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 #: BLD2020-0454 **Zoning:** M-2

Proposal: Phased Mixed Commercial Development with 3 Buildings on 2.93 acres

Proposal Description: Phased mixed commercial development to include medical offices, restaurant and retail space

Site Address: 21951 E Country Vista Drive

General Location: NE Corner of E Country Vista Drive & N Whitman Lane

Abbreviated Legal Description - Section: 9 **Township:** 25 **Range:** 45

Owner: Country Vista 21900, LLC **Phone:** 509-990-3650

Contact: Jared Silvey **Phone:** 509-990-3650

Application Date: 09/14/2020 **Determination of Completeness Issued:** 09/22/2020

Notice of Application Issued: 09/22/2020 **Comment Deadline:** 10/06/2020

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, along with a Trip Generation & Distribution Letter.

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, Liberty Lake Engineering Design Standards, and the Regional 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: 09/22/2020

Signature: Lisa D Key

SEPA CHECKLIST

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 or 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: North Whitman Lane and Country Vista Drive. BWA file No 20-03-035
2.	Name of applicant: Country Vista 21900, LLC
3.	Address and phone number of applicant: 10221 E. Montgomery Dr Spokane Valley, WA 99206
4.	Name of contact person: Jared Silvey
5.	Address and phone number of contact person: 153 South Jefferson St. Spokane, WA 99201 Ph: 509-838-4605 ext 8047
6.	Date checklist prepared: Aug. 20,2020
7.	Agency requesting checklist: City of Liberty Lake Planning, Engineering & Building Services
8.	Proposed timing or schedule (including phasing, if applicable): Phase 1 = Retail building and Restaurant to be complete 2020 Phase 1 = Dental building complete 2021 Phase 2 = Retail and office building to be completed 2022
9.	a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. The plan is to develop the property in phases. Phase 1 will develop the southern 1/2 of the site and including paving, landscaping, development of the building on Pad A and Pad B, and installation of associated utility taps needed for future phases. Future phases will include construction of the buildings on Pad C.
	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.

A trip letter has been prepared for estimation of the additional traffic.

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.

There are no other governmental approvals pending.

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

No other governmental approvals or permits are known.

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.

Total property area is 2.93 acres. The site will be developed in several phases. Phase 1 of the project will develop the southern 1/2 of the site and include two single story buildings with approximately 12,000 sf of medical office, retail, and restaurant tenants. Phase 2 will develop the northern 1/2 of the site and include similar medical office and retail buildings. along Highway 2. Phase 3 is expected to include storage/warehouse buildings with associated offices on the Southern

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 Binding Site Plan - Parcel E. The property is the undeveloped lot at the Northeast corner of the intersection of Country Vista Drive and North Whitman Lane in the City of Liberty Lake, WA
Spokane County, property parcel numbers 55156.9187.

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 property is within the Spokane APA. The northern 3/4 of the Parcel E fall within the Spokane Valley - Rathdrum Prairie Aquifer boundary. The property is within the general sewer service area.

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)? The property is approximately 2.5% slope

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.

Urban soils consisting of well drained very gravely ashy loam to extremely gravely coarse sand.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None know.

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

No export or import anticipated for this development.

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

The property is flat lying site with a topping of graded fill. There will be no clearing and no erosion is anticipated.

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

Approximately 87% of the site will be covered by paving or other impervious surfaces.

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

Construction and improvements will conform to the Erosion and Sediment Control requirements outlined by the the City of Liberty Lake. A Erosion and Sediment Control plan will be prepared identifying temporary control measures using best management practices.

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.

Emissions to the air during construction will be typical for retail construction of this kind in the area. Dust control measures will be implemented on an as needed basis for grading activity. Once completed emissions will be limited to typical automobile use, and high efficiency heating and cooling equipment.

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

No off-site sources are known or anticipated.

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

Dust control measures will be employed on an as needed bases for site construction activity.
Construction equipment access mitigation will be employed to reduce off site contamination.

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 surface water body in the immediate area.

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.

None.

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.

Not applicable.

4) Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

None.

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 discharges of waste materials to surface water.

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 ground water to be withdrawn.

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.

No waste material will be discharged into the ground from septic tanks.

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).

Stormwater runoff from the pollution generating impervious surface (PGIS) of the site will be treated by bio-infiltration swales and infiltrated through the bottom of the swales and drywells. Runoff from any non-pollution generating impervious surface (NPGIS) will be infiltrated directly into the ground using drywells.

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 chemical storage is included in this work.

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. No chemical storage is included in this work.

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.

Stormwater runoff from the pollution generating impervious surface (PGIS) of the site will be treated by bio-infiltration swales and infiltrated through the bottom of the swales and drywells. Runoff from any non-pollution generating impervious surface (NPGIS) will be infiltrated directly into the ground using drywells.

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 handling or storage of chemicals is included for the occupancies in this work.

3) Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials are anticipated to enter the ground or surface water. A grease interceptor will be included in the restaurant design. Dental amalgam separators will be included in the dental clinic design.

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).

Runoff from any pollutant generation impervious surfaces will be treated with bioinfiltration or bioretention swales prior to infiltration into the ground.

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:

Please note that existing trees and grass on the site are part of street scape improvements intended to remain. The site is predominantly covered by scattered weeds and low growing shrubs.

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

The site is generally composed of roughly graded fill. All scattered low growing shrubs and weeds through out the site will be removed in phased construction.

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

Existing street trees and grass swales will be preserved. Landscaping will provide plants and ground cover in conformance with the City of Liberty Lakes landscaping development requirements.

Landscaping will include mix of native plants and others known to naturally thrive in the local environment and typical of surrounding developments.

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: None observed.

mammals: deer, bear, elk, beaver, other: None observed.

fish: bass, salmon, trout, herring, shellfish, other: Not applicalble.

b. List any threatened or endangered species known to be on or near the site.

None observed.

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

No other migratory route is observed or known for the site.

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

The site does not currently host a wildlife habitat. No exceptional measures to enhance wildlife habitat are included. Landscaping will provide the opportunity for bird habitat. Sheltered landscaping between buildings will provide the opportunity for nesting.

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.

Natural gas and electricity will be used for heating and cooling utilizing high efficiency equipment as required by the WA state energy code. Lighting will predominately be LED. Gas is included for restaurant kitchen services.

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:

Buildings will be designed to meet or exceed requirements of the WSEC. High efficiency mechanical equipment and reduced lighting will be used in all buildings. Electric vehicle charging stations will be provided at central parking locations.

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.

None.

1) Describe special emergency services that might be required.

None.

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

None.

b. Noise

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

Adjacent Country Vista Drive is a local arterial with moderate traffic and noise levels. Interstate 90 to the north contributes limited traffic noise discernible during cyclic quite hours.

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.

We anticipate typical noise levels associated with the construction of one story wood frame buildings and site development. Construction noise is anticipated to be short term and limited to daytime hours. At completion of the development the occupancy and use of the site are anticipated to only generate traffic noise. Traffic noise will predominately be during daytime hours.

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

Construction noise is limited to normal activity hours.

8. LAND AND SHORELINE USE

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

The site is currently an unused brown field. Adjacent properties are commercial use.

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

No.

c. Describe any structures on the site.

No existing structures are on the site. An abandoned sewer line crosses under a portion of the property.

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

No.

e. What is the current zoning classification of the site? M-2 Community Center - Mixed Use

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

Urban use. Community Center - Mixed Use

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No part of the site has been classified as environmentally sensitive. The norther section of the site is within the Spokane Valley Rathdrum Prairie Aquifier.

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

Phase 1 = 20 people working on site. Phase 2 =27 people working on site. Total 47 people working on site.
No people residing on site.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The development includes commercial occupancies as expected by the comprehensive plan and allowed in the zoning.

9. HOUSING

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

None / Note applicable.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None / Note applicable.

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

None / Note applicable.

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?

Phase 1 development anticipates construction not to exceed 35'. Phase 2 development anticipates construction not to exceed 40'.

Buildings are proposed to all have the same character of exterior materials. Principle finishes will include brick, cast stone, aluminum storefront with clear glazing, and colored metal panel 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:

Landscaping in conformance with City of Liberty Lake requirements and similar existing local development. Building positions and frontage in conformance with City of Liberty Lake development standards. Building aesthetics similar in character with the existing local development.

11. LIGHT AND GLARE

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

Site lighting will be shielded and oriented so all lighting will be cut-off at property line. No up-lighting to be included.

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:

Landscaping along Country Vista Drive and North Whitman Lane will reduce sight lighting and building lighting spill over on to public right of way. Parking is oriented to reduce limit potential headlights projection into occupancies. Landscaping will further mitigate light projections and spill over onto public ways.

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 recreational uses will be displaced.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

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:

None / Not applicable.

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.

Pedestrian access will be available from both Country Vista Drive and North Whitman Lane. Vehicle and bicycle access will be available from North Whitman Lane via entry drive. See attached plan.

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

No public transit exists to site. Local STA bus stop is approximately 1,500 feet away at the intersection of E Country Vista Dr and N Liberty Lake Rd.

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

Phase 1 = 74 stalls. Phase 2 = 54 stalls. Total of 138 stalls (+/-).
No existing parking will be eliminated.

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).

None.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No / Not applicable.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Trip generation calculations were completed for the project using the 10th edition of ITE's Trip Generation Manual. It is estimated that the project will generate approximately 1,092 new trips on a typical weekday, with 80 newly generated trips during a typical AM peak hour (7AM-9PM) and 103 newly generated trips during a typical PM peak hour (4PM-6PM).

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

None.

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.

The development will increase fire protection and police protection service needs with the addition of approximately 29,000sf of structure. Development of the site is conformance with the City of Liberty Lake anticipated growth and master plan.

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

The development is designed for fire department and police department access.

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.

The construction will include development of electrical, natural gas, water, sanitary sewer, cable, and telephone services for the site. Refuse disposal services will be engaged by landlord at occupancy. Water and sewer service are provided by Liberty Lake Sewer District. Electrical and natural gas service is provided by Avista.

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:	**Jared Silvey**		
	PRINT NAME	SIGNATURE	
Proponent Address:	**10221 E Montgomery Dr, Suite A Spokane Valley, WA 99206**		
	STREET ADDRESS	CITY	STATE ZIP
Proponent Phone:	**509-924-4283**	**Proponent Fax:**	**509-927-8857**
Person completing the form:	**Robert Soderstrom - Bernardo Wills Architect**		
Phone:		**Date**:	

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

6340937 3/76

NOTES:

THIS SIXTEENTH AMENDMENT TO BINDING SITE PLAN BSP-50-96 BY SURVEY ACCOMPLISHES THE FOLLOWING:

1. CREATES PARCEL C-9 AND REVISES THE AREA OF THE REMAINDER OF PARCEL C.
2. CREATES PARCEL B-8 AND REVISES THE AREA OF THE REMAINDER OF PARCEL B.
3. REFLECTS THE RELINQUISHMENT AND GRANT OF REVISED DRAINAGE EASEMENT WITHIN PARCEL B BY SEPARATE INSTRUMENT.

SEE PREVIOUS AMENDMENTS AND RECORDS OF SURVEY FOR LIBERTY LAKE CORPORATE PARK (B.S.P. 50-96) FOR ALL OTHER INFORMATION PERTAINING TO OTHER PARCELS AND EASEMENTS WITHIN BSP-50-96.

ALL CONDITIONS OF THE ORIGINAL FINAL BINDING SITE PLAN, BSP-50-96, UNDER SPOKANE COUNTY AUDITOR'S RECORDING NO. 4107173 IN BINDING SITE PLAN BOOK 1, PAGES 91 AND 92 STILL APPLY.

AMENDMENT HISTORY

AMENDMENT	RECORDED	A.F. NUMBER	PARCEL MODIFICATION
BSP-50-96	MAY 29, 1997	AF# 4107173	ESTABLISHES BSP-50-96, INCLUDING DEDICATION.
1ST AMENDMENT	JULY 17, 1997	AF# 4122323	CREATES PARCELS A-1, A-2, A-3, C-1, C-2, D-1, AND D-2.
2ND AMENDMENT	JULY 27, 1999	AF# 4394458	CREATES PARCEL A-4 AND TRACT "C", REFLECTS BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS A-1 AND PARCEL A AND BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS C-1 AND C-2.
3RD AMENDMENT	JUNE 26, 2000	AF# 4492767	CREATES PARCEL A-5, TRACT D (WHITMAN LANE) TRACT E (STANFORD LANE). REFLECTS BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS A-4 AND A AND BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS A-1 AND A-3.
4TH AMENDMENT	OCTOBER 3, 2000	AF# 4521792	CREATES PARCELS A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14, A-15, A-16, A-17, AND A-18.
5TH AMENDMENT	MAY 7, 2001	AF# 4583690	CREATES PARCELS B-1, B-2, B-3, B-4, B-5, B-6, AND C-3.
6TH AMENDMENT	JULY 26, 2001	AF# 4613728	CREATES PARCELS C-4, C-5, AND C-6. REFLECTS BOUNDARY LINE ADJUSTMENT BETWEEN B-1 AND B-6.
7TH AMENDMENT	DECEMBER 23, 2003	AF# 5016214	ELIMINATES PARCELS A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-13, A-14, A-16, A-17, A-18, B-1, B-2, B-3, B-4, B-5, B-6, C-5, AND C-6.
8TH AMENDMENT	JUNE 23, 2005	AF# 5234572	CREATES PARCELS A-19, A-20, A-21 AND PARCEL D.
9TH AMENDMENT	SEPTEMBER 13, 2005	AF# 5273832	CREATES PARCELS E-1, E-2, AND E-3, CREATES PARCEL E, AND REFLECTS THE BLA (CE-04-0010) BETWEEN PARCEL B AND PARCEL TO THE SOUTH.
10TH AMENDMENT	FEBRUARY 8, 2006	AF# 5340675	CREATES PARCELS E-4, REFLECTS REVISED BOUNDARY OF PARCEL E-2.
11TH AMENDMENT	OCTOBER 25, 2006	AF# 5452507	CREATES PARCELS E-5 AND E-6, REFLECTS REVISED BOUNDARY OF PARCEL E-2.
12TH AMENDMENT	DECEMBER 19, 2006	AF# 5474806	CREATES PARCEL B-7, REFLECTS REVISED BOUNDARY OF PARCEL B.
13TH AMENDMENT	JUNE 22, 2007	AF# 5553214	CREATES PARCELS C-7, E-7, E-8 AND A-23, REFLECTS REVISED BOUNDARY OF PARCEL A, AND BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS E AND A-15.
14TH AMENDMENT	NOVEMBER 13, 2007	AF# 5610188	CREATES PARCELS E-9 AND E-10 REFLECTS BOUNDARY LINE ADJUSTMENT BLA-07-0004.
15TH AMENDMENT	APRIL 16, 2008	AF# 5664577	CREATES PARCEL C-8 AND REFLECTS BOUNDARY LINE ADJUSTMENT BLA-08-0001.

AUDITOR'S CERTIFICATE:

Filed for record this 17th Day of October 20 14, at 9:33 A.m. in Book 3 of Binding Site Plans at Page 76 at the request of Liberty Lake Land Co

Vicky M. Dalton — County Auditor
Deputy

CITY OF LIBERTY LAKE COMMUNITY DEVELOPMENT

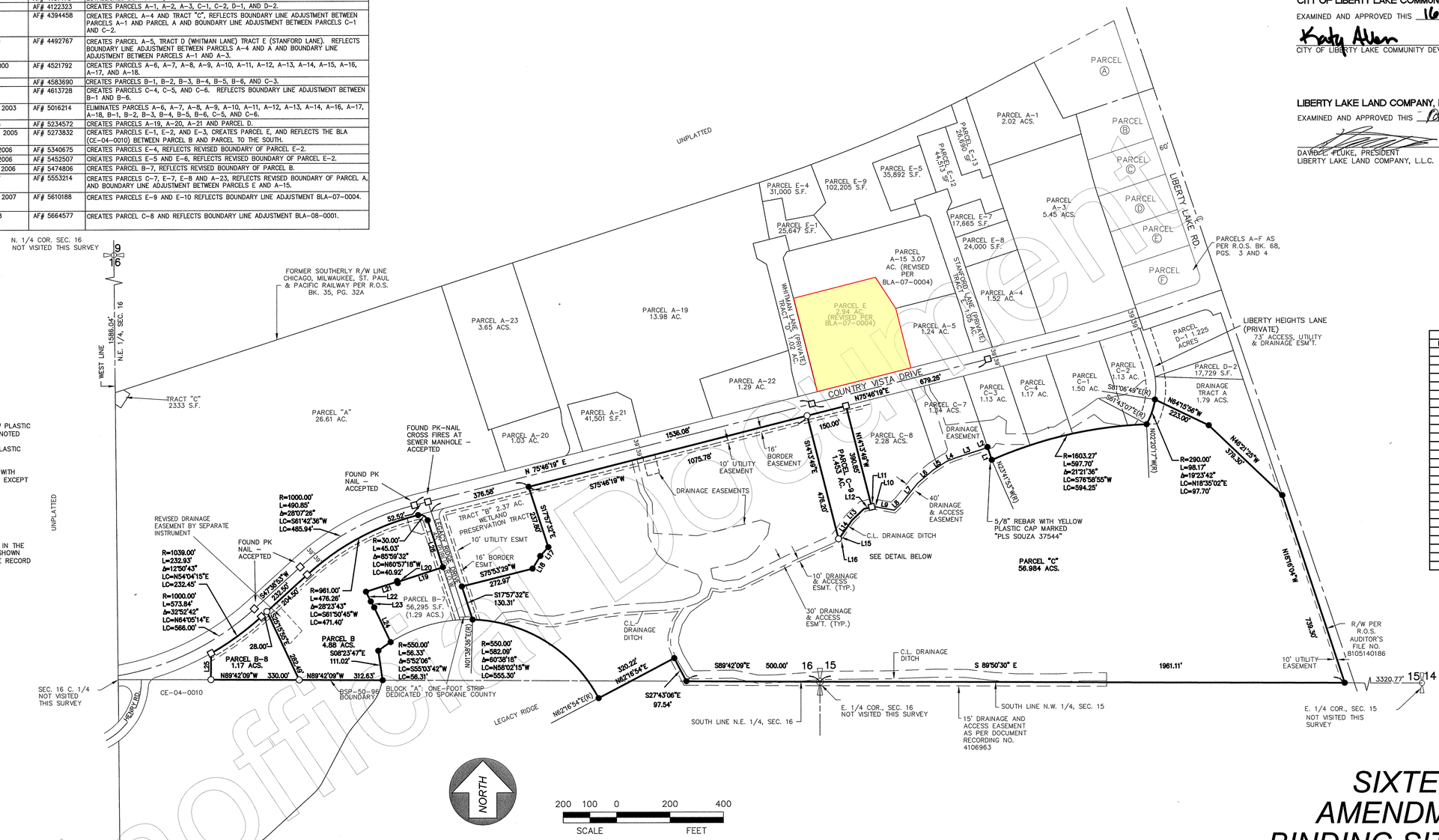
EXAMINED AND APPROVED THIS 16th DAY OF October 2014.

Katy Allen
CITY OF LIBERTY LAKE COMMUNITY DEVELOPMENT DIRECTOR

LIBERTY LAKE LAND COMPANY, L.L.C.

EXAMINED AND APPROVED THIS 15th DAY OF 15, 2014.

DAVID E. FLUKE, PRESIDENT
LIBERTY LAKE LAND COMPANY, L.L.C.



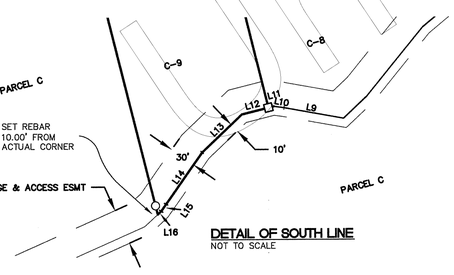
LINE TABLE		
LINE	LENGTH	BEARING
L1	50.90'	N18°33'34"W
L2	19.32'	S64°57'19"W
L3	106.68'	S72°16'04"W
L4	36.72'	S88°30'40"W
L5	58.38'	S57°22'31"W
L6	75.45'	S49°55'11"W
L7	99.24'	S39°04'22"W
L8	36.01'	S46°43'04"W
L9	67.81'	N79°48'37"W
L10	11.71'	N82°06'04"W
L11	6.11'	S75°54'37"W
L12	30.89'	S75°54'37"W
L13	61.52'	S46°12'26"W
L14	70.90'	S34°59'52"W
L15	9.69'	S34°59'53"W
L16	5.19'	S47°27'57"W
L17	44.79'	S42°21'13"W
L18	55.21'	S31°36'34"W
L19	176.03'	S72°02'29"W
L20	1.42'	N17°57'31"W
L21	126.32'	S72°07'44"W
L22	40.61'	S26°11'59"E
L23	25.63'	S29°53'13"E
L24	143.37'	S25°16'05"E
L25	98.49'	N00°17'51"E
L26	184.33'	S17°57'32"E

LEGEND

- ☐ INDICATES FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 13775", EXCEPT WHERE NOTED
- ○ INDICATES SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "SEESE PLS 35991"
- ● INDICATES PREVIOUSLY FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 13775", EXCEPT WHERE NOTED, NOT VISITED THIS SURVEY.

BASIS OF BEARING

THE LINE BETWEEN THE FOUND MONUMENTS IN THE CENTERLINE OF COUNTRY VISTA DRIVE, AS SHOWN HEREON, BEARS NORTH 75°46'19" EAST, THE RECORD VALUE.



DETAIL OF SOUTH LINE

NOT TO SCALE

ACCURACY STATEMENT (WAC 332-130-100)

THIS SURVEY WAS PERFORMED USING A LEICA 3-SECOND TOTAL STATION AND A LEICA SYSTEM 1200 SMARTROVER FOR A COMBINATION OF FIELD TRAVERSE AND GPS SURVEY METHODS TO MEET OR EXCEED THE REQUIRED STANDARDS FOR LAND BOUNDARY SURVEYS PER WAC 332-130-090.

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LIBERTY LAKE LAND CO., LLC IN APRIL 2014

DAVID M. SEESE, PLS-35991

DAVID M. SEESE — STATE OF WASHINGTON — 35991 — REGISTERED PROFESSIONAL LAND SURVEYOR

10/14/14

SIXTEENTH AMENDMENT TO BINDING SITE PLAN BY SURVEY OF LIBERTY LAKE CORPORATE PARK (BSP-50-96)

A PORTION OF THE NW1/4 OF SECTION 15, AND THE EAST HALF OF SECTION 16
TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.,
CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

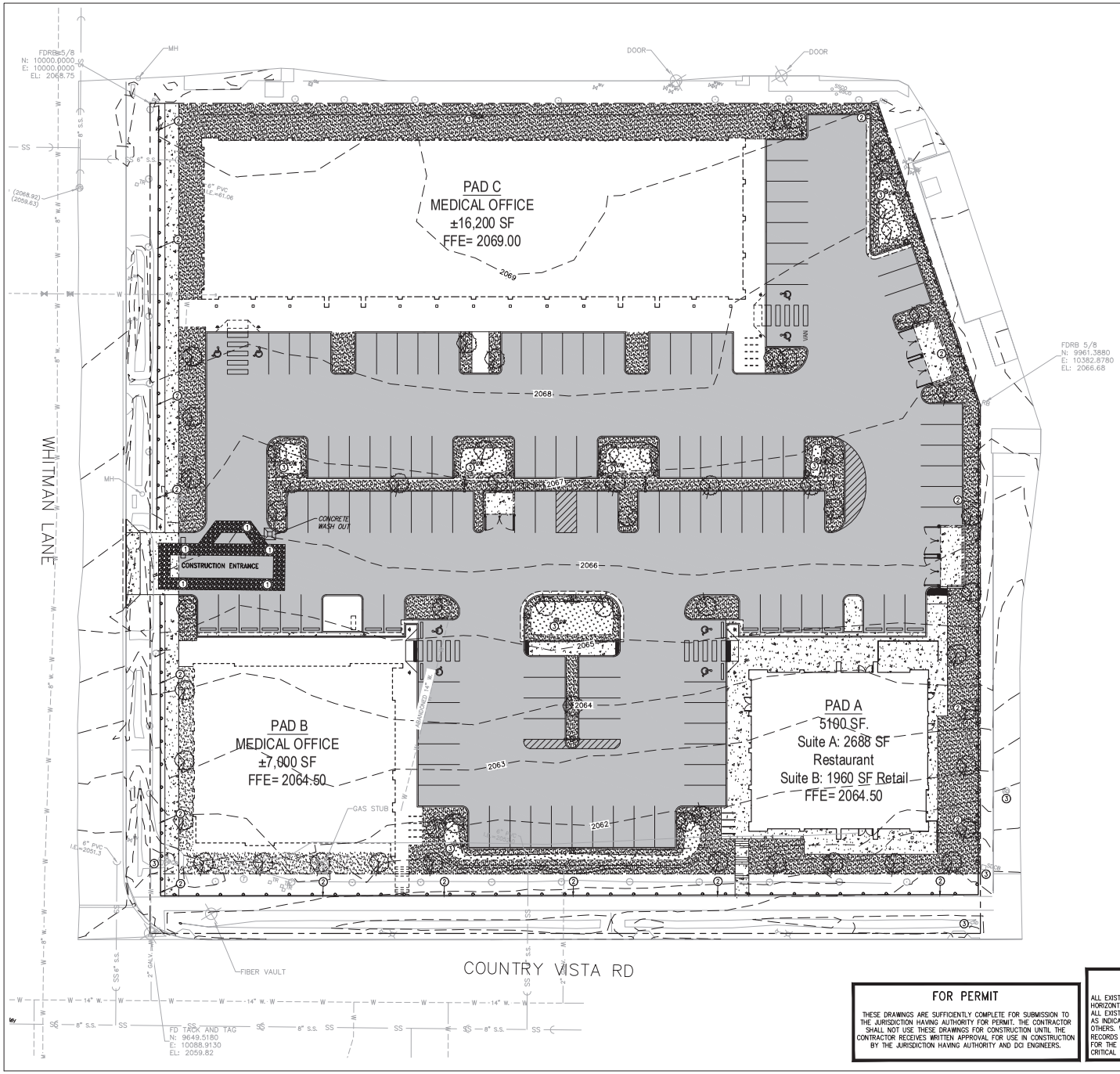
OCTOBER 2014

Taylor Engineering, Inc.
Civil Design and Land Planning
W. 106 Mission Ave.
Spokane, Washington 99201
(509) 328-3371 FAX (509) 328-8224

L:\14018 LLCP 16TH BSP\dwg\14018 BSP.dwg

SHEET 1 OF 1

Unofficial Document



REFERENCE NOTES:

1. PROVIDE NEW CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT AREA PER DETAIL 1 ON SHEET C5.0.
2. PROVIDE TEMPORARY FILTER FABRIC FENCE PER DETAIL 2 ON SHEET C5.0.
3. LINE DRAINAGE STRUCTURE LID WITH FILTER FABRIC TO PREVENT SILT CONTAMINATION. INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURE PER DETAIL 3 ON SHEET C5.0.

ENGINEER'S NOTES:

1. EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL INSTALL ADDITIONAL MEASURES, AS NEEDED, TO PREVENT SEDIMENT-LADEN RUN-OFF FROM LEAVING THE SITE OR COMPROMISING THE PROPOSED/EXISTING STORM WATER SYSTEM.
2. SEE SHEET C0.1 FOR ADDITIONAL ESC NOTES.
3. CONTRACTOR SHALL CONSTRUCT EROSION CONTROL FACILITIES BEFORE GRADING BEGINS.

FOR PERMIT

THESE DRAWINGS ARE SUFFICIENTLY COMPLETE FOR SUBMISSION TO THE JURISDICTION HAVING AUTHORITY FOR PERMIT. THE CONTRACTOR SHALL NOT USE THESE DRAWINGS FOR CONSTRUCTION UNTIL THE CONTRACTOR RECEIVES WRITTEN APPROVAL FOR USE IN CONSTRUCTION BY THE JURISDICTION HAVING AUTHORITY AND DCI ENGINEERS.

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

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153 SOUTH JEFFERSON SPOKANE WASHINGTON 99201 509.838.4511 FAX 509.838.4605 WWW.BERNARDOWILLS.COM

STATE OF WASHINGTON 39346 REGISTERED PROFESSIONAL ENGINEER
9/14/2020

DCI ENGINEERS
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SPOKANE, WASHINGTON 99201
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WWW.DCIENGINEERS.COM
CIVIL / STRUCTURAL / MECHANICAL / ELECTRICAL / PLUMBING / FIRE PROTECTION / SUSTAINABILITY / LEED

N Whitman Ln & County Vista Drive

Country Vista Dr. & N Whitman Lane
Liberty Lake, WA

Site Development and Core & Shell Buildings

Erosion Control Plan

BERNARDO | WILLS ARCHITECTS PC

Project No: 19-07-157
Drawn by: SSS
Date: Sept. 4, 2020

C1.1