

NOTICE OF APPLICATION

City of Liberty Lake Planning & Engineering 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 www.libertylakewa.gov/development/public_notices.asp. Questions may be directed to the Project Coordinator listed below.

Proposal File #: BLD2018-0262 **Zoning:** M-3

Proposal: Country Vista Medical Building

Proposal Description: To build a 2 story medical office building with a footprint of approximately 5,368 sq. ft. and a café with drive thru with a footprint of approximately 1,200 sq. ft. on a 1.24 acre site.

Site Address: 22011 E Country Vista Dr, Liberty Lake, WA 99019

General Location: On the north side of E. Country Vista Drive, at the intersection of E. Country Vista Drive and N. Stanford Lane.

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

Owner: 22011 E Country Vista LLC **Phone:** (509) 473-9534

Contact: Trek Architecture (Evan Verduin) **Phone:** (509) 475-3862

Application Date: 10/2/2018 **Determination of Completeness Issued:** 10/10/2018

Notice of Application Issued: 10/17/2018 **Comment Deadline:** 10/30/2018

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 District approval, WA State Dept. of Ecology (DOE) permits & approvals, Spokane Clean Air permits & approvals, and Spokane Regional Health District 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 & Engineering 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. 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 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.

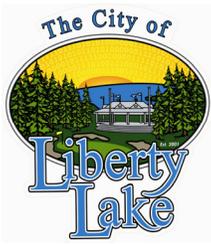
Consistency: In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be consistent, as provided in RCW 36.70B.040, with the "type of land use", "level of development", "infrastructure", and "character of development".

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: Lisa D. Key, Director



Planning & Engineering Services

22710 E. Country Vista Dr., Liberty Lake, WA 99019

Phone: (509) 755-6708, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: 10/17/2018

Signature: *Lisa D Key*

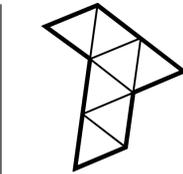
SITE IMPROVEMENTS
LIBERTY LAKE OFFICE
 IN THE NORTHWEST QUARTER OF SECTION 15 AND THE EAST HALF OF SECTION 16,
 TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.
 SPOKANE COUNTY, WASHINGTON



PROJECT AREA

storhäug
 civil engineering | planning | surveying
 landscape architecture

510 east third avenue | spokane, wa | 99202
 p 509.242.1000 | f 509.242.1001
 SE PROJECT # 18-176



TREK

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NEW COMMERCIAL DEVELOPMENT
LIBERTY LAKE OFFICE
 SEC STANFORD & COUNTRY VISTA
 LIBERTY LAKE, WASHINGTON

SHEET INDEX

- C0.0 COVER AND INDEX SHEET
- C1.0 EROSION AND SEDIMENT CONTROL PLAN
- C2.0 GRADING AND DRAINAGE PLAN
- C3.0 UTILITY PLAN
- C3.1 UTILITY DETAIL
- C4.0 CIVIL DETAIL
- C4.1 SWALE DETAIL

VICINITY MAP
 N.T.S.

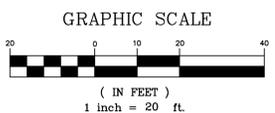
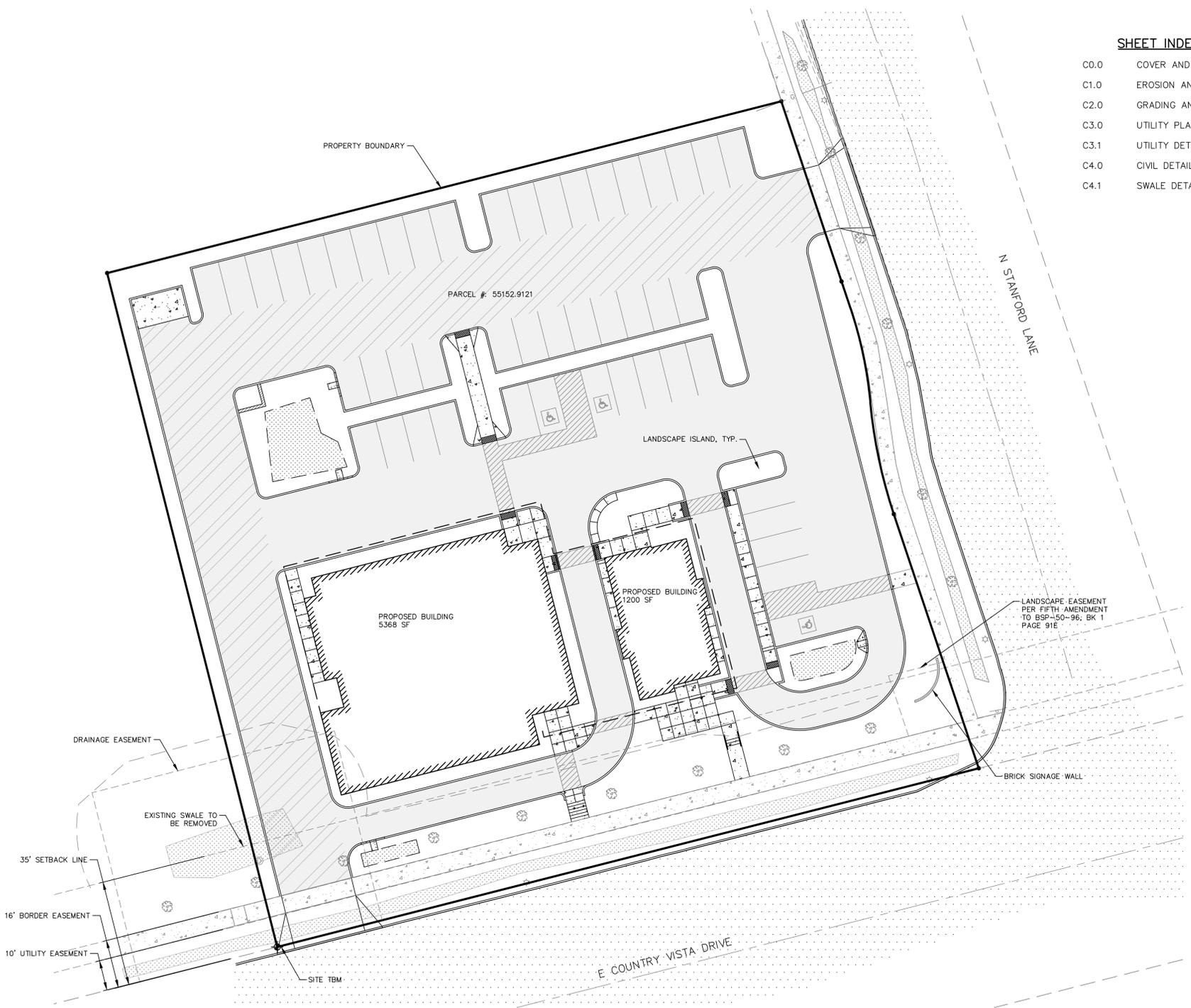
LEGEND

EXISTING FEATURES

- | | | | |
|--|---------------------------|--|--------------------------------|
| | ASPHALT SURFACING | | MAIL BOX |
| | CURB | | ELECTRICAL METER |
| | GRAVEL | | BOLLARD POST |
| | SIDEWALK OR CONCRETE | | GUY WIRE |
| | FOUND POINT AS NOTED | | FIRE DEPARTMENT CONNECTION |
| | DRYWELL | | CLEAN OUT |
| | STORM MANHOLE | | SANITARY SEWER CLEAN OUT |
| | CATCH BASIN | | UTILITY RISER |
| | GUY WIRE POLE | | TREE (DECIDUOUS OR CONIFEROUS) |
| | POWER POLE/TELEPHONE POLE | | WATER LINE |
| | LIGHT POLE | | SANITARY SEWER LINE |
| | WATER VALVE | | STORM DRAIN LINE / CULVERT |
| | FIRE HYDRANT | | POWER LINE (OHP OR BP) |
| | SANITARY SEWER MANHOLE | | TELEPHONE LINE (OHT OR BT) |
| | SIGN | | GAS LINE |
| | TELEPHONE RISER | | CONTOURS |
| | TV RISER | | FENCE |
| | WATER METER | | FIBER OPTIC LINE |
| | GAS METER | | |
| | IRRIGATION CONTROL | | |
| | IRRIGATION WATER SHUTOFF | | |
| | WATER VAULT | | |

PROPOSED IMPROVEMENTS

- | | | | |
|--|-----------------------------------|--|--|
| | ASPHALT SURFACING | | STORM DRAIN LINE / CULVERT |
| | HEAVY DUTY ASPHALT SURFACING | | CONTOURS |
| | CURB | | STORM WATER SWALE / POND |
| | CONCRETE OR SIDEWALK | | DIRECTION OF SURFACE STORM WATER DRAINAGE |
| | DRYWELL | | TOP OF CURB ELEVATION FLOWLINE ELEVATION |
| | STORM MANHOLE | | CURB INLET INLET ELEVATION AT FLOWLINE |
| | CONCRETE INLET | | FINISHED GRADE ELEVATION |
| | CURB INLET | | TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION |
| | POWER POLE | | (EXISTING GRADE ELEVATION) |
| | SIGN | | TOP OF CURB ELEVATION FLOWLINE ELEVATION |
| | WATER VALVE | | BOTTOM OF CURB WALL ELEVATION |
| | WATER METER | | |
| | FIRE HYDRANT | | |
| | WATER SHUTOFF / WATER VAULT | | |
| | SANITARY SEWER MANHOLE | | |
| | CLEANOUT (CO) | | |
| | GAS METER | | |
| | WATER LINE (AS SIZED) | | |
| | SLEEVE FOR WATER / SEWER CROSSING | | |
| | SANITARY SEWER LINE | | |



ELEVATION DATUM
 NAVD88 DATUM ESTABLISHED FROM GPS OBSERVATION ON LOCAL CONTROL POINTS USING WASHINGTON STATE REFERENCE NETWORK.

SITE TBM
 5/8" REBAR WITH YELLOW PLASTIC CAP LOCATED AT SOUTHWEST CORNER OF SITE, PLS# 13775.
 EL. = 2057.65.

CALL BEFORE YOU DIG 811

JOB 18.04

DRAWING BY: JEW
 SCALE: AS SHOWN ON DRAWING
 DATE: 10.02.18
 CHECKED BY: KAH

C0.0

COVER

A. BACKGROUND

| | |
|----|---|
| 1. | Name of proposed project & file #, if applicable: Country Vista LL Commercial Development |
| 2. | Name of applicant: 22011 E Country Vista LLC |
| 3. | Address and phone number of applicant: (509) 473-9534 10102 E Knox Ave. Spokane Valley, WA 99206 |
| 4. | Name of contact person: Evan Verduin |
| 5. | Address and phone number of contact person: Trek Architecture PO POX 48288 Spokane, WA 99228 509-475-3862 |
| 6. | Date checklist prepared: 7/10/2018 |
| 7. | Agency requesting checklist: City of Liberty Lake, WA |
| 8. | Proposed timing or schedule (including phasing, if applicable): Construction is expected to begin in summer 2018 and continue to Fall 2018. |
| 9. | a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No plans at this time. |
| | b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. No. |

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

Environmental Site Assessment Report, Erosion Sediment Control Plan, and Geotechnical Report are expected.

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.

None are known.

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

**City of Liberty Lake Building Permit
City of Liberty Lake Grading and Utilities
City of Liberty Lake Site Plan Review**

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.

This application is for a 2 story office building with a footprint of approximately 5,368 sq. ft. and a cafe with a footprint of approximately 1,200 sq. ft. on a 1.24 acre site. Project will include site utilities, grading, storm drainage and site improvements including landscaping, lighting, and amenities.

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.

Address: 22011 EE Country Vista Dr, Liberty Lake, WA 99019
A portion of Northwest Quarter of Section 15, Township 25 North, Range 45 East, W.M
See attached site plan and vicinity map.

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).

The proposed action lies within the ASA. The project is located in the City of Liberty Lake and has access to all necessary provided utilities.

B. ENVIRONMENTAL ELEMENTS:

1. EARTH

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other:
The site is a relatively flat property with a retention pond in Southwest corner exceeding 26%

b. What is the steepest slope on the site (approximate percent slope)? **~26.5%**

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.

USDA SCS maps the soil as "Urban Land Opportunity complex."

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.

Estimated quantities are approximate in nature since no grading plan has been done now. Earthwork is proposed to be balanced on site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes. AN Erosion Sediment Control Plan is anticipated to mitigate erosion during clearing and construction. The finished site will be covered with buildings, pavements, and landscaping during use.

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

Approximately 70%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A water truck supplied by the contractor is anticipated to control dust during construction.

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.

During construction activities, there will be an increase in dust and auto emissions from construction equipment and activities. When the project is complete, there could be an increase in emissions from vehicular traffic to and from the site.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None are known.

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

Water truck, see answer 1-h.

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.

None are known.

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.

N/A

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.

City of Liberty Lake water utilities are available and will be utilized.

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.

Yes. Stormwater swales are anticipated to treat stormwater runoff associated with this proposal before discharge to groundwater. (See b-3, below).

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).

The impervious parking lot and roofs of the buildings stormwater will be collected and conveyed to grassy swales with drywells as required. All treatment of storm water will satisfy the storm water guidelines of the City of Liberty Lake.

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?

None are anticipated.

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 from roofs and parking lots. Storm water will be directed to grassy swales on the property.

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?

None are anticipated.

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).

Surface runoff from imperious surfaces will be conveyed to properly sized treatment swales with drywells as required to meet the City of Liberty Lake Storm water guidelines.

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:

b. What kind and amount of vegetation will be removed or altered?

The street trees and turf grass at the street side of the site will be preserved. All of the rest of the native grasses and weeds will be removed.

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

Irrigated landscaping will be installed meeting the requirements of the Liberty Lake Development Code.

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:

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 are known to be on or near the site.

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

The site is not known to be part of a specific migration route.

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

Irrigated landscape areas may potentially enhance certain wildlife species.

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 if available will be used for heating and business needs as required.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project is not anticipated to block solar access for adjacent properties.

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:

Current Code requirements will be followed to ensure energy is provided responsibly.

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.

Environmental health hazards like toxic chemicals and hazardous waste are not anticipated with this proposal. The site is within the Spokane Valley Fire district for emergency services in the unlikely event of a fire.

1) Describe special emergency services that might be required.

No special emergency services are anticipated with this proposal.

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

See 7-a above.

b. Noise

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

Some noise from I-90 and E Country Vista Dr will be present, but will not affect the project.

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.

During construction, noise from equipment and truck traffic will be created. After construction, noise will be generated by traffic.

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

Construction work to be done during daylight hours and permitted times allowed by the City of Liberty Lake.

8. LAND AND SHORELINE USE

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

**The site is currently vacant.
The adjacent property to the west is vacant.
The adjacent property to the east is a Tire-Rama store.
The adjacent property to the north is a F5 office building.
The adjacent properties to the south are commercial/retail**

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

Not in recent history.

c. Describe any structures on the site.

There is a monument sign at the southeast corner, otherwise no structures.

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

No.

e. What is the current zoning classification of the site?**M2 Community Center Mixed Use**

f. What is the current Comprehensive Plan land use 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 an "environmentally sensitive" area? If so, specify.

No.

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

Work: Between 15 and 30
Reside: None

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 proposed uses are compatible with current zoning and the Comprehensive Plan.

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:

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?

Under 40 feet. The project will be in ordnance with height restrictions. Brick wall masonry and other building materials expected.

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

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

The buildings and site are designed to be in compliance with Sections 2 and 3 of the Liberty Lake Development Code, pertaining to design, screening, and buffer requirements.

11. LIGHT AND GLARE

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

City of Liberty Lake codes pertaining to lighting will be enforced. The parking lot is anticipated to be lit for safety at night, with building mounted lighting for safety and accent.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

It is anticipated that the City of Liberty Lake codes pertaining to lighting design, the project will not pose a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

None are known.

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

Parking lot lighting is designed to meet the requirements of Liberty Lake Development Code Section 10-3F to minimize light pollution, light trespass, and prevent glare.

12. RECREATION

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

Bike lanes.

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.

No.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.

None are known.

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.

**The site fronts E Country Vista Dr, and N Stanford Lane.
Access to the site is through a "stub road" accessed from N Stanford Lane. The majority of traffic will come through E Country Vista Dr.**

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

The site is not served by transit. Spokane Transit Authority route 98 has a stop at the intersection of E Country Vista Dr and N Liberty Lake Road, approximately 0.2 miles to the east.

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

48 parking spaces, none displaced.

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 improvements to existing roads or streets is required.

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.

ITE Trip Generation Manual, 10th Edition, indicates average daily trip generation at 80.

ITE Trip Generation Manual, 10th Edition, indicates AM Peak hour trip generation at 12.

ITE Trip Generation Manual, 10th Edition, indicates PM Peak hour trip generation at 12.

ITE Trip Generation Manual, 10th Edition, indicates average daily trip generation at 985.

ITE Trip Generation Manual, 10th Edition, indicates AM Peak hour trip generation at 118.

ITE Trip Generation Manual, 10th Edition, indicates PM Peak hour trip generation at 45.

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

The applicant will participate in the Harvard Road Mitigation Plan in lieu of a transportation impact study.

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.

Public service requirements are assumed to be in-line with City zoning.

b. Proposed measures to reduce or control direct impacts on public services, if any.

See 15-a above.

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.

Electricity and Natural Gas: Avista Utilities

Sewer and Water: Liberty Lake Sewer and Water District

Refuse Collection; Waste Management of Spokane

General construction consists of grading, building construction, placement of utilities, site construction and landscaping.

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>Christopher Arkoush</u> | |  | |
| PRINT NAME | | SIGNATURE | |
| Proponent Address: <u>10102 E Knox Ave Ste 350 Spokane Valley, WA 99204</u> | | | |
| STREET ADDRESS | | CITY | STATE ZIP |
| Proponent Phone: <u>Christopher@wuc_red</u> <u>509.994.7630</u> | | Proponent Fax: | |
| Person completing the form: <u>Austin Storhaug</u> | | | |
| Phone: <u>509.242.1000</u> | | Date: <u>7/16/18</u> | |

FOR PLANNING & BUILDING SERVICES USE ONLY

Staff Member(s) Reviewing Checklist:

Date Checklist Reviewed:

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