

NOTICE OF APPLICATION

City of Liberty Lake Planning & Building Services (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 8:00 a.m. to 5:00 p.m. Monday through Friday (except holidays) at City Hall. Project info is also available on the City website at <http://www.libertylakewa.gov/196/Public-Notices>. Questions may be directed to the Project Coordinator listed below.

Proposal File #: CP-2016.0159 **Zoning:** M-2

Proposal: Legacy Villas Apartments

Proposal Description: Multi-phase apartment complex with 258 units, clubhouse, and associated infrastructure on approximately 16.2 acres

Site Address: 21900 E. Country Vista Dr., Liberty Lake, WA 99019

General Location: S. of Country Vista Dr., E. of Legacy Ridge Dr. (Parcels 55161.9203 & 55156.9202)

Abbreviated Legal Description - Section: 15 & 16 **Township:** 25N **Range:** 45E

Owner: Legacy Villas, LLC **Phone:** 1-208-765-5059

Contact: Lee Schwartzenburg – Wyatt Architects and Associates **Phone:** 1-509-928-1860

Application Date: 6/21/16 **Determination of Completeness Issued:** 7/1/16

Notice of Application Issued: 7/13/16 **Comment Deadline:** 4pm, 7/27/16

City of Liberty Lake Permits Included in Application: City Building Permits will need to be issued prior to beginning construction. Approach and Right-of-Way Permits may also be required.

Other Permits: Liberty Lake Sewer & Water District permits & approvals, WA State Dept. of Ecology (DOE) permits & approvals, and Spokane Clean Air permits & approvals may need to be issued prior to construction.

Required & Existing Studies: A SEPA Checklist has been completed.

Environmental Review: City of Liberty Lake Planning & Building Services is reviewing the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS) for this project. Any SEPA appeal is governed by the City of Liberty Lake Environmental Ordinance and such appeal shall be filed within fourteen (14) days after the notice that the determination has been made and is appealable. The optional DNS process in WAC 197-11-355 is being used and this may be your only opportunity to comment on the environmental impacts of this portion of the proposal. A copy of the subsequent threshold determination for this proposal may be obtained upon request and will be supplied to reviewing agencies. Probable MDNS Conditions: Harvard Road Mitigation and other conditions as recommended by reviewing agencies.

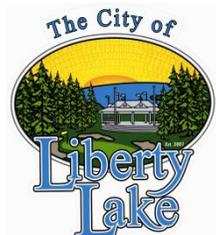
Development Regulations: City of Liberty Lake Development & Building Codes, Standards for Street and Sewer Construction, and the Stormwater Management Manual are the primary City regulations applicable to the site.

Consistency: In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be consistent, as provided in RCW 36.70B.040, with the "type of land use", "level of development", "infrastructure", and "character of development".

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 this Notice of Application is issued, will be considered prior to making a decision on this application.

Public Hearing: As a Type I Project Permit, this action **is not** subject to a future public hearing.

REVIEW AUTHORITY: PROJECT COORDINATOR: Amanda Tainio, Planning & Building Services Manager



Planning & Building Services
22710 E. Country Vista, Liberty Lake, WA 99019
Phone: (509) 755-6700, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: July 13, 2016

Signature: Amanda Tainio

SEPA ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable: **Legacy Villas Apartments**
2. Name of applicant: **Legacy Villas, LLC**
3. Address and phone number of applicant and contact person: **P.O. Box 949, Hayden, Idaho 83835 (208) 765-5059 Steve White**
4. Date checklist prepared: **June 20, 2016**
5. Agency requesting checklist: **City of Liberty Lake Planning & Building Services.**
6. Proposed timing or schedule (including phasing, if applicable): **Construction to begin July 2016.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with 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.
There is no environmental information that has been previously prepared that we are aware of.
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 applications, proposals or approvals are pending.
10. List any government approvals or permits that will be needed for your proposal, if known.
Construction permits for the installation of utilities and infrastructure to serve the proposed development and building permits will be needed.
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. (Lead agencies may modify this form to include additional specific information on project description.) **The intent of this development is to create a multi-phase apartment complex with 258 units and associated infrastructure on approximately 16.2 acres.**
12. Location of the proposal. Give sufficient information for 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 applications related to this checklist. **The project is located in a portion of Sections 15 & 16, Township 25 North, Range 45 East, Willamette Meridian, City of Liberty Lake, Spokane County, Washington. More**

particularly it is bounded on the North by Country Vista Drive, a commercial business to the East, and vacant land to the South & West.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other
The project site slopes generally from South to North.

b. What is the steepest slope on the site (approximate percent slope)?
The buildable area is generally +/- 5%. An upper unbuildable area is +/- 20%.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **Geologic maps indicate the soils consist primarily of glacially deposited soils over shallow bedrock. These soils are described as well drained soil that formed in sandy and gravelly deposits.**

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

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **Mass grading of the project site will be performed during the construction process to allow for the installation of the required infrastructure and to create building pads for each apartment. Fill material will be generated on-site. It is anticipated that less than 50,000 cy of material will be moved on-site.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **There is the possibility for slight erosion to occur due to the onsite construction. This potential will be minimized through the use of temporary and permanent BMPs and erosion control measures. The applicant shall submit and Esc and BMP plan to the City of Liberty Lake prior to construction.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately <50% of the site will be covered with impervious surfaces after the project is completely built-out.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Temporary and permanent construction BMPs will be used to reduce the risk of erosion in accordance with local and state regulations and common construction practices.**

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if

known. Dust and exhaust from construction vehicles and equipment during construction. Dust will be minimized by a dust abatement program that will be enforced by an Owner's Representative. The only anticipated emissions to the air post-construction will be from typical residential uses (i.e. fireplace, air conditioner, etc.) and general automobile exhaust.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No known offsite emissions.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
A strict dust abatement program will be enforced during construction. Water will be used to mitigate any dust.

3. Water

a. Surface Water:

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, there are designated wetlands to the northwest of the subject property.

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, work will be conducted within 200 feet and adjacent to the above described wetlands, but not in or over said wetlands. The existing wetlands is on a separate parcel and the wetlands will be retained and protected as noted on the Existing Conditions and ESC Plan. - AT

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

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? If so, note location on the site plan.

No, the site is not within a 100-year floodplain according to FEMA.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Water will not be withdrawn from the ground. Stormwater will be disposed of via grassy swales and drywells in accordance with City of Liberty Lake standards.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) 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 will be disposed of via grassy swales and drywells in accordance with City of Liberty Lake standards. This includes stormwater generated from impervious surfaces within the project, including streets, sidewalks driveways, roofs, etc.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.
There is a minimal risk that post construction, residential users could potentially have waste materials and/or household chemicals that enter the ground.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Accepted stormwater management and other common construction BMPs will be utilized to reduce and control these impacts.

4. Plants

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation **Weeds**

- b. What kind and amount of vegetation will be removed or altered?
The above listed vegetations will be removed as needed in the buildable areas. The steeper non-buildable areas will not be altered.
- c. List threatened and 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 proposed complex will be landscaped by the developer. Street trees will be planted in accordance the City of Liberty Lake requirements.
- e. List all noxious weeds and invasive species known to be on or near the site.
Knapweed, Thistle

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk**, heron, eagle, **songbirds**, other:
mammals: **deer**, bear, elk, beaver, other: **squirrels**
fish: bass, salmon, trout, herring, shellfish, other _____

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

- c. Is the site part of a migration route? If so, explain.
None known

- d. Proposed measures to preserve or enhance wildlife, if any:
No specific measures proposed at this time.

- e. List any invasive animal species known to be on or near the site.
None known

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity and natural gas will be installed for typical daily residential uses.
- 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: **Local and national building codes will be adhered to.**

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. **There is a small risk of chemical exposure and fire hazard during construction. Safety precautions shall be used by the contractor at all times.**

- 1) Describe any known or possible contamination at the site from present or past uses.
None known.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **None known.**
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **Cleaning solvents, paint, pool chemicals, yard maintenance chemicals, de-icer**
- 4) Describe special emergency services that might be required.
Normal emergency services are anticipated for this project. No special services are anticipated.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
None, other than described above.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Noise pollution from traffic on Country Vista Drive and Interstate 90.**
- 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. **General noise pollution will be prevalent during construction. Construction hours will be in accordance with the City of Liberty Lake requirements. The only anticipated noise pollution post-construction would be as a result of typical residential activities.**
- 3) Proposed measures to reduce or control noise impacts, if any: **None proposed.**

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **The site is a vacant undeveloped parcel that has some residential and commercial development adjacent to it.**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **No.**
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **No.**
- c. Describe any structures on the site. **N/A**
- d. Will any structures be demolished? If so, what? **No**
- e. What is the current zoning classification of the site? **M-2 (Community Center Mixed Use)**
- f. What is the current comprehensive plan designation of the site? **Community Center Mixed Use**
- 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 by the city or county? If so, specify. **According to the the City of Liberty Lake, the subject property is listed as being partially in a floodplain, contains wetlands and erodible soils.**
- i. Approximately how many people would reside or work in the completed project? **+/- 550**
- j. Approximately how many people would the completed project displace? **None**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The project is compatible with the existing and projected land uses for the subject site**

and the adjoining properties. The project is in accordance with the goals and policies of the City of Liberty Lake Comprehensive Plan.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **N/A**

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **258 middle income units**

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: **N/A**

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? **The maximum building height will be 40'. The principal exterior building material will be common accepted materials for the area such as vinyl and composite siding.**

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? What time of day would it mainly occur?

Light and glare will be from normal residential uses. During the night time hours, street lights will provide light within the project and the parking lots.

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:
All street lights will be installed per the City of Liberty Lake requirements.

12. Recreation

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

The project is located within the City of Liberty Lake. All of the opportunities and amenities

provided by the City will be available to the project. The project site is within 1/2 mile of Trailhead Golf Course, the Outlet Channel Trail corridor, and Town Square Park. - AT

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: **Proposed amenities will include a club house, play ground and swimming pool.**

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. **None known.**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **None known.**

c. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **None**

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. **The project site will be accessed from Country Vista Drive, a ~~major~~ arterial. Access to Interstate 90 is less than 1 mile away. minor - AT**

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is approximately ½ mile from Spokane Transit (bus service) Liberty Lake Park & Ride commuter center.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **The project will create approximately 380 additional parking spaces, and will not eliminate any parking.**

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **The project will require 2 new driveway approaches to be constructed off of Country Vista Drive, and 1 new approach of Legacy Ridge Drive. Approaches will be per City of Liberty Lake standards.**

e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

According to the I.T.E. Trip Generation Manual, the project will produce approximately 1700 ADTs at full buildout. Peak volumes will occur in the AM and PM hours when residents are travelling to and from work.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **No.**

h. Proposed measures to reduce or control transportation impacts, if any: **None required.**

It is anticipated that the project will participate in the Harvard Rd. Mitigation Plan at time of permit issuance. - AT

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
It is anticipated that the proposed project will have a minimal impact on existing services.

b. Proposed measures to reduce or control direct impacts on public services, if any. **None.**

16. Utilities

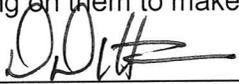
a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

The required dry utilities, domestic water, and sanitary sewer services are all extended to the project site and are available to serve the project.

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. **Electricity and natural gas is provided by Avista Utilities. Water and sewer service is provided by the Liberty Lake Sewer & Water District. All utilities will be extended internally as required to service the project.**

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee DREW DITTMAN

Position and Agency/Organization PRESIDENT - LAKE CITY ENGINEERING, INC.

Date Submitted: 6/21/16

C. SIGNATURE

I, the undersigned, swear under the 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 may withdraw any determination of non-significance that it might issue in reliance upon this checklist.

Proponent: <u>see page above</u>			
PRINT NAME		SIGNATURE	
Proponent Address:			
STREET ADDRESS		CITY	STATE ZIP
Proponent Phone:		Proponent Fax:	
Person completing the form:			
Phone:		Date:	

FOR PLANNING & BUILDING SERVICES USE ONLY

Staff Member(s) Reviewing Checklist: **Amanda Tainio**

Date Checklist Reviewed: **7/8/16**

Based on this staff review of the environmental checklist and other pertinent information, the staff:

- A. Concludes that there are no probable significant adverse impacts and recommends a determination of nonsignificance (DNS).
- B.** Concludes that probable significant adverse environmental impacts do exist for the current proposal and recommends a mitigated determination of nonsignificance with conditions (MDNS).
- C. Concludes that there are probable significant adverse environmental impacts and recommends a determination of significance (DS).

REFER TO FEE SCHEDULE FOR FILING FEE

NON-PROJECT ACTIONS MUST ALSO COMPLETE THE SUPPLEMENTAL SHEET - PART D

