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 #: B1500390
OWNER: OLDENBURG, KEVIN R/BUCKLES, MARGO L
PHONE: 509-389-2235

CONTACT: OLDENBURG, KEVIN R/BUCKLES, MARGO L
PHONE: 509-389-2235

APPLICATION DATE: 03/02/2015
DETERMINATION OF COMPLETENESS: 03/13/2015

SITE ADDRESS: 9400 S MULLEN HILL RD
LOCATION: SPOKANE, WA 99224

PARCEL: 34173.9013; ALSO AFFECTS 34173.9015; 34173.9017

DESCRIPTION: GRADING FOR PRIVATE DRIVEWAY

ZONING: Urban Reserve

OTHER PERMITS: HPA; POSSIBLE SECTION 404 PERMIT; POSSIBLE SECTION 401 PERMIT; POSSIBLE NPDES PERMIT

FURTHER STUDIES: POSSIBLE HABITAT MANAGEMENT PLAN

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 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: Julie Shatto, SEPA Coordinator

Randy Vissia, Building Director
Spokane County Building and Planning
1026 W Broadway Avenue
Spokane, WA 99260
(509) 477-3675 or Jshatto@spokanecounty.org

Date Issued: 3-17-2015  Signature: ________________

The comment period closes at 4:00 p.m. on March 30, 2015
ENVIROMENTAL 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: Culvert Installation
2. Name of applicant: Kevin Oldeenburg & Margo Buckles
3. Address and phone number of applicant or contact person: 15205 S Golden Eye Ln
4. Date checklist prepared: 1/20/2015

5. Agency requesting checklist: Spokane County, Dept. of Fish & Wildlife

6. Proposed timing or schedule (including phasing, if applicable): Summer 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. 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 this proposal. JARPA will be prepared

   Joint Aquatic Resources Permit Application

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. NO

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

    - Grading permit required by Spoke County Dept. of Fish & Wildlife
    - Discharge Elimination Permit
    - Ecology 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.

    Dr. Oldenburg & Ms. Buckles want to build a driveway from existing road to Spokane County Lot # 3473, 9013, which currently has no vehicle access. Access requires crossing a creek. Applicants propose a culvert that would not impede creek flow. Site has been previewed & measured by Karen Divens, Dept. of Fish & Wildlife.
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.

Driveway would follow an easement that runs from Mullan Hill Road on private roads & driveways. The driveway crosses lots 34173, 9013 & 34173, 9015. It then runs north where it crosses the creek before accessing 34173, 9013. Easement documents attached.

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

(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.

Not applicable
(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?

Not applicable

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?

No

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: Hilly

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

196

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? If so, describe.

None
SPOKANE ENVIRONMENTAL ORDINANCE

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

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.

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: None Needed

3. Water

a. SURFACE:

Fill, if any, will come from the property itself. Road gravel will be added. Grading/fill amounts to build the driveway. Estimated to be approx 100 cubic yards per building permit applied for profile to County Building Planting Department.

Erosion could occur; however, we plan to restore the creek bed as soon as the excavation is complete.

The road base will be constructed from sand and gravel. Road surface will be gravel.

All measures to reduce or control erosion or other impacts to the earth, if any: Burlap or straw will be used to cover the creek bed until native plants can re-establish and no risk of erosion remains. We plan to work with Karen for advice on best practices.

Because this is a small project, there may be backhoe emissions for approximately 5 days. Soil is moist so there should be minimal dust.

Compliance with Spokane Regional Clean Air Regulations shall be demonstrated throughout the proposed construction activities.

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(WAC 197-11-985) 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.
Yes. A small creek runs year round.
The creek is 3 ft wide, is unnamed.
Eventually runs into Latan Creek.

(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.
Yes. Owners need to place culvert
over creek so they can have vehicular
access to property.

(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.
Fill will come from adjacent property, if necessary.

(4) Will the proposal require surface water withdrawals or diversions? Give
general description, purpose, and approximate quantities if known.
Yes. Stream will need to be diverted
during construction. Soil will be removed
to divert stream & it will be replaced
when construction is completed.

(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

b. GROUND:

(1) Will groundwater be withdrawn, or will water be discharged to
groundwater? 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 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. Not applicable

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. None

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. None needed

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

X Grass

___ Pasture

___ Crop or grain

X Wet soil plants, cattail, buttercup, bulrush, skunk cabbage, other.

X Water plants: water lily, eelgrass, milfoil, other.

___ Other types of vegetation.

Consultation with State Dept. of Fish, Wildlife regarding the need for a Habitat Management Plan shall occur prior to permit issuance.

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b. What kind and amount of vegetation will be removed or altered?
   Only vegetation necessary to situated culvert will be removed - minimal amounts.

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:
   Any disturbed soil will be replanted with native vegetation.

5. Animals

a. Circle any birds and animals which have been observed on or near the site 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: ______________________________

b. List any threatened or endangered species known to be on or near the site.
   No

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

   No

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

   Not applicable

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. Not applicable

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No

Spokane County located within Pacific Flyway
Spokane County maps indicate area is within Rocky Mtn Elk Habitat Conservation Area

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Only  

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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:  

Not applicable  

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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.  

No  

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

None  

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

Not applicable  

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b. NOISE:  

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

None  

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(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.  

Noise from construction for approximately 5 days  

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

None  

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8. Land and shoreline use
   a. What is the current use of the site and adjacent properties?
      Residential, hobby agriculture, forest

   b. Has the site been used for agriculture? If so, describe.
      Yes. Cattle grazing

   c. Describe any structures on the site.
      Shed, driveway

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

   e. What is the current zoning classification of the site?
      Urban reserve

   f. What is the current comprehensive plan designation of the site?
      Rural Traditional

   g. If applicable, what is the current shoreline master program designation of the site?
      Unknown

   h. Has any part of the site been classified as a critical area? If so, specify.
      Unknown

   i. Approximately how many people would reside or work in the completed project?
      None

   j. Approximately how many people would the completed project displace?
      None
k. Proposed measures to avoid or reduce displacement impacts, if any: Not applicable

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Not applicable

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: Not applicable

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? Not applicable

b. What views in the immediate vicinity would be altered or obstructed? None

c. Proposed measures to reduce or control aesthetic impacts, if any: Not applicable
11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None

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: Not applicable

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? Riding trails

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: Not applicable

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. Unknown
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.

195 to Mullan Hill Rd to private roads & driveways over recorded easement

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

c. How many parking spaces would the completed project have? How many would the project eliminate? Not applicable

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

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.

0 - 1

(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 needed

15. Public services
SPOKANE ENVIRONMENTAL ORDINANCE

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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: ________________ Not applicable ________________

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, 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. ________________ None are proposed ________________

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: ________________ Signature: ________________

Please Print or Type:

Proponent: Margo L. Buckles  Address: 15205 S. Golden Eye Ln.

Phone: 509 280 3116  Cheney, WA 99004

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

Phone: ________________
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.
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