NOTICE OF APPLICATION
TYPE I

BUILDING AND PLANNING DEPARTMENT

In accordance with ESHB 1724 Procedural Administrative Rules and Spokane County Board of Commissioners Resolution No. 1-0700, the Spokane County Building and Planning Department is providing this Notice of Application to allow you to comment on the below described project. The project file may be reviewed between 7:30 a.m. and 4 p.m. Monday through Thursday, and 7:30 a.m. and 12 noon Friday (except holidays) at the Spokane County Department of Building and Planning located at 1026 West Broadway Avenue, Spokane, Washington.

PROJECT NUMBER: B1500183

PARCEL NUMBERS: 34032.0446, .0447, .0412, .0480 AND .0481

DATE OF APPLICATION SUBMITTAL: 2/3/2015

DATE OF DETERMINATION OF COMPLETENESS: 2/3/2015

OWNER:

VAUGHNS 57TH AVENUE, LLC
820 N POST ST, #202
SPOKANE, WA 99201

DESIGNATED CONTACT:

DCI ENGINEERS/MATT GIBB
601 W RIVERSIDE AVE, SUITE 600
SPOKANE, WA 99201
(509) 455-4448

DESCRIPTION OF PROJECT:

REMOVAL OF 23,000 CU YDS (7,000 CU YDS OF EXISTING ON-SITE SOIL & 16,000 CU YDS OF CRUSHED ROCK)

LOCATION OF PROJECT: 5415 SOUTH REGAL STREET Generally located in the NW ¼ of Section 03, Township 24 North, Range 43 EWM, Spokane County, Washington (see vicinity map).

EXISTING ZONING: MIXED USE (MU)

OTHER PERMITS: BLASTING PERMIT, NPDES THRU WA ST DEPT OF ECOLOGY

FURTHER STUDIES REQUESTED: NONE
ENVIRONMENTAL DOCUMENTS: DEPARTMENT OF BUILDING AND PLANNING HAS REVIEWED THE PROPOSED PROJECT FOR PROBABLE ADVERSE ENVIRONMENTAL IMPACTS AND AS A RESULT HAS ISSUED AN ADDENDUM TO THE ORIGINAL ENVIRONMENTAL CHECKLIST AND DNS ISSUED DECEMBER 4, 2014, FOR MASS GRADING TO LEVEL SITE – 45,800 CU YDS.

COMMENT PERIOD: All written comments received within fourteen (14) calendar days of the below "Date Issued" will be considered prior to making a decision on this project.

DEVELOPMENT REGULATIONS: The Spokane County Subdivision Ordinance, the Spokane County Zoning Code, the Spokane County Standards for Road and Sewer Construction Ordinance, the Guidelines for Stormwater Management, and the Spokane Regional Health District regulations are the primary development regulations that will be used for project mitigation.

CONSISTENCY: With the above development regulations and typical conditions of approval, the proposal is initially found to be consistent with the "type of land use," "level of development," "infrastructure," and "character of the development."

ACTION: This will be an administrative decision without a public hearing, and decision can be made after the fourteenth (14) calendar day comment period; provided that required studies have been accepted and the agencies of jurisdiction have provided us with their comments and recommended conditions. A COPY OF SUBSEQUENT PERMIT DECISION FOR THE SPECIFIC PROPOSAL MAY BE OBTAINED UPON REQUEST. A written appeal of the decision may be filed with the review authority by a party with standing to appeal.

ATTACHMENTS: Please find attached a vicinity map and addendum for your review.

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<tr>
<td>Kathy Cummings, Project Coordinator</td>
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<td>John Pederson, Director of Planning</td>
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<td>Randy Vissia, Director of Building</td>
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<tr>
<td>Spokane County Department of Building and Planning</td>
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<tr>
<td>1026 West Broadway Avenue, Spokane, WA 99260-0220</td>
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<td>Phone: (509) 477-3675  FAX: (509) 477-4703</td>
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ADDENDUM
To
DNS issued for Mass Grading to Level Site
November 18, 2014

Lead Agency:
Spokane County
Division of Building and Planning
1026 W Broadway Ave
Spokane, WA 99260
(509) 477-3675
Contact: Kathy Cummings, Project Coordinator

Purpose of Addendum

This document is an addendum issued under the Washington State Environmental Policy Act (SEPA), WAC 197-11-600(4)(c) and 625. This document adds to the environmental checklist submitted for Mass Grading to Level Site located at 5415 South Regal Street. This addendum does not identify any new significant environmental impacts beyond what was disclosed in the previous document.

Description of Project Modification

The proposed modification under consideration is for the removal and export of approximately 7,000 cubic yards of existing on-site soil to a property located at the northwest corner of 57th Avenue and Palouse Highway (5616 S Palouse Hwy). This proposed export amount includes 600 cubic yards of material which had previously been moved into the City of Spokane (4337 S Regal St), and, will be moved back to the project site. 16,000 cubic yards of crushed rock that will not be used for on-site structural fill will be hauled to sites unknown at this time. Total estimated off-site haul is 23,000 cubic yards of material.
Environmental Elements Analysis

This modification will not result in any significant impacts that were not previously analyzed in the environmental checklist. On-site grading shall be in accordance with the approved grading and temporary erosion and sedimentation control plans. Any import or export of material shall be from/to a pre-approved source/destination and coordinated with the Spokane County Division of Building & Planning. Grading on the subject site or any other sites must comply with all development regulations including, but not limited to, SEPA review, grading permits, timber harvest permits, right-of-way permits and haul agreements, critical areas, designated drainage ways, etc.

Earth

When construction activities disturb land, erosion and sediment can occur. Requirements and performance standards through Spokane County have been established to control soil erosion and sediment through the use of temporary and permanent erosion and sediment control practices.

Air

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

Surface/Ground Water

Placement of exported material will require storm water and erosion and sediment control measures to be reviewed and implemented at designated sites prior to permit issuances.

Discharges of storm water to surface water may be regulated through a NPDES permit issued by Washington State Department of Ecology.