq-ft building on a 1.97-acre lot.

- 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 proposal is located at 3204 E. 17th Ave. in Spokane, WA.

The legal description is as follows:

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B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

a. General description of the site:

Site topography generally descends from south to north with an average slope of about 7%. The site is bordered by 17th Avenue to the north, Ray Street to the west, a dental clinic the southwest, 18th Avenue to the south, and single-family properties to the east. The site is approximately 40% vegetation (grass, shrubs, small trees), 20% existing building, and 40% existing asphalt parking/driveway pavement.

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

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

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

50%. Steep landscaping area in NE corner of property.

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.

Typical soil profile consists of ashy/sandy loam, extremely gravelly sandy loam, and bedrock according to the USDA/NRCS Soil Resource Report.

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

No.

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

Excavation for proposed access off 17th Ave. is approximately 1,200 cubic yards. Excavation for proposed bio-infiltration swales is approximately 100 cubic yards. Total excavation for other areas and grading activities is approximately 10 cubic yards.

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

Yes, but erosion control measures are proposed during construction.

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

About 20% will be covered by the existing building and 45% will be covered by asphalt/concrete pavement and the new fuel canopy after construction.

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

Filter fence, permanent seeding, dust control, slope protection, inlet protection.

2. Air

[Find help answering air questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air)⁴

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.

Typical dust and exhaust during construction and typical vehicle exhaust after project completion.

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

- 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:**

Dust control BMPs will be implemented during construction.

3. Water

[Find help answering water questions](#)⁵

- a. Surface:**

[Find help answering surface water questions](#)⁶

- 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.**

None.

- 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.**

n/a

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

n/a

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

No.

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

No.

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

No.

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

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

b. Ground:

[Find help answering ground water questions](#)⁷

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

There are no existing or proposed drinking water wells on the site. Stormwater runoff from a portion of the existing roof will be conveyed to a new drywell proposed on-site for stormwater disposal. Stormwater runoff from other hard surfaces will be conveyed to bio-infiltration swales for stormwater treatment before overflowing into drywells placed within the swales for disposal. The proposed fueling island will be covered by a roof canopy and will not collect runoff from the surrounding parking lot/driveway. A proposed oil-water separator will be designed to capture any spilled liquids from within the fuel island. All on-site runoff will be managed through swales and/or drywells.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

None.

c. Water Runoff (including stormwater):

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

See 3.b.1. above.

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

It is unlikely due to the bio-infiltration swales' treatment layer. There will be an oil/water separator for the area under the fuel island canopy, which will be proposed to tie into the public sanitary sewer system and not the on-site storm system.

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

Yes, the proposal will improve drainage patterns within the vicinity of the site. Currently, the site is in a 500-year floodplain, according to Map Spokane (online resource). The proposal will convey stormwater to drainage swales and drywells

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

for treatment and disposal, where there was none, previously. The proposal could help to mitigate the 500-year floodplain.

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

Bio-infiltration swales and drywells are designed to control peak flows and treat and dispose of stormwater runoff on the site.

4. Plants

[Find help answering plants questions](#)

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

- ☒ **deciduous tree: alder, maple, aspen, other**
- ☒ **evergreen tree: fir, cedar, pine, other**
- ☒ **shrubs**
- ☒ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

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

A few small shrubs will be removed and up to a 1/4 acre of grass will be either replaced with new driveway pavement or sod and treatment soil.

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

None known.

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

All disturbed landscaping will be amended to meet Spokane's requirements for disturbed soils and new swale soils will be amended to meet bio-infiltration swale treatment soil criteria.

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

None known.

5. Animals

[Find help answering animal questions](#)⁸

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

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.

None known.

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

No.

- 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

[Find help answering energy and natural resource questions](#)⁹

- 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.

Electric and natural gas will be used to power, heat, and light the store.

- 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.

LED lighting in the store's interior and site lighting.

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

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

7. Environmental health

[Health Find help with answering environmental health questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health)¹⁰

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

The proposed gas station will have typical potential explosion and spill hazards due to fuel being on site. A spill prevention plan will be submitted for this project. Explosion proof tanks and fuel shutoffs will be part of this project as well.

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.**

None known.

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

None.

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

Spill Prevention Plan, explosion-proof tanks/components, fuel shutoff capabilities, fire extinguishers.

b. Noise

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

Typical moderate to high traffic noise.

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)?**

Typical traffic noise from gas station/convenience store (6am-10pm).

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

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

None.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- 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.**

Current Site Use: Supermarket--850/Neighborhood Retail zone.

Adjacent property uses include a dental clinic, a vacant single-family property, and an occupied single-family property. Zoning surrounding the site is either Neighborhood Retail or Residential 1.

The proposal will not affect current land uses on nearby/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 because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No.

- c. Describe any structures on the site.**

There is an existing 14,625 sq-ft building that will be remodeled as a grocery/convenience and liquor store.

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

No.

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

Neighborhood Retail Zone.

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

Mini Center.

- 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.**

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

The site is within a 500-year flood zone.

The site is within a high susceptibility critical aquifer recharge area.

The site is within a hazardous geology area.

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

2-3 at one time.

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

None.

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

[Find help answering housing questions](#)¹²

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:

None.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

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

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

The proposed fuel island canopy will be approximately 18-ft tall from finished grade to top of roof.

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

The dental clinic's views to the north may be altered or obstructed further. The dental clinic's views to the north are already obstructed by trees and an existing cell tower.

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

None known.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

Typical headlight glare from vehicle traffic. 5pm-5am.

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

No.

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

None.

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

Screening vegetation will be proposed along the subject property's east property line to screen the site from neighboring residential properties.

12. Recreation

[Find help answering recreation questions](#)

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

Underhill Park, Lincoln Park, and Thornton Murphy Park are all located within one mile from the site.

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

No.

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

None.

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

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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.**

No.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

No.

- 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.**

Map Spokane Historic Properties/District layers; WISAARD Map Property, Tribal, and Environmental layers; Pre-Development Meeting with City of Spokane.

- 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

[Find help with answering transportation questions](#)¹⁶

- 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's existing accesses are from Ray Street (major north/south arterial) and 18th Avenue (local access street). The site can be accessed by Ray Street northbound and 18th Avenue east/westbound traffic. Traffic exiting the site can turn onto Ray Street northbound or 18th Avenue east/westbound lanes. The proposal will add a two-way access/exit from 17th Avenue east/westbound traffic.

- 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?**

There are four public transit/bus stops within 700-ft of the site.

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

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

- 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 includes sidewalk and landscaping improvements to 17th and 18th Avenue along the subject property's frontage.

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

No.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Up to 1,200 trips per day is typical for a gas station. A traffic study has not been completed for this project. Peak hours are assumed to be 7:00-9:00AM and 4:00-6:00PM.

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

None.

15. Public services

[Find help answering public service questions¹⁷](#)

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

No.

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

None.

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. Circle utilities currently available at the site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer**, septic system, other:

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

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

- 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.

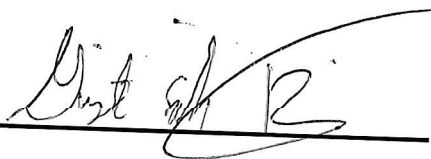
Avista Utilities - Electric/Natural Gas; City of Spokane - Water, Sewer, and Refuse Service; Comcast/CenturyLink - (or other) - Phone;

Construction Activities: Excavation, pavement cutting/removal, grading, underground piping for fuel storage/routing.

C. Signature

[Find help about who should sign](#)¹⁹

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.

X 

Type name of signee: Joey Bains

Position and agency/organization: Owner

Date submitted: 05/01/2025

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

**State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST – CITY OF
SPOKANE SUPPLEMENT**

File No. B2507109SEPA

1. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.) The site lies outside of the Spokane-Rathdrum Aquifer, but is within a high-susceptibility area outside of the aquifer. The site lies within the general sewer service area and the City of Spokane.
2. 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). Stormwater runoff from a portion of the existing roof and the proposed fuel canopy (non-pollutant roofs) will be piped directly to a drywell for stormwater disposal. Stormwater from other hard surfaces will sheet/gutter flow to bio-infiltration swales for treatment and disposal. The covered fuel island will have a catch basin and oil-water separator that will pipe runoff or spilled liquids to a bio-infiltration swale for treatment and disposal.
 - (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? An underground storage tank will be used to store fuel on the site. The tank is a 4-compartment 30,000 gallon tank.

(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. A catch basin with a down-turned elbow and an oil-water separator system will be provided for the fuel island. Runoff/spilled fluids will be separated and contained in the oil-water separator in the event of spills and excess stormwater will be piped to a bio-infiltration swale for treatment. Any proposed drywells will be placed such that their surface inlets will be at least 6-inches above the floor of the swales.

(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? It is possible that a re-fueling truck could have a spill during delivery of the fuel to the underground storage tank, which could be located outside of the fuel island and could sheet flow to a bio-infiltration swale. This is a typical potential hazard that could occur at any gas station site anywhere.

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)? 28 to 38 inches according to USDA/NRCS Web Soil Survey. The site Geotech report is not available as of the submission of this document.

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts. See 2.a.(1) above.

B. 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: 5-9-2025 Signature: 

Please Print or Type:

Proponent: Joey Bains Address: 1301 S. Havana St.
Phone: 509-294-3942 Spokane Valley, WA 99202

Person completing form (if different from proponent): Taylor Fleming, PE
Phone: 509-624-9351 Address: 3929 E. Boone Ave.
Spokane, WA 99202

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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.