

**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: The Man Shop
2. Applicant: Joe Lobb
3. Address: 25 W Nora  
City/State/Zip: Spokane, WA 99205 Phone: (509) 325-5049  
Agent or Primary Contact: Russell Page Architects  
Address: 204 N Division STE 'E'  
City/State/Zip: Spokane, WA 99202 Phone: (509)467-9748  
Location of Project: 801 W Francis /6217 N Post  
Address: same as above  
Section: N 1/2 Sec. 31 Quarter: \_\_\_\_\_ Township: 26N Range: 43 E.W.M.  
Tax Parcel Number(s) 363312.0207 /36312.0202
4. Date checklist prepared: 9-25-2020
5. Agency requesting checklist: Spokane City Development Services
6. Proposed timing or schedule (including phasing, if applicable): Construction on building to start immediately upon all agency approvals.

Plans for a 5000+ sq. ft. office building are currently in review for permit with the City of Spokane. Office uses are currently permitted under the o-35 zone. Retail sales and service uses would be permitted via tenant improvements and updated certificate of occupancy following zone change. MDO 10/22/2020.

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

A portion fo the building currently in for review and permit will be constructed as a shell. Retail sales and service uses would be permitted via tenant improvements and updated certificate of occupancy following zone change. MDO 10/22/2020

- 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. No

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10. List any government approvals or permits that will be needed for your proposal, if known. \_\_\_\_\_  
Zoning Change, Site Plan Approval, Building Permits

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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. Proposed Zone

change for two lots owned by 801 W Francis, LLC. One lot is bounded by Lincoln and Post and is vacant. The second lot is bounded by Post and is also vacant. Both lots are zoned O-35.

Property on Francis is still listed with county as being owned by Blue Chip Alliance (parcel 36312.0207). The parcel located off of Post (36312.0202) is owned by Micheal Howe and Joe and Summer Lobb. Only half of the parcel on Post is zoned O-35 and is under consideration for this rezone - the portion of the property zoned RSF will remain zoned RSF. MDO 10/22/2020

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. \_\_\_\_\_

801 W Francis and 6217 N Post

N 1/2 Sec.31, Township 26N., Range 43 E.W.M.

801 W Francis - WALL ST & MCKINLEY PARK LT 1 BLK 2 OF WALL ST ADD TOG W/ LT 1-2 BLK 1 OF MCKINLEY PARK ADD EXC: STS

6217 N Post - WALL ST ADD L2 B2

MDO 10/22/2020,

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, All of the Above

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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). Typical City Standard 208 Swales and Drywells will be designed by a licensed civil engineer to handle the proposed office building and parking lot

Stormwater facilities must be in compliance with the Spokane Regional Stormwater Manual. MDO 10/22/2020.

(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? No

(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. N/A

(4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater? No

b. Stormwater

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

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

Yes, There will no potential impacts. **There will be no anticipated impacts?**

**Stormwater facilities must be in compliance with the Spokane Regional Stormwater Manual.**

**MDO 10/22/2020.**

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**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

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

Flat  Rolling  Hilly  Steep slopes  Mountainous

Other: \_\_\_\_\_

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b. What is the steepest slope on the site (approximate percent slope)? 12%

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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. \_\_\_\_\_

sand and gravel

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

No

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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 no fill added to the site. There will be some grading and moving of dirt on the site.

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f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No  
Erosion control is required during construction activity. MDO 10/22/2020.

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g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? 85%

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h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: The site will be engineered to slope the asphalt areas to the new designed 208 swale areas.  
Stormwater facilities must be in compliance with the Spokane Regional Stormwater Manual. MDO 10/22/2020.

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## 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. Minor odors from construction vehicles during construction.

After construction there will be minor odors from automobile traffic entering and exiting the site.

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b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No

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

None

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**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

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(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No

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(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. N/A

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(4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. No

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

No

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(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

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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

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

N/A

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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 will accumulate on the proposed asphalt

surfacing and be collected and treated in the 208 swales and disposed of in drywells.

Stormwater facilities must be in compliance with the Spokane Regional Stormwater Manual. MDO 10/22/2020.

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

No

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(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. NO

The draining on the site will be moified due to the proposal for a new office building, assoicated parking, landscaping, etc. Sidewalk is proposed to be separated - as a result street trees and planter strips will be located in public right of way. No other on or off site modification of existing drainage patters are proposed. Stormwater facilities must be in compliance with the Spokane Regional Stormwater Manual. MDO 10/22/2020.

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d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patter impacts, if any. Stormwater will be treated in swales prior to disposal in drywells.

meeting best management practices found in the Spokane Regional Stormwater Manual. MDO 10/22/2020.

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**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? \_\_\_\_\_

Residential trees and landscaping have previously been removed from the site.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c. List threatened and endangered species known to be on or near the site. None

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation

on the site, if any: A Landscape plan will be prepared by a licensed Landscape Architect

that will fully landscape the site to City Standards.

\_\_\_\_\_  
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e. List all noxious weeds and invasive species known to be on or near the site. None

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**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): \_\_\_\_\_

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

None

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c. Is the site part of a migration route? If so, explain. No

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d. Proposed measures to preserve or enhance wildlife, if any: New trees will be installed  
for the song birds.

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

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**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.

The site and building lighting will high efficiency LED lighting. High efficient gas RTU will be installed for heating and cooling.

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b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. NO

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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: High efficiency RTU mechanical

units will be installed. The building envelope will be fully insulated to meet current WSEC codes.

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**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.   

No

If there is any information about the products used by the solon and any health concerns/mitigatoin you could add them there. include any use of non-toxic products here and/or as part of answer 3 and 5 below. MDO 10/22/2020.

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

None

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(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

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(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. None

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(4) Describe special emergency services that might be required. None

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

None

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b. NOISE:

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

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(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. During construction there will be minor truck and vehicle noise from 7:30am to 4:00pm. After construction there will be minor traffic noise from 7:30am to 5:30pm.

typical noise from construction is anticipated during construction - vehicles, equipment, etc. MDO 10/22/2020.

(3) Proposed measure to reduce or control noise impacts, if any: Efficient designed parking lot for easy access to and from parking lot.

construction activity will only take place during hours consistent with the spoken municipal code including the city's noise ordinance. MDO 10/22/2020.

**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 site did have 3 residences however they have been removed. The surrounding properties are residential.

Property of the north of the site is located in Spokane County and is commercial in nature. Properties located to the east and west of the site are zoned office and current land uses are commercial and residential in nature. Land uses and zoning to the south of the site are residential single family. MDO 10/22/2020.

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? No

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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

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c. Describe any structures on the site. 6217 N Post single family residence and garage that will be removed.

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d. Will any structures be demolished? If so, which? Yes, 6217 N Post residence and garage was recently demolished. Homes located on parcel 801 W Francis were previously demolished. MDO 10/22/2020

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e. What is the current zoning classification of the site? O-35 Proposed change to OR-35

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f. What is the current comprehensive plan designation of the site? O-35 Offices  
The current land use designation is office. MDO 10/22/2020

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g. If applicable, what is the current shoreline master program designation of the site? N/A

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h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. \_\_\_

No  
\_\_\_\_\_  
\_\_\_\_\_  
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i. Approximately how many people would reside or work in the completed project? \_\_\_\_\_

10 to 12  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

10 estimated  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

k. Proposed measures to avoid or reduce displacement impacts, if any: None \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: compliance with applicable development standards \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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\_\_\_\_\_  
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**9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None

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b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. 3 middle income houses have been recently demolished. MDO 10/22/2020.

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c. Proposed measures to reduce or control housing impacts, if any: None

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**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? 24'-6" at highest point,  
Stone, EFIS and metal wall materials.

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b. What views in the immediate vicinity would be altered or obstructed? None

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c. Proposed measures to reduce or control aesthetic impacts, if any: Materials used and designed  
will be aesthetically pleasing and meet current design standards.  
Landscaping and screening will also comply with the City's adopted standards. MDO 10/22/2020.

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### 11. Light and Glare

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

There will be parking lot pole lights.

All lighting shall be shielded from producing off-site glare, either through exterior shields or through optical design inside the fixture, so that the direction of light is downward. MDO 10/22/2020.

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? \_\_\_\_\_

Traffic light, existing street lights, pole lighting

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

All parking lot lights will be down shielded.

### 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: \_\_\_\_\_

None

**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  

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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  

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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.   None  

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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   None  

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**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. Francis is a main arterial road to the North. The site is accessed by Lincoln road to the West and Post street to the East.

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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 No  
Francis is an Spokane Transit Router running east/west. Bus tops are located approximately one block of the east and west of the project location. N/S transit service is also located along N. Monroe Street with a stop located one block west. MDO 10/22/2020.

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c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? There will be 20 parking stalls added to the site. None will be removed.

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10 stalls are currently proposed on site as part of the permit review for a the new office building currently in for review. Additional on street parking is also proposed. MDO 10/22/2020.

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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  
sidewalks adjacet to the project site will be brought up to current standards including separated sidewalks with street trees. MDO 10/22/2020.

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

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- 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? 20 trips per day, approx. Early morning 8:00am to 5:00pm  
5% might be non-passenger vehicles knowing the existing tenant requirements.

(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: Easy access to and  
from site.

## 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: \_\_\_\_\_

No

**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: \_\_\_\_\_

\_\_\_\_\_ This was a previously developed site; all utilities are available . Utility improvements, if required, will be address with the buildig permit for the office building currently under review.

\_\_\_\_\_ MDO 10/22/2020.

\_\_\_\_\_

**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: \_\_\_\_\_ Signature: \_\_\_\_\_

***Please Print or Type:***

Proponent: Joe Lobb Address: 624 W Hastings #11 Spokane, WA 99218

Phone: 509-769-1324

Person completing form (if different from proponent): Russell Page

Phone: 509-467-9748 Address: 204 N Division STE 'E'

Spokane, WA 99202

**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? There will be no hazardous substances at this site. There will be minor vehicle traffic.

Proposed measures to avoid or reduce such increases are: \_\_\_\_\_  
Fully landscaped parking lot

2. How would the proposal be likely to affect plants, animals, fish or marine life? \_\_\_\_\_  
There will be no affect.

Proposed measures to protect or conserve plants, animals, fish or marine life are: \_\_\_\_\_  
Provide planting and trees.

3. How would the proposal be likely to deplete energy or natural resources? \_\_\_\_\_  
None

Proposed measures to protect or conserve energy and natural resources are: \_\_\_\_\_  
None



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? No affect

\_\_\_\_\_  
\_\_\_\_\_

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

None  
\_\_\_\_\_  
\_\_\_\_\_

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? \_\_\_\_\_

N/A  
\_\_\_\_\_  
\_\_\_\_\_

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

None  
\_\_\_\_\_  
\_\_\_\_\_

6. How would the proposal be likely to increase demands on transportation or public services and utilities? None

\_\_\_\_\_  
\_\_\_\_\_

Proposed measures to reduce or respond to such demand(s) are: None

\_\_\_\_\_  
\_\_\_\_\_

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. The proposal will meet all local and environmental regulations.

\_\_\_\_\_  
\_\_\_\_\_

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: Joe Lobb Address: 624 W Hastings #11

Phone: 50-768-1324 Spokane, WA 99218

Person completing form (if different from proponent): Russell Page

Phone: 509-467-9748 Address: 204 N Division STE 'E'

Spokane, WA 99202

**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.