

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-2016.0102 **Zoning:** I (Light Industrial)

Proposal: McKinzie Business Park - Building II

Proposal Description: Multi-unit industrial/commercial lease building

Site Address: 2207 N. McKenzie Lane, Liberty Lake, WA 99019

General Location: S. of Knox Ave., W. of Madson (Parcel # 55105.9162)

Abbreviated Legal Description - Section: 10 **Township:** 25N **Range:** 45E

Owner: McKinzie, LLC (William Betts) **Phone:** 1-208-661-8670

Contact: Jim Boudreau - Boudreau Architecture **Phone:** 1-208-310-0289

Application Date: 7/20/16 **Determination of Completeness Issued:** 8/11/16

Notice of Application Issued: 8/17/16 **Comment Deadline:** 4pm, 8/31/16

City of Liberty Lake Permits Included in Application: City Building Permits will need to be issued prior to beginning construction.

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.

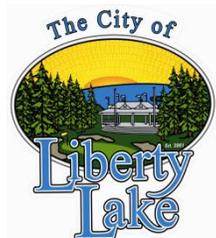
Development Regulations: City of Liberty Lake Development & Building Codes, Standards for Street and Sewer Construction, and the Stormwater Management Manual are the primary City regulations applicable to the site.

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: August 17, 2016

Signature: Amanda Tainio



SEPA CHECKLIST

CP-2016.0102

Liberty Lake Planning & Building Services
22710 E. Country Vista Drive, Liberty Lake WA 99019
Phone: (509) 755-6707 Fax: (509) 755 6713
Website: www.libertylakewa.gov

City Development Code Article 10-6A, Environmental Ordinance

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 impact 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 help 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 NON-PROJECT PROPOSALS

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project 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 & file #, if applicable: McKinzie Business Park - Building II |
| 2. | Name of applicant: Bill Betts, Owner |
| 3. | Address and phone number of applicant: 6848 N. Government Way, Suite 144 Dalton Gardens, ID 83815 (208) 661-8670 |
| 4. | Name of contact person: Jim Boudreau, Architect |
| 5. | Address and phone number of contact person: 754 N. 4th St. Coeur d'Alene, ID 83814 (208) 310-0289 |
| 6. | Date checklist prepared: 06/15/16 |
| 7. | Agency requesting checklist: City of Liberty Lake |
| 8. | Proposed timing or schedule (including phasing, if applicable): Construction to begin September 2016 |
| 9. | a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Additional neighboring buildings - separate future projects. |
| | b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Yes, 4 - 6 additional lots in this development. |

10. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None.

11. 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.

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

Building permits.

13. Give a 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.

Construction of a 15,000 s.f. commercial building that will have multiple tenants of varying use types. Similar building is on the lot directly to the east.

14. 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 application related to this checklist.

See attached site plan.

15. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? (See: Spokane County's ASA Overlay zone Atlas for boundaries).

No.

Yes, both the ASA & PSSA - AT

B. ENVIRONMENTAL ELEMENTS:

1. EARTH

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)? .01%

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.

Gravel/sand/clay

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

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.
There appears to be 12"-24" of topsoil that will be removed from the site. Modest grading will be done to provide positive stormwater drainage for the site as well as to create a level building pad.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
75%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
During construction, SWPPP measures will be implemented to protect from runoff or any erosion due to excavation. Post construction site will be stable with impervious materials and turf grass.

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, some vehicle exhaust during construction. Minimal auto exhaust after buildout and occupancy.

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.

3. WATER

a. Surface:

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.

No.

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 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 a 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.

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:

1) Will groundwater be withdrawn, or will water be discharged to ground water? 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.

N/A

3) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (including systems such as those for the disposal of storm water 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 materials likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of fire fighting activities).

None.

4) Will any chemicals (especially organic solvents or petroleum fuels) be stored in above-ground or underground storage tanks? If so, what types and quantities of materials will be stored?

No.

5) What protective measures will be taken to ensure 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 described in 3b(2) and 3b(3)?

N/A

c. Water Runoff (including storm water)

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.

Storm water. Will be collected in swales and diverted to City storm sewer.

2) 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 storm water disposal system discharging to surface or groundwater?

No.

3) 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 (if the proposed action lies within the Aquifer Sensitive Area be especially clear on explanations relating to facilities concerning Sections 3b(4), 3b(5), and 3c(2) of this checklist).

N/A

4. PLANTS

a. Check or circle 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

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?

All weeds will be removed during construction.

c. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Turf grass, trees and shrubs will be installed as part of this project.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: None.

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

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:

N/A

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, natural gas. Heating, cooling, lighting and future use by tenants.

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:

Compliance with WA St. NREC 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.

No.

1) Describe special emergency services that might be required.

None.

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

N/A

b. Noise

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

Nearby freeway noise.

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.

Little or none, low vehicular traffic. Construction activities will be the highest noise impact of this project.

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

Construction work during daytime hours only. Vehicles to have mufflers.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

Undeveloped, except one similar building to the east.

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

Not recently.

c. Describe any structures on the site.

One similar building to the east.

d. Will any structures be demolished? If so, which?

No.

e. What is the current zoning classification of the site? Industrial - I zone.

f. What is the current Comprehensive Plan land use designation of the site?

Industrial - I zone.

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 an "environmentally sensitive" area? If so, specify.

No.

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

15 - 20.

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:

It is compatible as designed in this location.

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?

Building height is 14' above finished floor. Exterior materials are CMU, metal wall panels, wood beams and aluminum framed storefront entries.

b. What views in the immediate vicinity would be altered or obstructed?

No views will be impacted.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Compliance with City of Liberty Lake design standards.

11. LIGHT AND GLARE

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

Exterior lighting is specified to reduce/eliminate glare and excess light. If it occurs it will be after dark.

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?

Neighboring motel has minimal light impact on this site. None otherwise.

d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. RECREATION

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

None.

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:

N/A

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.

c. Proposed measures to reduce or control impacts, if any:

N/A

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.

East Knox Avenue to the north is the main public street to the development. McKinzie Lane is a private road allowing access to all sites in this development. All access points are existing. Existing curb cut into this project will be relocated as part of this project.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Bus service runs within 1 mile of this site.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Approximately 20 new 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).

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 volumes would occur.

Approximately 30 - 60 vehicular trips per day. Peak traffic volumes will be 7:30 to 9 a.m. and 4 to 5:30 p.m.

g. Proposed measures to reduce or control transportation impacts, if any:

Bicycle racks will be installed.

It is anticipated that the project will participate in the Harvard Rd. Mitigation Plan - AT

15. PUBLIC SERVICES

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.

N/A

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.

Utilities for this project will include: water, sewer, natural gas, telephone/data, electricity. Connection to existing utility services will occur with the construction of the building. All connection points are located directly adjacent to the building site - construction activities to complete connection will have minimal impact on adjacent properties.

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>James D. Boudreau</u> | | | |
| PRINT NAME | | SIGNATURE | |
| Proponent Address: <u>754 N. 4th St.</u> | <u>Coeur d'Alene</u> | ID <u>83814</u> | |
| STREET ADDRESS | CITY | STATE | ZIP |
| Proponent Phone: <u>(208) 310-0289</u> | Proponent Fax: | | |
| Person completing the form: <u>Same</u> | | | |
| Phone: | Date: | | |

FOR PLANNING & BUILDING SERVICES USE ONLY

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

Date Checklist Reviewed: *8/11/16*

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

