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 #: B1403452
OWNER: RCS DEVELOPMENT
CONTACT: GARCO CONSTRUCTION INC/MATT HOFFMAN

APPLICATION DATE: 12/23/2014
DETERMINATION OF COMPLETENESS: 12/23/2014
SITE ADDRESS: 9212 W HALLETT RD
LOCATION: CHENEY, WA 99004
PARCEL: 24064.9027
DESCRIPTION: ROUGH GRADING ONLY FOR WAREHOUSE
ZONING: Light Industrial
OTHER PERMITS:

FURTHER STUDIES:

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

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

Date Issued: 1-6-15
Signature: Dawn Dompier

The comment period closes at 4:00 p.m. on January 20, 2015
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: SDS Facility

2. Name of applicant: Matt Hoffman

3. Address and phone number of applicant or contact person: 4114 E. Broadway
Spokane, WA. 99202 509-535-4688

4. Date checklist prepared: 12/17/2014

5. Agency requesting checklist: Spokane County Bldg. & Planning

6. Proposed timing or schedule (including phasing, if applicable): Start in January 2015 and end December 2015

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Yes, 56000 sq. ft. future addition to the North

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. None

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. None

10. List any government approvals or permits that will be needed for your proposal, if known. Permits for building, grading, foundations, mechanical, electrical, etc.

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. 250,250 sq. ft. parts warehouse with 5,000 sq. ft. office area. Type IIB construction, S-1 occupancy with 20 loading docks. This is a phased project, phase I will be grading, phase II will be full building. Phase III will be 56,000 S.F. warehouse addition to the North in the future.

Total grading 22,600 cu yd.
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. The project is located at 6120 S. Thomas Mallon RD. on parcel 24064.9027

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).

   All stormwater or runoff will be treated through swales or retention ponds per the Spokane Regional Stormwater Manual. Water collected at the recessed dock areas will be pumped to an oil/water separator and discharged to City sewer.

(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.

   None

   project site mapped within moderate susceptibility to contaminant compliance with CARA performance standards shall be met by 12/31/14

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(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)?  
Unknown at this time

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts?  
Yes but treated per the Spokane Regional Stormwater Manual

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)?  
The site is fairly flat

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. Generally sand, clay, and gravel.

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

(WAC 197-11-985) Section 11.10.230(1)  File No. 814-3452

Evaluation for Agency Use Only

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 from normal construction controlled with water trucks.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Not to my knowledge

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

3. Water

a. SURFACE:

D.P. 12/31/14

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(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

(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 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? Give general description, purpose, and approximate quantities if known.

No

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

(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

b. GROUND:

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

Stormwater only per Spokane Regional Stormwater Manual
(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. 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.

All stormwater runoff will be collected & treated per Spokane Regional Stormwater Manual

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

No

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

See Civil drawings attached

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4. 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
- Grass
- Pasture
- Crop or grain
- 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? The tree will remain and crops will be removed.

c. List threatened or 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: Landscaping will be provided per the Spokane County Zoning code

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: 
   other: unknown at this time

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

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 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 Natural gas

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:

Designed per the Washington State NREC and 2012 International mechanical and electrical code

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

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

Normal Police, Fire, and ambulance services

(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)?

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.

Normal noise levels associated with construction

(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? Light industrial with light industrial to the east, west, and north and Low Density Residential to the south.

b. Has the site been used for agriculture? If so, describe. Yes. Used for crops of some kind.

c. Describe any structures on the site. None

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? None

h. Has any part of the site been classified as a critical area? If so, specify. It is in the Moderate CARA

i. Approximately how many people would reside or work in the completed project? Approximately 60 employees

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

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

k. Proposed measures to avoid or reduce displacement impacts, if any: __
   No displacement

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Use OK per Spokane County Zoning Code
   Compliance with (LI) Light Industrial Zone Standards Shall be met
   Project proposes use within Airport Overlay Zone; FARR
   "A" Height F "AIA 2" Zones, shall comply with FARR and airport area restrictions
   Shall be met 12/31/11

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?
      Approximately 41 feet high with Concrete tilt-up panels for the exterior

   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

Evaluation for Agency Use Only
11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Normal site lighting

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: Designed per Codes

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? None to my knowledge

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
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.  
   See site plan attached

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
   No. 1/2 mile

c. How many parking spaces would the completed project have? How many would the project eliminate?  
   103 spaces w/37 future spaces will not eliminate any spaces

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).  
   Frontage improvements on Hallet rd.

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 would occur.  
   See attached Trip distribution letter

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

15. Public services
SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-985) Section 11.10.230(1)  File No. 814-3452

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.  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: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: Fiber optics

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. City of Spokane water & sewer, Avista natural gas,

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:  12/17/2014    Signature:  

Please Print or Type:

Proponent:  Matt Hoffman    Address:  4114 E. Broadway

Phone:  509-535-4688    Spokane, WA. 99202

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

Phone:  

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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.

X 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.