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: PREAP1400029
OWNER: ELECTRIC 90 PARTNERSHIP
CONTACT: REGULUS PROPERTIES LLC/MIKE CRAVEN
APPLICATION DATE: 10/10/2014
SITE ADDRESS: 4414 S DOWDY RD
LOCATION: SPOKANE, WA 99224
PARCEL: 24051.0501, 24051.0502 and 24051.9092
DESCRIPTION: SITE DEVELOPMENT GRADING & UTILITIES FOR OFFICE BUILDING, SHOP BUILDING & POLE BUILDING FOR COBRA CAMPUS
ZONING: Light Industrial
OTHER PERMITS: ALTERATION TO EXISTING BSP, CITY & COUNTY APPROACH PERMITS, POSSIBLE NPDES, WATER & SEWER PERMITS FROM CITY OF SPOKANE
FURTHER STUDIES: TRAFFIC DISTRIBUTION LETTER

ENVIRONMENTAL REVIEW: The Department of Building and Planning has reviewed the proposed project for probable adverse environmental impacts and expects to issue a mitigated determination of nonsignificance (MDNS) 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: DNS ISSUED MARCH 2005 FOR BINDING SITE PLAN 95-05 AND AN ADDENDUM ISSUED SEPTEMBER 2, 2014 TO THE ORIGINAL DNS TO RELOCATE STORMWATER FACILITIES FOR THE BINDING SITE PLAN.

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 Issued: 10-22-14
Signature: Kathy Cummings

The comment period closes at 4:00 p.m. on November 4, 2014
SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

Environmental 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, if applicable: Codie Campus

2. Name of applicant: Dic Properties LLC

3. Address and phone number of applicant or contact person: Spokane, WA 99203 236-278-1101

4. Date checklist prepared: 10/10/2015

REDACTED
5. Agency requesting checklist: Spokane County

6. Proposed timing or schedule (including phasing, if applicable):
   
<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Begin Construction</td>
<td>11-15-2014</td>
</tr>
<tr>
<td>Complete Construction</td>
<td>7-15-2014</td>
</tr>
</tbody>
</table>

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

   Site plans proposed for this site.

   b. Have you or have you 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.
   No

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.
   Yes
   There is an existing amendment to the underlying land use plan. The amendment relates to stormwater treatment.

10. List any government approvals or permits that will be needed for your proposal, if known.
   Building Permit - Spokane County
   Approve Permit for Development - Spokane County
   Water and Sewer Connection - City of Spokane
   Approve Permit for Electric Line - City of Spokane

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.
   The project consists of building a 18,500 sq ft. office building that is three stories, parking lot area of 11,330 square feet. There are 3000 sq. ft. storage barn and 10 stalls. All structures built on 5.3 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 need not duplicate maps or detailed plans submitted with any permit application related to this checklist.

Parcel #5 - 24061.0501, 24061.0502, 24051.9092
Address - 4414 S Dowdy Rd, Spokane WA 99224

See Attached Map

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.)

ASA - Yes; GSSA - Yes; PSSA - No,
City of Spokane - No, City of Spokane water sewer service Area - 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).

All storm drainage facilities will be designed and constructed in accordance with the adopted Storm Drainage Manual (SDSM).

(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?

None Known

(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.

Spills will be handled per appropriate measures in conjunction with conflict mitigation, fire department or state High standards

(WAC 197-11-960) 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?  

None Known

b. Stormwater

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

Test pits were dug on May 27th 2014. No groundwater was encountered to 17-18 feet (pit depth). Well logs data in vicinity indicate groundwater depths of 30-40 feet. Bedrock unknown.

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

Yes, None anticipated

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. The site is generally flat.

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

6%

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. Top soil to 2 feet poorly graded gravels, ashy silt loam.

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

Evaluation for Agency Use Only
SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

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

- Grading will be for site development including utilities, building, parking, access, storage.
- Volume of material: 1,000 to 5,000 cubic yards.

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

- Wind and water erosion of disturbed soils during construction.


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

- Approximately 30%

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

- The project includes a BMP plan for both wind and water erosion.

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:

- Some dust would be generated from construction activity. When project is completed, automobile emissions from workers commuting, gas heat emissions from HVAC equipment.

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

- None Known.


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

- Processes and BMP's as described in the plan.

3. Water

a. SURFACE:
SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

(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 Known

(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.

Not Applicable

(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.

Not Applicable

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

(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 discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No
SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

b. GROUND:

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

No groundwater will be directly withdrawn. The increase in runoff from this project will be discharged to ponds, treated and discharged to the underlying soils and groundwater via drywells, per the SRSM.

(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.

N/A

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.

Runoff will be from lawns, roof and paved areas. Runoff will be captured and treated in ponds and swales by basins. Rates and volumes vary and have not been determined at this time.

Could waste materials enter ground or surface waters? If so, generally describe.

No

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

All appropriate BMPs have or will be used in the design in accordance with the SRSM to control runoff.

(Project and Construction) is subject to Spc Co. Erosion/Sediment Control Standards and the Spc Co. Critical Areas Ordinance.

KC 10/15/14
a. Plants

   a. Check or circle type of vegetation found on the site:

      [ ] Deciduous tree: *alder, maple, aspen, other.*

      [ ] Evergreen tree: *fir, cedar, pine, other.*

      [ ] Shrubs

      [X] Grass

      [ ] Pasture

      [ ] Crop or grain

      [ ] Wet soil plants, *cattail, buttercup, bulrush, skunk cabbage, other.*

      [ ] Water plants: *water lily, eelgrass, milfoil, other.*

      [X] Other types of vegetation. *Brush & weeds.*
b. What kind and amount of vegetation will be removed or altered? _____ weeds / brush / bark and grasses

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

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

- No landscape plan has been completed. However, mature hedges, blue and yellow, low shrubs, are among endangered species.

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5. Animals

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

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

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

---

c. Is the site part of a migration route? If so, explain. Not at this site.

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

- None at this site.

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6. Energy and natural resources

a. What kinds or 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.

- Electric and gas for heating
- Electric for lighting and cooking

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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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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.
   None Known.

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
   Traffic noise from I-90 and airport.

(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.
   Traffic noise will emitted by the project in the short term. Noise from vehicle traffic will be created during the operation of the finished project.

(3) Proposed measure to reduce or control noise impacts, if any:
   None
8. Land and shoreline use

a. What is the current use of the site and adjacent properties?
   The site is currently vacant property. Adjacent land to south and west is vacant. Amount to north is vacant airport land. Across street to the east is office and light commercial.

b. Has the site been used for agriculture? If so, describe. No.

c. Describe any structures on the site. There are no structures on the site.

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

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

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

g. If applicable, what is the current shoreline master program designation of the site? Not Applicable

h. Has any part of the site been classified as a critical area? If so, specify. None known, possibly erodible soils.

i. Approximately how many people would reside or work in the completed project? 50 people

j. Approximately how many people would the completed project displace? 0 people
SPokane ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

k. Proposed measures to avoid or reduce displacement impacts, if any:

Project is an approved use within the Comprehensive Plan and Spokane County Zoning Code.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.

c. Proposed measures to reduce or control housing impacts, if any:

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?

Tallest height is _______________.

b. What views in the immediate vicinity would be altered or obstructed?

No views will be obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Site and Construction Drawings to be reviewed and approved per Spokane County Code. KC 10/19/14.
SPokane Environmental Ordinance

(WAC 197-11-960) Section 11.10.230(1)

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Light will be produced by exterior lighting and security flood lighting on the buildings at night.**

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 Known.**

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 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. **None Known.**
b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.
   None known.

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.
   Site is accessed from both Electric Ave and from Downing Rd. Two points of ingress/egress from Downing Rd. One point from Electric Ave.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? No, 3.5 miles.

c. How many parking spaces would the completed project have? How many would the project eliminate? 70 stalls, No parking stalls would be displaced.

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.

15. Public Services

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.
   AM Peak hour 23 trips, PM peak Hour 24 trips
   ADT 185

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

11-15
SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

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.  

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

16. Utilities  

a. Circle utilities currently available at the site:  

   - Electric  
   - Natural gas  
   - Water  
   - Sewer  
   - Telephone  
   - 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.  

   - Water: City of Spokane  
   - Sewer: City of Spokane  
   - Electricity: Idaho Power Light Co.  
   - Septic: Insite Septic  
   - Telephone: CenturyLink  

C. SIGNATURES

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: 10-9-11  
Signature:  

Please Print or Type: 

Proponent: Dix Properties, LLC  
Address: 7211 W Flightline Blvd, STE 108  
Phone: 509-455-4043  
Spokane WA 99224

Person completing form (if different from proponent): Mike Craven  
Address: 1414 S Bernard St.  
Phone: 509-270-1141  
Spokane WA 99203

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Kathy Cummings  
Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:
SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

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.
14.052 COBRA CAMPUS
SCHEMATIC DESIGN
09.24.2014

SOUTHWEST PERSEPECTIVE

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14.052 COBRA CAMPUS
SCHEMATIC DESIGN
09.24.2014

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