

**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: Sunset Gas Station
2. Applicant: David Hothi, Sapphire Development LLC
3. Address: 6160 N Sunshine Street
City/State/Zip: Coeur D Alene, ID 83815 Phone: _____
Agent or Primary Contact: Matthew Collins, Uptic Studios
Address: 402 E. Sprague Ave.
City/State/Zip: Spokane, WA 99202 Phone: _____
Location of Project: City of Spokane
Address: 2950 West Sunset Blvd.
Section: 23 Quarter: NW Township: 25N Range: 42E
Tax Parcel Number(s) 25234.1004 and 25234.1102 **Staff Comment: Combined as 25234.1108 via BLA**
4. Date checklist prepared: May 2025
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): ASAP, within allowable work windows.

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. _____
Sapphire Development LLC owns a third contiguous parcel, directly north of the two subject parcels.
The parcels owned by Sapphire Developments LLC include 25234.1003, 25234.1004 and 25234.1102.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None known.

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 with agency's. _____

10. List any government approvals or permits that will be needed for your proposal, if known. The _____
project will require 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. The site consists
of three continuous vacant parcels totaling approximately 1.43 acres, combined (Spokane County Assessor, 2025).
This proposal includes the development of a 5,000 square foot convenience store, 10-pump gas station with
a full canopy, underground gas tank, and 42-stall parking lot. The project will also include frontage improvements.

- Staff Comment: Up to 45 stalls proposed as per question 14(c)**
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 proposal is located on Spokane County Parcels 25234.1004 and 25234.1102, at the NW corner of
S. Government Way and Sunset Blvd. The site is with Section 23, Township 25 North and Range 43 East.
Spokane County Assessors records state the address of the properties is 2921 and 2918 W 8th Avenue.
Spokane, Washington 99224. The property has recently finalized a boundary line adjustment. _____

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 development lies within City of Spokane general service
area. ~~The site is not within an Aquifer Sensitive Area.~~ _____

Staff Comment: Staff notes that this project address lies within the Aquifer Sensitive Area

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

(1) Describe any systems, other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities). The project proposes to infiltrate stormwater runoff through two (2) onsite swales. 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. A drainage report and plan 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? Yes, the project will use underground storage tanks to store petroleum fuels. There will be one 18k gallon UST that will store regular unleaded gasoline, one 12k gallon UST with two chambers that will hold 6k gallons of premium unleaded gasoline and one 6k UST that will store diesel fuel.

(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. 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? Stormwater is to be treated before it is allowed to infiltrate or drain into the allowable point of discharge. A drainage report and plan are to be prepared for the site.

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-feet 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 and best management requirements. The DOE Low Impact Development technical guidance will be utilized for stormwater design.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

Other: _____

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

According to aerial imagery, the site generally slopes to the southeast with up to 10 feet in relief

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 Intermountain Materials Testing and Geotechnical and report issued on May 23rd, 2025.

According to the report, the soil layers consisted of primarily glacial flood deposits and basalt bedrock. According to the Natural Resources Conservation Service (NRCS)

Soil Survey states, the site soils are classified as Urban land-Marble, disturbed complex (7123) and Urban land-Northstar, disturbed complex (7131).

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: There will be approximately 98 cubic yards of fill, with 9,849 cubic yards of excavation. Therefore, the net export will be 9,751 cubic yards.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No, erosion is not anticipated as a result of clearing or construction.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? Approximately 33% of the site will be covered in impervious surface after the project is completed.

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: The project will employ best management practiced during construction to reduce and control erosion and sediment.
The project does not propose any permanent erosion control methods.

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. 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

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. No. _____

- (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. NA _____

- (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. NA _____

- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. NA _____

(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 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.

(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. NA

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. Stormwater runoff is anticipated from the addition of impervious surfaces proposed. Treatment disposal will be designed in accordance with the local and regional requirements.
The site runoff occurs in the form of precipitation and typically infiltrates, the proposed project will collect and treat stormwater on site before allowing it to infiltrate or enter existing/proposed stormwater infrastructure.

- (2) Could waste materials enter ground or surface waters? If so, generally describe. It is not anticipated that any waste materials will enter the ground or surface waters. The project will be served by municipal waste services, and public sewer facilities.
A drainage plan and report are to be prepared following local and state requirements.

- (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

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

Deciduous tree: ☐ alder ☒ maple ☐ aspen

Other: _____

Evergreen tree: ☐ fir ☐ cedar ☐ pine

Other: _____

☒ Shrubs ☒ Grass ☐ Pasture ☐ Crop or grain

☐ Orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage

Other: _____

Water plants: ☐ water lily ☐ eelgrass ☐ milfoil

Other: _____

Other types of vegetation: _____

- b. What kind and amount of vegetation will be removed or altered? The site is mostly clear of vegetation.

There are a few shrubs that will be removed and replaced with landscaping per the 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

- 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: Big brown bat. Townsend's big-eared bat, mule deer

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 four species identified on the US Fish and Wildlife Service Information for Planning and Consulting (IPac) list, including bull trout, yellow-billed cuckoo, monarch butterfly and Suckley's cuckoo bumble bee. It is anticipated that the proposed action will have no effect on these species as the site does not contain the preferred habitat features for these species.

- c. Is the site part of a migration route? If so, explain. Yes, the Pacific Flyaway Migration Route.

- d. Proposed measures to preserve or enhance wildlife, if any: _____
None, the proposed development is in an urban area with little to no viable habitat.

- e. List any invasive animal species known to be on or near the site. None known.
-
-
-

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. 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

- 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. This project anticipates normal use of heavy equipment (in accordance with OSHA guidelines) during the construction phase and may result in low health hazard exposure. 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. _____
Unknown.

- (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.

- (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. Three new underground fuel storage tanks for 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 could include: Fire, ambulance and police.

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

All equipment and materials are handled in accordance with applicable agency guidelines.

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)? Noise levels typical of an urban setting, including general highway and pedestrian traffic will occur near the project, however, it is not expected to have any significant impacts on the proposed project.

Staff Comment: This development will be subject to all off-site impact standards within SMC 17C.220 including 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. The project will generate noise on a short-term basis from typical gas station and vehicular use. The construction will occur with allowed hours during daylight Per the City of Spokane Municipal Code. It is not anticipated that the project will create long-term noise outside of typical noise from operation and maintenance of facilities.

- (3) Proposed measure to reduce or control noise impacts, if any: None. Noise impacts are anticipated to be temporary as 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 proposed project site is currently vacant. The site is zoned as Neighborhood Retail (NR-55). This zoning benefits the multifamily, residential and other neighborhood retail parcels adjacent to the subject properties by providing a new retail option for the nearby neighborhood.
- 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? Not known.

- 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 in its current condition is vacant. There are currently no structures on the site.

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

- e. What is the current zoning classification of the site? Neighborhood Retail (NR-55)

- 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? NA

- 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.

- j. Approximately how many people would the completed project displace? ____
None.

- k. Proposed measures to avoid or reduce displacement impacts, if any: ____
None needed.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: This proposal is compatible with the neighborhood retail zone, per SMC 17C.120.030(c), because it is a business that is neighborhood-serving and pedestrian-oriented. It is a drive-through facility that has been designed to limit and reduce the impact of transportation activities on nearby residential uses.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: None.

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: None needed.
- _____
- _____
- _____

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? The tallest height of the proposed structures is 27 feet and 4 inches
- _____
- _____
- 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.
- _____
- _____
- c. Proposed measures to reduce or control aesthetic impacts, if any: None needed.
- Aesthetics will be enhanced by propose landscaping on the site.
- _____
- _____

Staff Comment: Landscaping, including required landscaping, will be reviewed per SMC 17C.200

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? _____
The project will provide parking lighting to comply with the requirements of RWC 47.36.18. 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? _____
Light and glare of the finished project does not anticipate to create safety hazard or interfere with views. Shielded luminaries will be utilized where necessary to control light and glare.
- 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

- a. What designated and informal recreational opportunities are in the immediate vicinity? _____
Recreational activities in the immediate vicinity include those of a typical urban setting; walking, jogging, bike riding, etc.
- b. Would the proposed project displace any existing recreational uses? If so, describe. _____
No, the proposal will not impact any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: _____
None needed.

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. The National Register of Historic Places GIS map was reviewed. The nearest registered historical place is the Browne's Addition Historic District approximately 0.40 miles away.
-
-
-
-
- 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 reviewed. The site and vicinity have been disturbed over the years by ongoing urban development and activities. It is highly 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 or historical 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 be accessed through two access approaches off of Government Way and Sunset Blvd.
-
-
-
- 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 bus stop approximately 300 feet east on Sunset Blvd.
-
-
-
- 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 proposes 45 parking stalls.
-
-
-
- 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). The proposal will require frontage improvements along Government Way and Sunset Blvd 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. The use of water, rail, and air transportation is not anticipated.
-
-
-

- 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? Negligible impacts on traffic. Notes from the pre-development meeting state that a traffic study is not required. Peak hours are anticipated during daylight hours and are to be typical of a gas station facility.

(Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)

- 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. It is not anticipated that the movement of agriculture and forest products will interfere with the proposed project.

- h. Proposed measures to reduce or control transportation impacts, if any: None needed.

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. The proposed project will result in an increased need for fire protection and police protection.
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 employees to the fueling area.
Additionally, security cameras, lighting and training is utilized to create a safe employee and consumer environment.

16. Utilities

a. Check 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

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: 6/4/25 Signature: Hilary Hahn

Digitally signed by Hilary Hahn
DN: cn=US, o=Hilary Hahn + O=DCG Watershed + E=Hilary.Hahn@DCGWatershed.com
Location: Spokane, WA
Reason: I am approving this document
Contact Info: 509-991-2958
Date: 2025.06.04 14:31:32-07'00'

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____

Person completing form (if different from proponent): _____

Phone: 509-606-3600 Address: 601 W. Main Avenue. Suite 617
Spokane, WA.

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.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not 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 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, flood plains 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. _____

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* may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: _____ Signature: _____

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

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 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.