Notice of Application

The Spokane County Department of Building and Planning (Review Authority) has published this Notice of Application to provide the opportunity to comment on the described proposal. The comment period ends 14 calendar days from the date issued. During this period written comments may be submitted to the Review Authority. The file may be examined between the hours of 7:30 a.m. and 4:00 p.m. Monday through Thursday and 7:30 a.m. and 12:00 p.m. Friday (except holidays) at the Department of Building and Planning in the Public Works Building, 1026 W. Broadway, Spokane, Washington. Questions may be directed to the Project Coordinator listed below.

PROJECT #: B1501180
OWNER: ELECTRIC AIR PARTNERSHIP
PHONE: 509-995-2919
CONTACT: SCARSELLA BROTHERS INC/KENT MERRICK
PHONE: 509-998-8614
APPLICATION DATE: 05/18/2015
DETERMINATION OF COMPLETENESS: 05/26/2015
SITE ADDRESS: 8115 W ELECTRIC AVE
LOCATION: SPOKANE, WA 99224
PARCEL: 24051.9095
DESCRIPTION: GRADING - 10,000 CU YDS OF IMPORTED MATERIAL TO BE EVENLY DISPERSED ON SITE
ZONING: Light Industrial
OTHER PERMITS: POSSIBLE NPDES THRU WA ST DOE
FURTHER STUDIES: NONE

ENVIRONMENTAL REVIEW: The Department of Building and Planning has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be the only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of subsequent threshold determination for the specific proposal may be obtained upon request. The Spokane Environmental Ordinance governs any SEPA appeal and such appeal shall be filed within fourteen (14) days after the notice that the determination has been made.

EXISTING ENVIRONMENTAL DOCUMENTS: NONE

WRITTEN COMMENTS: Agencies, tribes and the public are encouraged to review and provide written comments on the proposed project and its probable environmental impacts. All comments received within 14 calendar days of the date issued below will be considered prior to making a decision on this application.

DEVELOPMENT REGULATIONS: Spokane County Zoning Code, Spokane County Subdivision Ordinance, Spokane County Standards for Roads and Sewer Construction, Spokane County Guidelines for Stormwater Management, Spokane County Critical Area Ordinance and the regulations of the Spokane Regional Health District are the primary regulations applicable to the site.

CONSISTENCY: In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be consistent with the "type of land use", "level of development", "infrastructure", and "character of development".

PUBLIC HEARING: This action is not subject to a future public hearing.

REVIEW AUTHORITY: Kathy Cummings, SEPA Coordinator
Randy Vissia, Building Director
Spokane County Building and Planning
1026 W Broadway Avenue
Spokane, WA 99260
(509) 477-3675

Date: 5-28-15  Signature: [Signature]
Issued: [Signature]

The comment period closes at 4:00 p.m. on June 10, 2015.
SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:
Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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 help 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.

Instructions for Lead Agencies:
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements —that do not contribute meaningfully to the analysis of the proposal.

A. Background [help]

1. Name of proposed project, if applicable: Placement of Excesss Excavation from SIA Taxiway Contract

2. Name of applicant: Scarsella Brothers Inc.
3. Address and phone number of applicant and contact person:
   17711 E. Euclid Ave.
   Spokane Valley, WA 99216
   509-822-8401
   Contact: Kent Merrick

4. Date checklist prepared: May 11, 2015

5. Agency requesting checklist: Spokane County, Department of Building and Planning

6. Proposed timing or schedule (including phasing, if applicable): Immediately upon procurement of permit

7. Do you have any plans for future additions, expansion, or further activity related to or connected with 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

10. List any government approvals or permits that will be needed for your proposal, if known. None known

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. (Lead agencies may modify this form to include additional specific information on project description.) Scarsella Brother Inc. is under contract to perform work for Spokane Internation Airport, Taxiway Reconfiguration Phase II Contract. The contract could generate approximately 10,000 CY excess excavation to be disposed of. This proposal is to dispose of the excess excavation on a nearby 4.82 acre parcel, 24051 9095.

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 applications related to this checklist.

   Section 5, Township 24, Range 42. PTN of GOV Lot 2 & 7 DAF; BEG @ SW COR of Gov LOT 17; See attached Title

   Tax parcel 24081 9095.
   No Street address.
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.

13. Does the proposed action lie within the Critical Aquifer Recharge Area (CARA)? **YES**

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA)

(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).

No systems to dispose of fluids below the ground surface are proposed.

(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.

All equipment will be serviced by a portable lube truck; no storage. All equipment and lube truck have spill kits & appendages to aid in the event of a spill.
SPOKANE ENVIRONMENTAL ORDINANCE
(WAC 197-11-985) Section 11.10.230(1)  

(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? 

b. Stormwater

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

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

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. Earth

   a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountains, other: 

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

   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. 

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

Evaluation for Agency Use Only

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B. ENVIRONMENTAL ELEMENTS

1. Earth
a. General description of the site:  
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other Flat

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. Silt, Silty Clay

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No

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.

   The purpose is to dispose of excess excavation generated from the Spokane International Airport – Taxiway Reconfiguration Phase II contract. The material will be native soil free of organics, it is estimated the quantity of fill to be less than 10,000 CY. The fill site is 4.82 acres near the SIA. A vegetative buffer will be maintained around the site perimeter. The interior of the site will be stripped of topsoil, fill will be placed and the topsoil replaced on the fill.

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

   The site is relatively flat and not likely to erode. The only erosion that could occur is due to a precipitation event during the grading operation. A vegetative buffer will be maintained around the site during the grading, preventing any erosion from leaving the site. Upon completion of the fill the topsoil will be replaced and the site will be reseeded to establish permanent vegetation eliminating the potential of erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 0 percent

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

   The proposed parcel to receive the fill will be stripped of topsoil and stockpiled. A vegetative buffer will be maintained around the perimeter of the parcel preventing any erosion from leaving the site. Upon completion of the fill the topsoil will be replaced and the area hydroseeded to re-establish vegetation.
2. Air
   a. What types 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.

      The only emission will be exhaust from the construction equipment during the grading operation. Quantities are unknown

   b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None

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

      None Proposed

3. Water
   a. Surface Water:

      1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. No

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

      3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. None

      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? If so, note location on the site plan. No.

      6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No

   b. Ground Water:
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. **None**

c. Water runoff (including stormwater):

   1) Describe the source of runoff (including storm water) 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 only runoff that may occur is from stormwater. Any stormwater that may leave the site will be treated by the vegetative buffer. The treated water will flow to adjacent parcels or the existing roadway ditch.

   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**, The proposed fill will effective raise the topography of the site less than 6 inches

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

   There are no surface or groundwater anticipated. Stormwater will be treated via a vegetative buffer before leaving the site. No alteration to the drainage patterns are anticipated.

   Compliance with the Spec Co "Guidelines for Stormwater Management" and CARA performance standards shall be demonstrated. *(KJ 5/20/15)*
4. Plants
   a. Check the types 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? Grass and topsoil will be stripped prior to placing fill. Quantity; the site is 4.82 acres.

   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: None

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

5. Animals
   a. 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.

      Examples include:
      
      birds: hawk, heron, eagle, songbirds, other:
      mammals: deer, bear, elk, beaver, other: marmots
      fish: bass, salmon, trout, herring, shellfish, other: None

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

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

   d. Proposed measures to preserve or enhance wildlife, if any: None
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. **Gasoline/Diesel to power construction equipment**

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: **None proposed**

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. Fuelling and oiling of equipment will be from a self-contained vehicle, no fuel or oils will be stored on the site.**

   1) Describe any known or possible contamination at the site from present or past uses. **None known**

   2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **None**

   3) Describe any toxic or hazardous chemicals 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. **Gasoline/Diesel and Lubricants will be utilized to operate equipment during grading operation**

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

   5) Proposed measures to reduce or control environmental health hazards, if any: **None Proposed**
b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? None

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 Operation, 6 AM to 6 PM

3) Proposed measures to reduce or control noise impacts, if any: Limit operation to daylight hours

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. Vacant, the proposed will not affect adjacent properties use.

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

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: None

c. Describe any structures on the site. None

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

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

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

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

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. HIGH CAARA
i. Approximately how many people would reside or work in the completed project? None

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

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

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: None

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

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

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

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

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? Not applicable

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

   Proposed measures to reduce or control aesthetic impacts, if any: None

11. Light and Glare
    a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None
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: None

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 site 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. None known

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. None known

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. None

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
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. **County Road, Electric Avenue**

b. Is the 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? **None known**, SIA is nearby

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **None**

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. **SIA is near**

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 nonpassenger vehicles). What data or transportation models were used to make these estimates? **None**

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, generally describe. **No**

h. Proposed measures to reduce or control transportation impacts, if any: **No**

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. Circle utilities currently available at the site;
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. None

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: __________________________
Name of signee: Kent Merrick
Position and Agency/Organization: Area Manager/ Scarsella Brother Inc.
Date Submitted: May 13, 2015

D. supplemental sheet for nonproject actions [help]

(IT IS NOT NECESSARY to 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 the 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, floodplains, 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.
FOR STAFF USE ONLY

Staff member(s) reviewing checklist: [Signature]

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.
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