

February 17, 2011

90% DESIGN PLAN SUBMITTALS - SUPPLEMENTAL INFO

SUBJECT: Proposed wetland enhancements at the McKenzie
Conservation Area (Newman Lake, Spokane Co., WA)

FOR ATTENTION OF: Environmental practitioners or funding agencies

REFERENCE: JUB Project # 70-10-027

Memo purpose:

To provide a brief project overview and to clarify the following items: what will be required to transition the enclosed 90% design plan submittals to final construction sheets within a bid packet or document; and, the permitting outlook for the entire project. This memo is intended to be shared in conjunction with the 90% design plans.

Project overview:

Over the last two years (i.e. 2009 and 2010), J-U-B Engineers has worked with several Spokane County departments to develop a preliminary baseline report for a 106-acre portion of land identified as part of the McKenzie Conservation Area, located in the northwest corner of Newman Lake, Spokane County, Washington. The baseline report involved: a topography survey, geo-technical soil investigations, monitoring six groundwater wells, and conducting a wetland delineation to document the existing conditions onsite. As a result of the preliminary studies, a conceptual design for enhancing the subject property emerged and has evolved into the enclosed 90% design plans for the proposed enhancements. These design plans have been introduced to several regulatory agencies at the 60% design submittal phase and have been refined through the collective input generated by stake-holders and regulatory personnel to yield the enclosed - 90% design plans (totaling 16 sheets).

Steps needed to arrive at a final bid packet or document:

To date, funding for this project has not been secured. After the funding source has been secured, the 90% design plan submittals will need to be developed into final construction sheets in concert with a bid document. Typically, each funding agency has distinct outline and specification requirements for bid documents (e.g. Washington State Department of Transportation or U.S. Army Corps of Engineers (USACE) Specifications).

Permitting outlook:

The design plans for this project have been developed to allow the project proponent the ability to separate the project into individual phases. The project funding should dictate what components of the design plans get implemented. The permitting approach should take into account the selected build alternative and then secure the applicable permits. Generally speaking, the following permits/processes are anticipated for these design plans:

- At the Federal level: National Environmental Policy Act (NEPA) process, USACE Section 404 Permit, Section 106 Compliance and Endangered Species Act (ESA) Section 7(c) consultation.
- At the State level: State Environmental Policy Act (SEPA), Construction Stormwater General Permit and Hydraulic Permit Approval (HPA).
- At the Local level: Grading, conditional use, flood-plain development permits and Critical Areas Ordinance compliance.