

NOTICE OF APPLICATION

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

Proposal File #: BLD2020-0385 **Zoning:** I (Light Industrial)

Proposal: B & E Electric New Office & Warehouse

Proposal Description: Construction of new 19,840 sq. ft. building with paved parking, driveway & storage pad on 1.85 acres

Site Address: 2211 N Madson St, Liberty Lake WA 99019

General Location: West side of Madson Street, north of E Appleway Ave.

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

Owner: B & E Electric, Inc. **Phone:** 208.920.1373

Contact: Heather Kratt, B & E Electric, Inc. **Phone:** 208.920.1373

Application Date: August 11, 2020 **Determination of Completeness Issued:** August 12, 2020

Notice of Application Issued: August 14, 2020 **Comment Deadline:** Noon on August 28, 2020

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 & 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. 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, City Engineering Design Standards for Street and Sewer Construction, and the Stormwater Management Manual are the primary City regulations applicable to the site.

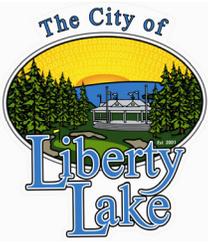
Consistency: In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be consistent, as provided in RCW 36.70B.040, with the "type of land use", "level of development", "infrastructure", and "character of development".

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



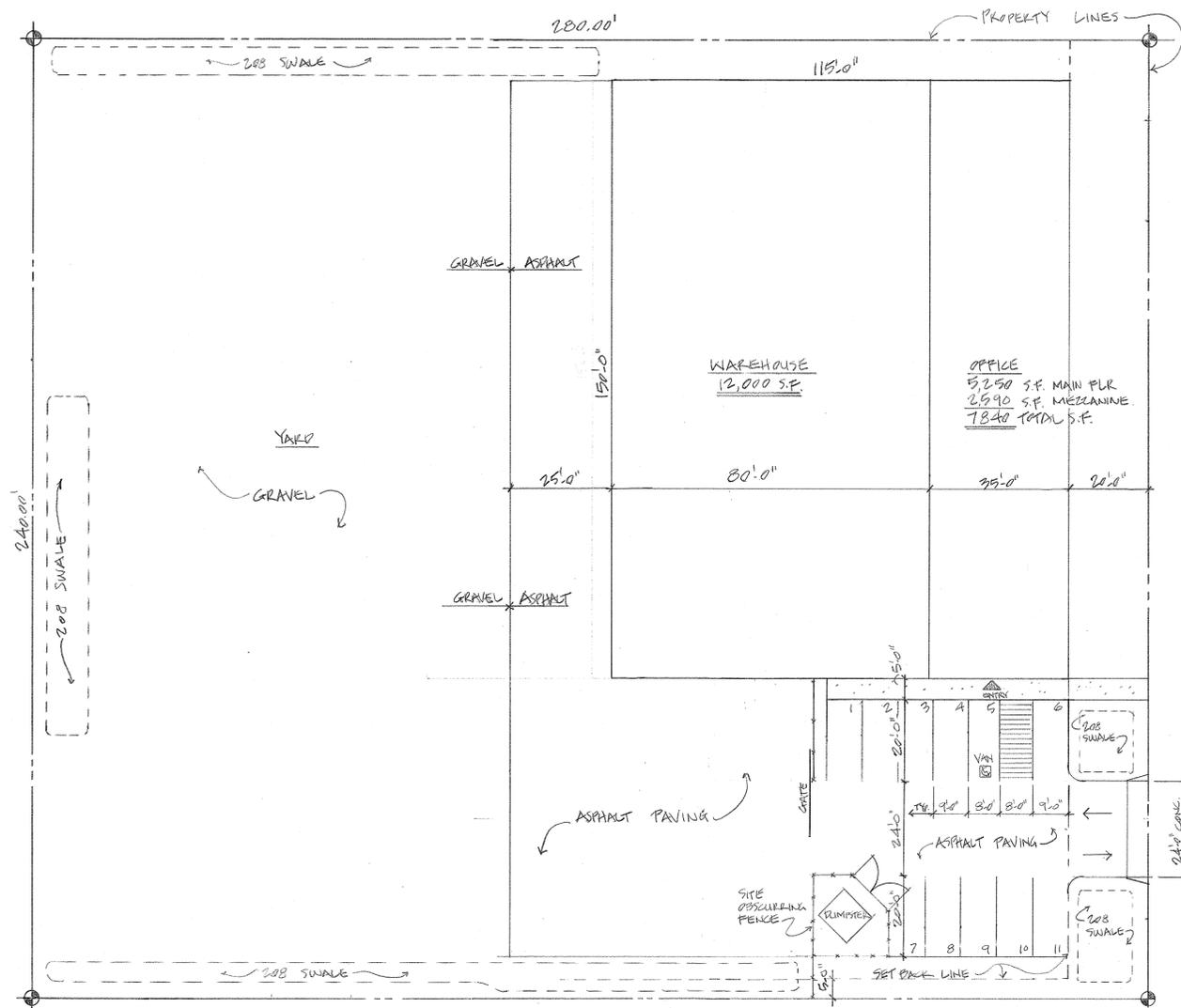
Planning, Engineering & Building Services

22710 E. Country Vista, Liberty Lake, WA 99019

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

Date Issued: 08/14/2020

Signature: 



SITE PLAN
1" = 20'-0"



MADSON ST.

ZONING:
I - INDUSTRIAL

SETBACKS:
FRONT: 20'-0"
REAR: 5'-0"
SIDE: 5'-0"

SQUARE FEET
WAREHOUSE 12,000 S.F.
OFFICE 5,250 MAIN FLR
2,590 MEZZANINE
7,840 S.F. TOTAL OFFICE

BUILDING HEIGHT
40'-0" AT PEAK OF A 4:12 PITCHED ROOF

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REVISIONS:	NO	DATE	REVISION	BY

Russell C. Page ARCHITECTS

204 N. Division Street, Suite 'E'
Spokane, WA 99207
(509) 467-9748 Fax: (509) 467-9817

PROJECT: E & E ELECTRIC OFFICE/WAREHOUSE
2211 N. MADSON ST.
LIBERTY LAKE, WA.

DRAWINGS: SITE PLAN

DATE: 8-7-2020

PLOT SCALE: 1" = 20'-0"

DRAWN BY: RCP

JOB NO.: 20-

SHEET NO.:

1

SEPA Environmental Checklist – 2211 N Madson St (Parcel # 55104.9114)

A. Background

1. Project Name B&E Electric – Office / Warehouse
2. Applicant Name <u>Property Owner:</u> B&E Electric, Inc. <u>Project Contact:</u> Heather Kratt, B&E Electric, Inc. – heather@beelectricinc.com – 208.920.1373
3. Applicant Address and Phone Number B&E Electric, Inc. 9012 E Grace Ave Spokane, WA 99212 info@beelectricinc.com 509.927.9350
4. Date Checklist Prepared (or Updated) August 11, 2020
5. Agency Requesting Checklist Liberty Lake Planning, Engineering, & Building Services
6. Timing or Schedule Construction is expected to begin September 2020 and end April 2021. Use of property to begin when building permit / established use is granted. There is no foreseeable end of use for this project.
7. Future Proposal N/A
8. Environmental Information A Phase 1 Environmental Site Assessment was prepared on March 24, 2020.

9. Pending Approvals

N/A

10. Permit Information

The following permits will be required for this project:

Liberty Lake Planning, Engineering, & Building Services

- Building Permit
- Site Plan Review
- Grading
- Utility

Liberty Lake Sewer and Water District

- Sewer Connection Permit

11. Description

1.58 acres (68,825 sq. ft.) of vacant land to be developed for the commercial manufacturing, storage, and office space of an industrial electrical contracting company. The new building will be a total of 19,840 square feet, including a 12,000 square foot warehouse, 5,250 square feet of lower level office space, and a 2,590 square foot upper mezzanine office space. There will be a paved driveway and storage pad on the south and west sides of the building. The remaining portion of the yard that is 25 feet west of the building and the paved storage pad will be gravel. Landscaping will be implemented to meet city requirements.

12. Location

2211 N Madson St, parcel 55104.9114, is located in section 10, township 25N, range 45E. That parcel is highlighted in red on the map below.



B. Environmental Elements

1. Earth

- a. General description: Flat
- b. Steepest slope on the site (approximate percent slope): Less than 5% slopes throughout most of site, up to 10% in some areas.
- c. General types of soils found on the site: Avonville, a fine gravelly silt loam in the Class B Hydrogeologic Group which includes moderate infiltration rates.
- d. Surface indications or history of unstable soils in the immediate vicinity: None
- e. Purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed (indicate source of fill):

Cut=1,500 cubic yards, Fill=1,500 cubic yards, total affected area will be approximately 1.58 acres. The purpose of excavation and filling will be to re-shape the lot to drain to storm drain facilities and construction of proposed surface improvements and stormwater facilities. Unsuitable fill material encountered during excavation will be exported off site to an unknown location. Topsoil and crushed surfacing will be imported from a material supplier during construction. The material supplier is unknown at this point.

- f. Could erosion occur as a result of clearing, construction, or use? Possible during construction.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 95%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

An erosion and sediment control plan will be prepared for the site and implemented during construction. Methods of erosion control include Stabilized Construction Entrance, Silt Fence, Storm Drain Inlet Protection, and Preservation of Natural Vegetation.

2. Air

- a. Air emission types: dust and asphalt preparation during construction only
- b. Off-site sources of air emissions and odors: N/A
- c. Measures to reduce or control air emissions: covering or wetting disturbed soils

3. Water

- a. Surface Water

Water body on or near: N/A

Work in, on, or near the water: N/A

Water body fill or dredge: N/A

Surface water withdrawals and diversions: N/A

Floodplain: The EDR database report shows that the subject property is not located within either a 100-year or 500-year Flood Zone. This data, available in select counties across the country, was obtained by EDR from the Federal Emergency Management Agency (FEMA) which has maps depicting FEMA-defined 100-year and 500-year flood zones.

Discharge of waste: The property will be connected to the city sewer system. Swales will be used for stormwater drainage from parking lots. Water is not used in our manufacturing processes, so there will be no industrial wastewater.

b. Ground Water

Ground water withdrawals and discharges: N/A

Water discharges to ground: Swales will be used for stormwater drainage from parking lots.

c. Water Runoff (including stormwater)

Waste or contamination of runoff: Swales will be used for stormwater drainage from the parking lot and paved and gravel storage areas.

d. Mitigation for water impacts:

Proper maintenance of vehicles in storage to avoid stormwater contamination

Planting native vegetation

Limited use of fertilizers and pesticides

Sufficient swales for stormwater runoff

4. Plants

a. Types of vegetation: Weeds

b. Vegetation removal or alteration: Weeds cover most of the 1.58 acre parcel and will be removed. There are no existing trees or other vegetation.

c. Threatened and endangered species: N/A

d. Vegetation mitigation: We will create a landscape design that includes native plant species and the removal of any invasive species.

5. Animals

- a. Types of animals: N/A
- b. Threatened and endangered species: N/A
- c. Animal migration routes: N/A
- d. Wildlife mitigation: N/A

6. Energy and Natural Resources

- a. Types of energy: natural gas for heating and hot water, electricity for all other business needs
- b. Solar power interference: N/A
- c. Mitigation: We will install energy efficient equipment whenever possible and tinted windows to reduce cooling needs.

7. Environmental Health

- a. Environmental health hazards:

According to the Phase 1 Environmental Site Assessment prepared on March 24, 2020, there is no evidence of any historical contamination on this parcel. Any toxic chemicals, solvents, adhesives, paints, etc. used in our business will be stored according to the manufacturers' guidelines and with the required safety data sheets readily accessible.

Emergency services: N/A

Mitigation: There is no existing contamination to address. Should contamination occur during construction, we will immediately contain and clean up any spills. Should contamination occur during the operation of our business on that site, any spills would be on the concrete or pavement work areas, and will be immediately contained and cleaned up.

- b. Noise

Noise in area: There are four other vacant lots on Madson and minimal street traffic, so there is little noise in the area.

Noise from proposal: During construction, we will use heavy equipment and other tools that will generate noise. We do not generate any unusual or an unreasonable amount of noise during the normal operation of our business.

Mitigation for noise: Please see the map in section A part 12. Our closest neighbor is STCU to the south. The lots to the north and east of our parcel are vacant. Our noise impact on neighbors during construction will be minimal.

8. Land and Shoreline Use

- a. Current uses: N/A – this is an undeveloped lot.
- b. Agricultural uses: N/A
- c. Structures: N/A
- d. Demolition: N/A
- e. Zoning: I – Light Industrial, which has no specified density limits.
- f. Comprehensive plan designation: Light Industrial
- g. Shoreline master program designation: N/A
- h. Environmentally sensitive area: N/A
- i. Persons living or working onsite: N/A
- j. People displaced by proposal: None
- k. Mitigation of displacement: N/A
- l. Consistency with plans and land use designations: Our project complies with the Light Industrial land use designation.

9. Housing

N/A

10. Aesthetics

- a. Building height and exteriors: The peak height of the building will be 40 feet. Exterior materials will include metal walls, glass windows, and stone and wood trim.
- b. Views: None
- c. Mitigation for aesthetics: N/A

11. Light and Glare

- a. Types of light and glare: We will use tinted windows to reduce glare and cooling needs. All exterior lighting will be fully cut off with no light trespass off site.
- b. Safety and views: Four of the closest lots to our site are vacant. This is low-traffic area.

- c. Off-site sources of light and glare: The nearest neighbor is STCU to the south. Because construction will occur during the day, we do not see any issue with glare from their exterior lights impacting workers during the construction of our project.
- d. Mitigation for light and glare: If glare is an issue during construction, we will temporarily obstruct the source. Our building will be constructed and decorated to minimize any potential glare.

12. Recreation

- a. Recreational opportunities: N/A
- b. Displaced recreational uses: None
- c. Recreational mitigation: N/A

13. Historic and Cultural Preservation

- a. Historic register: N/A
- b. Cultural site: N/A
- c. Mitigation for historic or cultural resource: N/A

14. Transportation

- a. Public streets and highways: Interstate 90, Appleway Ave, and Madson St are the primary roads likely to be used by employees to access our site.
- b. Public transit: The nearest STA bus stop is at the intersection of Appleway Ave and Madson St, 305 feet from our site or a one-minute walk.
- c. Parking spaces: We currently have 11 parking spaces designated for employee parking in our site plan. We are not a retail shop and do not expect many visitors to our site.
- d. New roads and street improvements: No new roads or street improvements are expected for this project. The surrounding roads and routes to our site are established.
- e. Water, rail, air transportation:
- f. Trips per day: We have an average of three employees onsite every day. One of those employees runs parts as needed to job sites. We also have an average of one delivery per day. The number of trips per day to or from our site is approximately 12.
- g. Transportation mitigation: N/A

15. Public Services

- a. Public service demand: We do not anticipate any increased service demand because of our project.
- b. Mitigation: N/A

16. Utilities

- a. Utilities: The Avista gas, Liberty Lake Sewer and Water, and Comcast cable distribution lines are already in place at the property line. The Avista electrical distribution line still needs to be installed.
- b. Utility needs: We will use Avista for gas and electric. The electric line will be installed near the northeast property line on Madson Street. We will use LLSWD for water and sewer and Comcast for cable internet.