

NOTICE OF DECISION

Proposal File #: GRD2020-0002 **Zoning:** I (Light Industrial)

Proposal: Swiss Productions Manufacturing Facility

Proposal Description: Construction of a 25,657 sq. ft. manufacturing facility with associated site improvements.

Site Address: 2322 N. Madson St.

General Location: NE Corner of Madson St. & Knox Ave.

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

Owner: Richard Petrash **Phone:** 805-654-8525 #205

Contact: Ron Mackie **Phone:** 509-290-1491

Application Date: 6/11/2020 **Determination of Completeness Issued:** 6/12/2020

Notice of Application Review: 6/12/2020

Notice of Decision Issued: 6/30/2020 **Appeal Closing Date:** 4 pm on 7/13/2020

CITY OF LIBERTY LAKE PLANNING, ENGINEERING & BUILDING SERVICES DECISION:

- Approved
- Approved w/ Conditions
The above-mentioned proposal is approved with the following conditions: (see attachments)
- Disapproved
The above-mentioned project has been denied due to the following: _____

SEPA THRESHOLD DETERMINATION: Mitigated Determination of Non-Significance (see MDNS issued June 30, 2020)

DECISION APPEAL PROCEDURE: Interested parties with standing, as defined in RCW 36.70C, have the opportunity to appeal a final decision on a project permit. The decision may be appealed within fourteen (14) calendar days from the date the decision is rendered by delivering a notice of appeal to Planning & Building Services by mail or personal delivery. The notice of appeal must be received by 4:00 p.m. on the last day of the appeal period, unless the last day of the appeal period falls on a weekend or holiday, the notice of appeal shall then be due on the following business day. Appeal requests shall contain all information and items required in the City Development Code Section 10-4B-4, subsection H. An 'open record' appeal to the Hearing Examiner is available on many Type I project permits. The appeal procedure shall be as outlined in the City Development Code Section 10-4G-2, subsection H for Appeals of Administrative Interpretations by the Director.

This Notice of Decision has been provided to the project applicant, the Spokane County Assessor, and to any person who, prior to the rendering of the decision, requested notice of the decision or submitted substantive comments on the application.

A copy of the SEPA determination has also been provided to the Dept. of Ecology - Olympia, Dept. of Transportation - Spokane County, Other Reviewing Agencies, and the project applicant.

The complete record in this matter, including this decision, is on file during the appeal period with the review authority listed below. Pursuant to RCW 36.70B.130, affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

REVIEW AUTHORITY: PROJECT COORDINATOR: Lisa D. Key, Director



Planning, Engineering & Building Services
22710 E. Country Vista, Liberty Lake, WA 99019
Phone: (509) 755-6708, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: 6/30/2020

Signature: *Lisa D Key*

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Proposal File #: GRD2020-0002 **Zoning:** I (Light Industrial)

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Site Address: 2322 N. Madson St.

General Location: NE Corner of Madson St. & Knox Ave.

Owner: Richard Petrash **Phone:** 805-654-8525 #205

Contact: Ron Mackie **Phone:** 509-290-1491

MDNS Determination Issued: 6/30/2020 **Appeal Closing Date:** 7/13/2020

LEAD AGENCY: CITY OF LIBERTY LAKE

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment; provided the applicant complies with the mitigation measures listed below and the attached conditions. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The complete record in this matter is on file during the appeal period with the review authority listed below and is available to the public upon request.

- There is no comment period for this MDNS; pursuant to WAC 197-11-355(4).
- This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date issued (below). Comments must be received by: _____, if they are intended to alter the MDNS.

MITIGATING MEASURES:

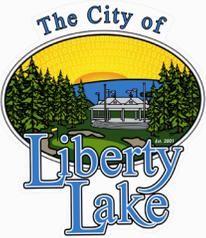
In addition to the plans and specifications submitted for permit and SEPA review, the following mitigation is required:

- a. Participation in the Harvard Rd. Mitigation Plan, as adopted and approved approved by the City Council, consistent with the City of Liberty Lake's Comprehensive Plan, shall be paid upon issuance of building permits for this project.
- b. A Temporary Erosion and Sedimentation Control (TESC) plan is to be prepared by a WA State licensed Professional Engineer and implemented throughout the duration of construction. The TESC plan is to be prepared using best management practices (BMP's) currently accepted within the Civil Engineering profession. The TESC plan is to include, as a minimum, a grading plan, location, and details of silt control structures (such as silt ponds, silt traps) are to be installed prior to other site work and the TESC measures are to be implemented and maintained throughout the duration of construction, including house construction.
- c. A Stormwater Pollution Prevention Plan for the project site is required and should be developed by a qualified person(s). Erosion and sediment control measures in the plan must be implemented prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by stormwater runoff. Sand, silt, and soil can damage aquatic habitat and are considered pollutants. The plan must be upgraded as necessary during the construction period.
- d. Compliance with the Washington State Department of Ecology Water Quality and Solid Waste Program requirements shall be required.
- e. All new dry wells and other injection wells must be registered with the Underground Injection Control program (UIC) at Department of Ecology prior to use and the discharge from the wells) must comply with the ground water quality requirement (nonendangerment standard) at the top of the ground water table.
- f. The requirements for Liberty Lake Water and Sewer District shall be met at the time of project construction.
- g. The Contractor shall be required to have an Inadvertent Discovery Plan in place in accordance with the requirements of the Spokane Tribe of Indians.

APPEAL OF THIS DETERMINATION, allowed under City Development Code Section 10-6A-7, subsection "C" shall be filed within fourteen (14) days after the determination has been made and is appealable. Any administrative appeal of a procedural or substantive determination under SEPA issued at the same time as the decision on the project action shall be filed within fourteen (14) days after notice of the decision has been made and is appealable. In order to allow public comment on a MDNS prior to requiring an administrative appeal to be filed, this appeal period shall be extended for an additional seven (7) days if the appeal is of a MDNS for which public comment period is required under the provisions of the City Environmental Ordinance or chapter 197-11 WAC. A notice of appeal must be delivered to Planning & Building Services by mail or personal delivery and must be received by 4:00 p.m. on the last day of the appeal period, unless the last day of the appeal period falls on a weekend or holiday, the notice of appeal shall then be due on the following business day. Appeal requests shall contain all information and items required in the City Development Code Section 10-4B-4, subsection H and shall follow the procedures outlined in City Development Code Section 10-6A-7, Subsection C for SEPA Appeals and Section 10-4G-2, subsection H for Appeals of Administrative Interpretations by the Director. Appeal Closing Date: July 14, 2020.

A copy of this SEPA determination has been provided to the Dept. of Ecology - Olympia, Dept. of Transportation - Spokane County, Other Reviewing Agencies, and the project applicant.

REVIEW AUTHORITY:



RESPONSIBLE OFFICIAL: **Lisa D. Key, Director**

Planning, Engineering & Building Services

22710 E Country Vista Drive. Liberty Lake WA 99019

Phone: (509) 755-6708

Date Issued: 6/30/2020

Signature: _____

Lisa D Key



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

4601 N Monroe Street • Spokane, Washington 99205-1295 • (509)329-3400

June 24, 2020

Lisa Key
Director of Planning & Engineering
City of Liberty Lake
22710 E. Country Vista
Liberty Lake, WA 99019

Re: Swiss Productions Manufacturing Facility, File: GRD2020-0002

Dear Lisa Key:

Thank you for the opportunity to comment on the Notice of Application and anticipated Determination of Nonsignificance regarding the proposal to construct a manufacturing facility with offices. The project includes landscaping, utilities and site improvements (Proponent: Architectural Ventures). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Water Quality Program-Shannon Adams (509) 329-3610

Sections B.3.b and B.3.c state the applicant will utilize drywells to control water runoff. Please keep in mind that the applicant must register all dry wells installed to receive stormwater runoff with Ecology's Underground Injection Control Program. Registration must occur 60-days before construction of the drywell. Access information and online registration at <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Underground-injection-control-program/UIC-registration-requirements-information>.

In addition, discharge from the well(s) must comply with the ground water quality requirement (nonendangerment standard) at the top of the ground water table.

If you have questions or need further assistance, please contact Llyn Doremus, Eastern Regional Office UIC Coordinator at (509) 329-3518 or via email at Llyn.Doremus@ecy.wa.gov.

State Environmental Policy Act (SEPA)

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

Lisa Key
June 24, 2020
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To receive more guidance on or to respond to the comments made by Ecology, please contact the appropriate staff listed above at the phone number or email provided.

Department of Ecology
Eastern Regional Office
(Ecology File: 202003111)

cc: Ron R. Mackie, Owner, Architectural Ventures



**Spokane Tribe of Indians
Tribal Historic Preservation Officer**

Po Box 100 Wellpinit WA 99040

June 29, 2020

To: Lisa Key Director of Planning

Re: GRD2020-0002 Swiss Productions

Ms. Key,

Thank you for contacting the Tribes Historic Preservation Office. We appreciated the opportunity to provide a cultural consult for your project, we are hereby in consultation for this project.

After archive research of the area of potential (APE) this area has been extensively developed there is a low probability for cultural resources in the APE.

RE: This project will require an Inadvertent Discovery plan implemented into the scope of work.

This letter is your notification that this project may proceed.

However, if any artifacts or human remains are found upon inadvertent discovery, this office should be notified immediately and the work in the area cease.

Should additional information become available our assessment may be revised.

And consider this a positive action that will assist us in protecting our shared heritage.

Sincerely,

Randy Abrahamson
Tribal Historic Preservation Officer.
509-258-4222



LIBERTY LAKE
SEWER & WATER DISTRICT 1
"Serving People and the Environment."

PHONE	(509) 922-5443
FAX	(509) 926-7691
EMAIL	INFO@LIBERTYLAKE.ORG
WEB	WWW.LIBERTYLAKE.ORG

June 25, 2020

Submitted via e-mail to: lkey@libertylakewa.gov

Ms. Lisa D. Key, Director
City of Liberty Lake
Planning, Engineering & Building Services
22710 E. Country Vista, Liberty Lake, WA 99019

RE: GRD2020-0002, Swiss Productions Manufacturing Facility

Ms. Key:

Thank you for the opportunity to provide comments on permit application GRD2020-0002. As the public water and sewer provider for this proposed project site, I would like to provide some comments pertaining to critical materials handling, storage, and disposal.

1. LLSWD has a biological wastewater treatment facility, and as such, limits the types of discharges into our sewer collection system to not impact our treatment processes. The applicant cannot discharge chemicals to floor drains connected to sewer. This includes any type of spill on the facility's floor. How will this be accomplished?
2. Manufacturing floor floor drains cannot be discharged to swale or drywell either, as this property is situated over a sole-source aquifer, and is in the Aquifer Sensitive Area.
3. All chemicals and critical materials need to be stored with properly sized secondary containment.
4. The applicant needs to get approval from LLSWD prior to discharge of any process waste to sewer, per LLSWD's Pre-Treatment requirements. How does the applicant plan to dispose of used chemicals and/or process waters?
5. As the applicant intends to utilize UIC (drywells) to dispose of roof runoff, how will those drywells be isolated from manufacturing discharges?
6. Site is required to have premise isolation on the domestic water service and an approved backflow assembly on any irrigation service.

Sincerely,

Jeremy Jenkins
Environmental Manager, Liberty Lake Sewer and Water District
Email: jjenkins@libertylake.org | Cell: 509.220.3419