

ENVIRONMENTAL CHECKLIST

Revised July 1, 2009

In accordance with Spokane Environmental Ordinance Section 11.10.230[1]

NOTE: (This Environmental Checklist (EC) has been adopted by City of Spokane, Spokane County, and the Spokane Regional Health District

However, as of this revision date Spokane Regional Clean Air Agency has not yet adopted, but is using, this EC in anticipation of its adoption and in an attempt to be consistent with those agencies that have adopted it.)

A SEPA review fee of \$500 (effective 7/1/09) will be invoiced to the applicant after the project has been reviewed.

In addition, the applicant will be invoiced (by the newspaper) for the publication of the Determination of: Non-Significance, Significance, or Mitigated Non-Significance, whichever is applicable, in the legal notices section of the newspaper (in most cases, the Spokesman Review).

Environmental Checklist

File No. _____

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, if applicable:
Maverik @ Regal-44th
2. Name of applicant:
Maverik, Inc
3. Address and phone number of applicant or contact person:
Russell J. Skuse, 185 S. State Street, Suite 800 Salt Lake City, UT 84111 801-335-3851 or 702-580-1146
4. Date checklist prepared:
May 18, 2016
5. Agency requesting checklist:
Spokane Regional Clean Air Agency
6. Proposed timing or schedule (including phasing, if applicable):
Maverik is anticipating the opening of this location by the end of 2016
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 plans for expansion at this time
- 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 his proposal.
Do not know
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.
Do not know
10. List any government approvals or permits that will be needed for your proposal, if known.
Typical permits as required for a convenience store with gas sales

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.

Maverik is proposing at the intersection of Regal St. and 44th Ave. a 5,518 +/- sq ft convenience store, gas canopy with 4-15,000 gallon tanks with five-dispenser store on approximately 1.2 acres.

12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

The proposed Maverik store is located at the northwest (vacant) corner of Regal Street and 44th Avenue; assessor parcel # - 35343.0504

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.)

Yes

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).

Stormwater system will consist of a bio-infiltration swale and drywells

- (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?

Underground storage tanks (4-15,000 gal) including unleaded, diesel, non-ethanol

- (3) What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

Sand and grease trap interceptors. Double wall monitoring tank system.

- (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?

The regional air quality management district regulates the transfer of fuel from transport trucks to the buried fuel tanks so as to minimize any public exposure to petroleum vapors, and all of the buried fuel storage and distribution equipment is double-walled with built-in secondary containment. +

b. Stormwater

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

Depth to groundwater is 7-8 feet below existing grade, depth to bedrock is unknown

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

Yes, potential impacts are effects to groundwater and CARA

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

Evaluation for
Agency Use
Only

1. Earth

- a. General description of the site: *flat, rolling, hilly, steep slopes, mountains, other:*

Flat

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

1% to 2%, the site is flat

- 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 prime farmland.

Silty fine and coarse sand fill were located

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

Do not know

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:

Proposed grading will be about 284yd³. Proposed fill will be about 510yd³ and the source of fill is unknown.

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

No

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

After construction, the site will have 75.1% hardsurface area 10.4% building area for a total of 85.5% impervious surface.

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

Prevention plan/erosion & sediment control plan will be implemented

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

General construction emissions

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

Do not know

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

Does not apply

3. Water

a. SURFACE:

- (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.

None

- (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.

None. No existing surface water or wetlands on site.

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

No

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

- (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, there is no existing surface water

b. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Stormwater will be discharge to groundwater using a bio-infiltration swale and drywells. Swale is sized to hold 1352 cubic feet of stormwater.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

Does not apply

c. WATER RUNOFF (INCLUDING STORMWATER):

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

The source of runoff will be stormwater. The stormwater will flow into curb cuts and then to swales and drywells for percolation.

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

Waste materials are prevented from entering ground waters by the oil/water seperator and the lining of the bio-infiltration swale.

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

There will be onsite conveyance of stormwater. It will be pre-treated and disposed of on site.

4. Plants

Evaluation for
Agency Use
Only

a. Check type of vegetation found on the site and list species name:

- Deciduous tree (*i.e. alder, maple, aspen*):
- Evergreen tree (*i.e. fir, cedar, pine*):
- Shrubs
- Grass
- Pasture
- Crop or grain
- Wet soil plants (*i.e. cattail, buttercup, bullrush, skunk cabbage*):
- Water plants (*i.e. water lily, eelgrass, milfoil*):
- Other types of vegetation: Weeds

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

All natural vegetation will be removed in a staged removal

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

Do not know

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

All plants for proposed landscaping are on the Spokane approved plant list.

5. Animals

a. Check any birds and animals which have been observed on or near the site are known to be on or near the site:

- Birds (*i.e. hawk, songbird*):
- Mammals (*i.e. deer, beaver*):
- Fish (*i.e. bass, shellfish*):
- Other:

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

Do not know

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

Do not know

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

Does not apply

Evaluation for
Agency Use
Only

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Natural Gas - heating, Electric - cooling and other lighting, Solar - future supplemental

- 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:

Unknown at this time

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.

Maverik, Inc. operates convenience stores that offer automotive gasoline & diesel fuel for sale. There is inherent risk in storing & dispensing these fuels to customers, but these risks are well known and mitigated by employing widely-accepted standard industry installation & operating practices. +

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

If a customer or fuel transport truck operator were to spill a large quantity of fuel onto the pavement, then local emergency services (i.e., Fire Department) would be helpful to ensure public safety and to help manage the situation.

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

The regional air quality management district regulates the transfer of fuel from transport trucks to the buried fuel tanks so as to minimize any public exposure to petroleum vapors, and all of the buried fuel storage and distribution equipment is double-walled with built-in secondary containment systems

b. NOISE:

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

General traffic from both Regal St. and 44th Ave.

- (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.

Construction - short-term and normal traffic associated with operations

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

Does not apply

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

An existing coffee kiosk with the majority of the site being vacant.

- b. Has the site been used for agriculture? If so, describe.

Does not apply

- c. Describe any structures on the site.

There is a small drive-thru coffee kiosk.

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

Yes, the coffee kiosk

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

CB-55

- 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?
Does not apply
- h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.
No
- i. Approximately how many people would reside or work in the completed project?
18-20
- j. Approximately how many people would the completed project displace?
Unknown
- k. Proposed measures to avoid or reduce displacement impacts, if any:
Does not apply
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Maverik's store is compatible with the surrounding land uses

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
Does not apply
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.
Does not apply

- c. Proposed measures to reduce or control housing impacts, if any:
Does not apply

Evaluation for
Agency Use
Only

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?
31'-4". The exterior materials consist of manufactured stone and pre-finished cement
- b. What views in the immediate vicinity would be altered or obstructed?
No
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Does not apply

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
No, all lights are directed downward
- b. Could light or glare from the finished project be a safety hazard or interfere with views
Does not apply
- c. What existing off-site sources of light or glare may affect your proposal?
Do not know
- d. Proposed measures to reduce or control light and glare impacts, if any:
Luminaries are LED and could be dimmed if required

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Unknown
- 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:
Does not apply

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
Does not apply
- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.
Does not apply
- c. Proposed measures to reduce or control impacts, if any:
Does not apply

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Access to the site is proposed via both Regal St and 44th Avenue as detailed on the site plan
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes

- c. How many parking spaces would the completed project have? How many would the project eliminate?

27, none

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private).

No

- e. Will the project 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? If known, indicate when peak would occur.

The completed project would generate 5426 trips per day. The peak is the PM hour.
AM Peak: 170 trips. PM Peak: 200 trips. Weekday: 5426

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

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

The site was selected because of existing traffic flows and is expected to pull from existing traffic

15. Public services

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

None

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

Does not apply

16. Utilities

a. List utilities currently available at the site:

Water, refuse service, telephone, sanitary sewer, electricity, natural gas

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.

Electricity, natural gas, water, refuse service, telephone, sanitary sewer. Construction activities will be onsite for all 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: May 18, 2016 Signature: _____

Please Print or Type:

Proponent: Russell J Skuse Address: 185 S. State Street Suite 800

Phone: 801-335-3851 Salt Lake City, UT 84111

Person completing form (if different from proponent): _____ Address: _____

Phone: _____

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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.

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): _____

_____ ADDRESS: _____

Phone: _____

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Staff member(s) reviewing checklist: _____

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- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.