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: B1402948
PROJECT #: B1402948
OWNER: GARABEDIAN, HRAIR & HILDA
PHONE: 509-990-6428
CONTACT: SIMPSON ENGINEERS/ED SIMPSON
PHONE: 509-926-1322
APPLICATION DATE: 10/23/2014
DETERMINATION OF COMPLETENESS: 10/27/2014
SITE ADDRESS: 8507 S SAGEWOOD DR
LOCATION: SPOKANE, WA 99223
PARCEL: 34132.0125; 34131.9048; 34131.9049; 34131.9050; 34131.9051; 34131.9056; 34131.9055
DESCRIPTION: GRADING FOR PRIVATE ROAD & EMERGENCY ACCESS ROAD
ZONING: Rural Conservation
OTHER PERMITS: APPROACH PERMIT; POSSIBLE NPDES PERMIT

FURTHER STUDIES: N/A

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: N/A

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 calender 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, SEPA Coordinator
Randy Vissia, Building Director
Spokane County Building and Planning
1026 W Broadway Avenue
Spokane, WA 99260
(509) 477-3675

Date Issued: 10-29-14
Signature: ________________

The comment period closes at 4:00 p.m. on November 12, 2014
SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-985) Section 11.10.230(I)  

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:
   Sagewood Lane(Proposed) or Garabedian Property Private Road

2. Name of applicant:
   Hrair Garabedian, Owner

3. Address and phone number of applicant and contact person:
   8507 S. Sagewood Rd., Spokane, WA 99223 
   Contact: (509) 990-6428 Hrair Garabedian, Owner 
   (509) 994-9300 Suzy Dix, Agent
SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-985) Section 11.10.230(1)

4. Date checklist prepared: October 22, 2014

5. Agency requesting checklist: Spokane County

6. Proposed timing or schedule (including phasing, if applicable):
   Fall 2014, or as soon as possible

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

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 his proposal.
   Erosion Control Plan will be prepared with the construction documents.

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.
   Not known

10. List any government approvals or permits that will be needed for your proposal, if known.
    Permits from Spokane County

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.

Construct 1900 ft of Private Road (Sagewood Lane) to serve 3 lots and the construction of approximately 1400 ft of Emergency Access Road from the end of Sagewood Lane to South Krell Ridge Lane.

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.

Private Road (Sagewood Lane) comes off of S. Sagewood Road approximately 3000 ft north of E. Willow Springs Road. Parcel number 34132.0125, 34131.9048, 34131.9049, 34131.9050
N 1/2 Sec. 13, T. 24. N., R. 43 E.W.M.
SPOKANE ENVIRONMENTAL ORDINANCE

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

No

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).

Property not within CARA

(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)?

Not known

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

Yes, stormwater will be discharged via natural infiltration in accordance with County regulations. No potential impacts are anticipated.
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(WAC 197-11-985) Section 11.10.230(1)

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

   Mountainous

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

   Approximately 15% maximum 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.

   Map Unit Symbol (5313): Kramerhill-Spokane Complex, 8 to 25 percent slopes

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

   No

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

   Grading for Private Road and Emergency Access Road: approximately 2000 cubic yards of cut and 1500 cubic yards of fill. Fill source will be from cut. All cut material will be spread onsite.

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

   No erosion anticipated.
   Erosion control protection will be implemented.

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

   Yes, erosion is possible on hillside during construction.
   However, erosion control protection will be implemented.

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

   Approximately 4% once all private roads, homes and driveways have been constructed.

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

   Rock construction entrance, and silt fence, if runoff to adjacent properties is anticipated during construction.
2. Air

a. What types 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.

   Construction: Automobile odors and dust at unknown quantities.
   Post construction: Automobile odors at unknown quantities.

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

   No

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

   Water the disturbed soils during construction to minimize dust.

3. Water

a. SURFACE:

   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.

      N/A

   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
a. GROUND:

1) Will ground water be withdrawn, or will water be discharged to ground water? 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 STORM WATER):

(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.

   Stormwater runoff will run off private road through a vegetative buffer strip and then disperse across the native vegetation.

2) 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:

   Proposed private roadway will convey runoff to the natural vegetative ground. No off-site impacts should occur.

4. Plants

   a. Check or circle 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
      ___ wet soil plants: cattail, buttercup, bulrush, 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?

Approximately 2.5% of the existing site vegetation will be removed or altered for the construction of the private road and future home sites.

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

Not known

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

None

5. Animals
a. Circle any birds and 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: quail
mammals: deer, bear, elk, beaver, other: moose
fish: bass, salmon, trout, herring, shellfish, other:
other:

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

Not known

c. Is the site part of a migration route? If so, explain.

Not known

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.

Natural Gas and Electricity for heating, lights and general home electronics for residences

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

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

1) Describe special emergency services that might be required.

N/A

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

N/A

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 noise for approximately 8-10 hours per day during construction, and small increased traffic once homes sites are complete.

3) Proposed measures to reduce or control noise impacts, if any:

None
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(WAC 197-11-985) Section 11.10.230(1)

8. Land and Shoreline Use
   a. What is the current use of the site and adjacent properties?
      Natural forested and grass land open space
   b. Has the site been used for agriculture? If so, describe.
      No
   c. Describe any structures on the site.
      Two separate single family homes
   d. Will any structures be demolished? If so, what?
      No
   e. What is the current zoning classification of the site?
      RCV
   f. What is the current comprehensive plan designation of the site?
      Rural Conservation
   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 an "environmentally sensitive" area? If so, specify.
      Per Spokane County Zoning Code Designation RCV states "applies to environmentally sensitive areas"
   i. Approximately how many people would reside or work in the completed project?
      Approximately 15
   j. Approximately how many people would the completed project displace?
      Zero
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k. Proposed measures to avoid or reduce displacement impacts, if any:
   None

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
   Project will be designed to meet all codes of Spokane County.

9. Housing
   a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
      4 single-family homes (High)
   b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
      Zero
   c. Proposed measures to reduce or control housing impacts, if any:
      The development will comply with Spokane County land use codes and density limitations.

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?
       Unknown height, but will not exceed 35 feet. Residential siding materials.
    b. What views in the immediate vicinity would be altered or obstructed?
       None
    c. Proposed measures to reduce or control aesthetic impacts, if any:
       Maintaining as much natural vegetation and landscaping as possible
11. Light and Glare
   a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
      automobile lights 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
   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.
   N/A

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

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.
   The site has access off of Sagewood Road

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
   No. Area is very rural so closest transit stop is unknown.

c. How many parking spaces would the completed project have? How many would the project eliminate?
   None

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).
   Construction of new private road and new emergency access road.

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

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
   Approximately 25 trips per day

g. Proposed measures to reduce or control transportation impacts, if any:
   None

Development of private road shall comply with 2003 SRSC Plan. Plan for emergency access road shall be reviewed, accepted by Fire District #8.

JS
10-27-14
15. Public Services

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.

The additional homes may require additional public services.

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

Homes and private road will be designed and constructed to meet all current codes.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, natural gas, refuse service, telephone

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.

Electricity and gas - Avista, phone- Century Link, refuse – Waste Management. Conduits will need to be installed on-site to carry underground utilities. Wells will be drilled for Water and Sewer will be Onsite Septic Systems.
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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: 10/22/14  
Signature: __________________________

Please Print or Type:

Proponent: Hrair Garabedian  
Suzy Dix, Agent  
Address: 8507 S. Sagewood Road  
Spokane, WA 99223

Phone: 990-6428 (Hrair) 994-9300(Suzy)

Person completing form (if different from proponent): Ed Simpson, P.E.  
Address: 909 N. Argonne Rd.

Phone: 926-1322  
Spokane Valley, WA 99212
FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Julie Shatto

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

X 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.