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 #: B1403133
PHONE: 509-321-2002
PHONE: 509-455-4448

OWNER: VAUGHNS 57TH AVENUE, LLC
CONTACT: DCI ENGINEERS/MATT GIBB
APPLICATION DATE: 11/10/2014
DETERMINATION OF COMPLETENESS: 11/13/2014
SITE ADDRESS: 5415 S REGAL ST
LOCATION: SPOKANE, WA 99223
PARCEL: 34032.0446, .0447, .0412, .0480, AND .0481
DESCRIPTION: MASS GRADING TO LEVEL SITE - 45,800 CU YDS
ZONING: Mixed Use Zone
OTHER PERMITS: BLASTING PERMIT, 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: DNS ISSUED 3/3/93 FOR ZONE CHANGE (ZS-57-92)
DNS ISSUED 10/29/02 FOR CELL TOWER (AIS-13-02)
DNS ISSUED 5/7/14 FOR DEMOLITION OF STRUCTURES

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: 11-18-14 Signature: [Signature]

The comment period closes at 4:00 p.m. on December 1, 2014.
ENVIRONMENTAL CHECKLIST

SPOKANE ENVIRONMENTAL ORDINANCE
SECTION 11.10.230[1]

Updated March 15, 2006
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: South Regal Lumberyard Site Grading

2. Name of applicant: DCI Engineers

3. Address and phone number of applicant or contact person: 601 W Riverside Suite 600
SPOKANE ENVIRONMENTAL ORDINANCE

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

Matt Gibb – (509) 455-4448

4. Date checklist prepared: 11/7/2014

5. Agency requesting checklist: Spokane County Building and Planning

6. Proposed timing or schedule (including phasing, if applicable): Approximate construction start in December 2014 with completion in Summer 2015.

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? Yes. If yes, explain. The current plan is for the existing property to be mass graded for marketing to potential developers.

b. Do you own or have options on land nearby or adjacent to this proposal? No. If yes, explain. N/A

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Phase 1 ESA by TechCon; Preliminary Geotechnical Evaluation by Geoengineers; Asbestos Inspection Report by Fulcrum.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? No. If yes, explain. N/A

10. List any government approvals or permits that will be needed for your proposal, if known. A Notice of Intent has been submitted for coverage under the WSDOE Construction Stormwater General Permit.

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. Mass grading of 8.7 acres of vacant land; drill and shoot operations, temporary rock crushing
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. **5415 S Regal Street, Spokane County, Washington**

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 subsurface discharge systems are proposed for this phase of the project.**

   

(2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? **No.** If so, what types and quantities of material will be stored?

   **N/A**

(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**
SPOKANE ENVIRONMENTAL ORDINANCE

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

(b) Stormwater

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

Groundwater was not encountered in test pits. Bedrock depths ranged from 1 to 8 feet.

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

Not during this phase of the project.

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: Rolling.

   b. What is the steepest slope on the site (approximate percent slope)? 50%

   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: Sand and Gravel.

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

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Evaluation for Agency Use Only

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

The upper bench will be excavated in two phases to bring it down to an elevation better suited for development. As rock material is removed, it will be crushed onsite for use as base rock for the development. Approximately 45,800 cy of material will be excavated.

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

Disturbed soils could erode during storm events.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 1%

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Silt fence, storm drain inlet protection, construction entrance, hydoseeding for final stabilization.

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. Dust, exhaust from construction equipment.

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

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

Dust control with water trucks.

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)? **No.** If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A

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

N/A

(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. **None.**

(4) Will the proposal require surface water withdrawals or diversions? **No.**
Give general description, purpose, and approximate quantities if known.

N/A

(5) Does the proposal lie within a 100-year floodplain? **No.** If so, note location on the site plan.

N/A

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

N/A

b. **GROUND:**

(1) Will groundwater be withdrawn, or will water be discharged to groundwater? **No.**
Give general description, purpose, and approximate quantities if known.

N/A
(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.

None.

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c. WATE R 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.

Stormwater runoff will sheet flow to the Regal Street storm system, which flows to the Hazel's Creek regional stormwater facility.

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Could waste materials enter ground or surface waters? **No.** If so, generally describe.

N/A

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

**All disturbed earth will be hydroseeded for final stabilization.**

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4. Plants

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

- [x] Deciduous tree: alder, maple, aspen, other.
- [x] Evergreen tree: fir, cedar, pine, other.
- [x] Shrubs
- [x] 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.

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b. What kind and amount of vegetation will be removed or altered?  

No vegetation will be removed in the grading area.

c. List threatened or endangered species known to be on or near the site. None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: The site will be hydroteed with a native mix for final stabilization.

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:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other:

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

None known.  

Project site is not mapped within a priority habitat per SOCo maps.  

r. Is the site part of a migration route?  

No. If so, explain.  

N/A

d. Proposed measures to preserve or enhance wildlife, if any: None.

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: No energy sources will be in use for this phase of the project.

b. Would your project affect the potential use of solar energy by adjacent properties?  

No. If so, generally describe.  

N/A
c. What kinds of energy conservation features are included in the plans of this proposal? **None.** List other proposed measures to reduce or control energy impacts, if any:

    N/A

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? **No.** If so, describe. **N/A**

   (1) Describe special emergency services that might be required.

     **None.**

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

     **None.**

b. **NOISE:**

   (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

     **Traffic noise; a construction project is ongoing to the east.**

   (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.

     **Excavation, rock-crushing equipment, drill and shoot operations; Normal working hours.**

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

     **Construction schedule will adhere to noise ordinance.**
8. Land and shoreline use

a. What is the current use of the site and adjacent properties? 
   Vacant land, one occupied residence.

b. Has the site been used for agriculture? If so, describe. 
   None known.

c. Describe any structures on the site. 
   One occupied residence with three outbuildings and a swimming pool, one cell tower site.

d. Will any structures be demolished? Yes. If so, which? 
   The cell tower site will be relocated to the southwest corner of the site.

e. What is the current zoning classification of the site? Mixed-use.

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

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? If so, specify. 
   Yes—High Area

i. Approximately how many people would reside or work in the completed project? 
   One existing residence will remain occupied.

j. Approximately how many people would the completed project displace? 
   None.
k. Proposed measures to avoid or reduce displacement impacts, if any:
   The existing residence and outbuildings will be protected from
   construction activities by fencing and erosion control measures.

l. Proposed measures to ensure the proposal is compatible with existing and
   projected land uses and plans, if any:
   Any future development will be subject to the Spokane County review
   and permit process.

9. Housing
   a. Approximately how many units would be provided, if any? None.
      Indicate whether high, middle or low-income housing. N/A
   b. Approximately how many units, if any, would be eliminated? None.
      Indicate whether high-, middle- or low-income housing. N/A
   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? N/A
   b. What views in the immediate vicinity would be altered or obstructed?
      None.
   c. 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? **None.** What time of day would it mainly occur? **N/A**

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? **Southeast Sports Complex is 0.5 miles north of the site.**

b. Would the proposed project displace any existing recreational uses? **No.** If so, describe. **N/A**

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? **No.** If so, generally describe. **N/A**
b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.

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. Regal Street, 53rd and 55th Avenues. Access to public streets will remain as existing for this phase of the project.

b. Is site currently served by public transit? Yes, STA Route 45. If not, what is the approximate distance to the nearest transit stop?

c. How many parking spaces would the completed project have? None. 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? No. If so, generally describe (indicate whether public or private). N/A

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

f. How many vehicular trips per day would be generated by the completed project? None. If known, indicate when peak would occur. N/A

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

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

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)? No. If so, generally describe. N/A

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: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. All except septic.

a. 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. Onsite services will be abandoned, except those serving the occupied residence and cell tower. No new utilities are proposed for this phase of the project.

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: 11/11/14 Signature: 

Please Print or Type:

Proponent: Matt Gibb, P.E. Address: 601 W Riverside, Suite 600

Phone: (509) 455-4448

Person completing form (if different from proponent): Same as proponent Address:

Phone:
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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