Evaluation for
Agency Use Only

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: Market Street Market
2. Applicant: Avtar Brar
3. Address: 3014 N Market Street& 3004 N Market St
   City/State/Zip: Spokane, WA 99207 Phone: 509.294.2727
   Agent or Primary Contact: Chris Morlan
   Address: 1912 E Sprague Ave
   City/State/Zip: Spokane, WA 99202 Phone: 509.443.5435
   Location of Project: City of Spokane
   Address: 3014 N Market Street, Spokane, WA 99207
   Section: 10 Quarter: nw Township: 25 Range: 43E
   Tax Parcel Number(s) 35102.0510/.0511
4. Date checklist prepared: 3-31-26
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): Spring and Summer 2026

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. No

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

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.
Boundary Line Adjustment in process with Spokane City/County

10. List any government approvals or permits that will be needed for your proposal, if known.
City of Spokane Building Permit, elec and mech included. UST permit with Spokane Fire Department

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.
New addition for storage space to existing convenience store. Apx .52 acre site, new 520sqft addition for a total building footprint of 10,017 sqft. Gas canopy by others/supplier 1960 sqft. Two (2) 15,000 gallon double wall 10' diam underground tanks. See attached.

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.
3014 N Market Street, Spokane, WA 99207

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.) Located in ASA and Critical Aquifer Recharge Area, Located in City of Spokane, and in the general sewer service 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). Gas supplier specifications for storage and containment, double wall with monitor.

(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? Petroleum fuels will be stored in two (2) underground storage tanks totaling 30,000 gallons

(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. Gas supplier specifications for storage and containment

(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? NA

b. Stormwater

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

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts.
Yes, through water collection/filter swales per Civil Engineer.

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)? 2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
"Garrison gravelly loam", graded and graveled but not paved.

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

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:
9200 sqft of ground preparation, rough grading, gravel removal, subgrading and gravel base for water collection and asphalt preperation. Clean gravel fill per Civil asphalt specifications.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No, no slope. Existing gravel/runoff extends over existing concrete site approach.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? 90%

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:
Site erosion control fence adjacent to (east side of site) public ROW.

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.
Standard construction equipment exhaust during construction. Vehicle visits/parking during buisiness operation.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Adjacent train tracks and interstate (under construction).

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

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.
NA

(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.
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 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.
Vehicle travel ways (asphalt) surface runoff/filtration collection.

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.

Water collection/filtration swale.

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

No

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

No

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

on-site surface collection to swale

4. Plants

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

Deciduous tree: ☐ alder ☐ maple ☐ aspen

Other: NA

Evergreen tree: ☐ fir ☐ cedar ☐ pine

Other: NA

☐ Shrubs ☐ Grass ☐ Pasture ☐ Crop or grain

☐ Orchards, vineyards or other permanent crops

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

Other: NA

Water plants: ☐ water lily ☐ eelgrass ☐ milfoil

Other: NA

Other types of vegetation: _____

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

none exists

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

NA

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

grassy swale collection areas

Staff Comment (Steven Bafus, Planner): Will be required to comply with City of Spokane landscaping standards per landscaping plan

e. List all noxious weeds and invasive species known to be on or near the site.
NA, highly developed area

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:

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other:

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other:

Other (*not* listed in above categories):

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

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

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

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

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.
Existing building gas/elec heat and lighting.

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:
WA State Energy Code analysis (NREC) for any additional building assembly types and lighting.

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.
Buildout/use of vehicle gas station tanks and dispensers.

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

(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.
NA

(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.
(2) 15,000 Gal underground gas dispensing tanks. 30,000 Gallons

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

(5) Proposed measures to reduce or control environmental health hazards, if any:
Gas supplier specifications for storage and containment, double wall with monitor.

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Adjacent arterial, proximity to train tracks and interstate (under construction).

(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.
Vehicle traffic during business hours. Tank delivery trucks occasionally.

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

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.
Current retail, no change.

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?
NA

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.
Existing single story retail building.

d. Will any structures be demolished? If so, which?
No.

e. What is the current zoning classification of the site?
City of Spokane GC-70

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

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?
3 employees on site.

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

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

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Site is compatible, no change of use.

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

9. Housing

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

0

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

0

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

NA

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?

16' gas canopy, metal clad.

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

NA

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

NA

Staff Comment (Steven Bafus, Planner): Will be required to comply with Design Standards Implementation per SMC 17C.120 - Commercial Zones and required landscaping and screening 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?
Downlights at gas canopy dusk to dawn.

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:
NA

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
None.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No.

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

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.

No. Site is not in an Historic District.

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

NA

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.

NA

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.
Existing arterial Market Street, and residential feeder dead end Fairway Avenue.
Existing curb cuts and concrete approach aprons.

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?
Yes, public bus system with STA stops in the immediate vicinity.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
None exist (gravel lot). 11 stalls proposed.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
No.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.
No.

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

Expected vehicle trips based on similar use observations: 4-8 trips per hour during business hours with peaks at 11:30 to 1:30, and 5:00pm to 6:00pm.

(*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.

No.

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

None.

15. Public services

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

No.

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

None.

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:

Existing building and utilities.

C. SIGNATURE

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

Date: 3-31-26 Signature: Chris Morlan Digitally signed by Chris Morlan Date: 2026.03.31 10:29:16 -07'00'

Please Print or Type:

Proponent: Chris Morlan Address: 1912 E Sprague Ave

Phone: 509.443.5435 Spokane, WA 99202

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 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.