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: B1402277
OWNER: ELECTRIC 90 PARTNERSHIP
CONTACT: WHIPPLE CONSULTING ENGINEERS/BEN GOODMAN
PHONE: 509-838-8500
PHONE: 509-893-2617
APPLICATION DATE: 08/28/2014
DETERMINATION OF COMPLETENESS: 09/02/2014
SITE ADDRESS: 4414 S DOWDY RD
LOCATION: SPOKANE, WA 99224
PARCEL: 24051.0501; 24051.0505
DESCRIPTION: FILLING EXISTING EVAPORATION PONDS AND CREATING NEW DRAINAGE PONDS ON LOTS 1 & 5/BSP-95-05
ZONING: Light Industrial
OTHER PERMITS: GRADING PERMIT; BINDING SITE PLAN ALTERATION
FURTHER STUDIES: N/A

ENVIRONMENTAL REVIEW: The Department of Building and Planning has reviewed the proposed project for probable adverse environmental impacts and has issued an addendum which adds to the binding site plan BSP-95-05, environment checklist which was issued a DNS in March, 2005. This addendum does not identify any new significant environmental impacts beyond what was disclosed in the previous document.

EXISTING ENVIRONMENTAL DOCUMENTS: BSP-95-05, DNS Issued March, 2005

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: Julie Shatto, Project Coordinator
Randy Vissia, Building Director
Spokane County Building and Planning
1026 W Broadway Avenue
Spokane, WA 99260
(509) 477-3675

Date Issued: 9-5-14
Signature: [Signature]

The comment period closes at 4:00 p.m. on September 18, 2014.
ADDENDUM
TO
DNS ISSUED FOR BSP-95-05
September 2, 2014

Lead Agency:
Spokane County
Building & Planning Department
1026 W Broadway
Spokane, WA 99260
(509) 477-3675
Contact: Julie Shatto, Senior Building Technician

Purpose of Addendum

This document is an addendum issued under the Washington State Environmental Policy Act (SEPA), WAC 197-11-600 through 625. This document adds to the binding site plan, BSP-95-05, environmental checklist which was issued a DNS in March, 2005. This addendum does not identify any new significant environmental impacts beyond what was disclosed in the previous document.

Description of Proposed Action

The proposed action under consideration is an adjustment to the existing stormwater facilities that serve the present binding site plan. This proposal consists of reducing the size of the existing evaporation ponds on Lot 1 and Lot 5, Block 1, by importing 9,855 cubic yards of fill for the purpose of future construction of commercial buildings and their appurtenances (i.e. parking, landscaping) as well as constructing new drainage ponds, on the respective lots, to provide treatment for Dowdy Road stormwater runoff only. Future commercial building development will require design of on-site stormwater facilities for each lot within the binding site plan.

Environmental Elements Analysis

In general, the proposed land disturbance will not result in any significant impacts that were not previously analyzed in the environmental checklist for the binding site plan. Proposed measures to reduce surface, ground, and runoff water impacts shall be submitted to Spokane County for review and acceptance.

Earth

When construction activities disturb land, erosion and sediment can occur. Requirements and performance standards through Spokane County have been established to control soil erosion and
sediment through the use of temporary and permanent erosion and sediment control practices. Measures to reduce or control erosion impacts shall be demonstrated in an Erosion and Sediment Control Plan.

Air

Dust emissions during grading/excavation projects must be controlled. Measures must be taken to avoid the deposition of dirt and mud from unpaved surfaces onto paved surfaces. Measures to reduce or control emission impacts shall be considered and coordinated with Spokane Regional Clean Air Agency.

Surface/Ground/Water Runoff

The proposed development shall provide for the treatment of stormwater runoff consistent with Chapter 9.14 of the Spokane County Code, 2008 Spokane Regional Stormwater Manual and Spokane County Critical Area Ordinance.

Discharges of stormwater to surface water may be regulated through a NPDES permit issued by Washington State Department of Ecology.
# Grading Plans

**Electric 90 BSP**

**Spokane County, Washington**

**N.E. 1/4 Section 5, T. 24 N., R. 42 E., W.M.**

<table>
<thead>
<tr>
<th>TITLE</th>
<th>EXISTING</th>
<th>DESCRIPTION</th>
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- **Streets**:
  - [List of streets]

- **Surveyors**:
  - [Contact information]

- **Engineers**:
  - [Contact information]

- **Owner/Developer**: [Contact information]

**Plan Sheet Index**

- **00.0** Cover Sheet
- **04.0** Grading Site Plan
- **09.0** Erosion Control/SWPPP Plan
- **09.1** SWPPP Notes
- **09.2** SWPPP BMPs
- **09.3** SWPPP BMPs

**Site Plan**

**Scale:** [Scale information]

**Electric Avenue & Arc Street**

**Spokane Valley, Washington**

**Sheet CO.0**

**E W S N**

**Graphic Scale**

1" = 100 ft.