

# **ADDENDUM**

TO

## **MDNS ISSUED FOR PILLAR ROCK ESTATES**

**(PE-1959-05)**

October 18, 2005

April 9, 2019

Lead Agency:

Spokane County

Building & Planning Department

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### **Purpose of Addendum**

This document is an addendum issued under the Washington State Environmental Policy Act (SEPA), WAC 197-11-600 through 625. This document adds to the environmental checklist that was submitted in August 2005 for Pillar Rock Estates, a preliminary plat proposal for 288 single family lots. This addendum does not identify any new significant environmental impacts beyond what was disclosed in the previous document.

### **Description of Proposed Action**

The proposed action under consideration is lot grading for future development in proposed Pillar Rock Estates 6<sup>th</sup> Addition. This proposal consists of lot leveling, which includes importing 10,000 cubic yards of structural fill (sourced from Interstate Concrete & Asphalt or Shamrock Paving or from local permitted construction project), for the purposes of creating building pads for future construction of single family homes. Infrastructure improvements (i.e. sewer/water, roads, storm drainage) for the proposed plat have already been constructed.

### **Environmental Elements Analysis**

In general, the proposed land disturbance will not result in any significant impacts that were not previously analyzed in the environmental checklist for the preliminary plat.

#### **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. Measures to reduce or control erosion impacts shall be demonstrated in an Erosion and Sediment Control Plan.

### **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 Regional Clean Air Agency.

### **Surface/Ground/Water Runoff**

As a result of this proposal, increased stormwater runoff that carries pollutants will have a potential to degrade surface and ground water. Protection of adjacent properties, water bodies, and public roads from sediment deposition is required. Mitigation of the effects of increased and concentrated runoff shall be considered.

The proposal shall provide for the treatment of stormwater runoff consistent with Chapter 9 of the Spokane Regional Stormwater Manual.

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

### **Transportation**

A Haul Route plan for the imported structural fill shall be prepared for review and acceptance by Spokane County Public Works prior to issuance of grading permit; review and acceptance may also be required by Washington State Department of Transportation and/or City of Spokane.