

NOTICE OF DECISION

Proposal File #: LUA2022-0038 **Zoning:** R-1

Proposal: Consolidated Irrigation – Legacy Ridge Water Tank

Proposal Description: Construct a 2 million gallon water tank to serve the Corbin Pressure Zone within the Consolidated Irrigation Water District No. 19.

Site Address: 20761 E Valley Vista Drive

General Location: South of E Valley Vista Drive in the SE ¼ of the SW ¼ of S16, T25 N, R45 EWM

Abbreviated Legal Description - Section: 16 **Township:** 25N **Range:** 45E WM

Owner: Consolidated Irrigation District No. 19 **Phone:** 509-924-3656

Contact: Kevin Taft **Phone:** 509-328-6066

Application Date: 08/01/2022 **Determination of Completeness Issued:** 08/08/2022

Notice of Application Review: 08/08/2022

Notice of Decision Issued: August 29, 2022 **Appeal Closing Date:** September 12, 2022

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: _____

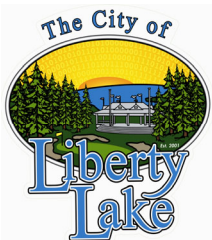
SEPA THRESHOLD DETERMINATION: Mitigated Determination of Non-Significance (see MDNS issued July 1, 2022)

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 of Planning & Engineering



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: August 29, 2022

Signature: *Lisa D Key*

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

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Owner: Consolidated Irrigation District No. 19 **Phone:** 509-924-3656

Contact: Kevin Taft **Phone:** 509-328-6066

MDNS Determination Issued: 08/29/2022 **Appeal Closing Date:** 09/12/2022

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. A Temporary Erosion and Sedimentation Control (TESC) plan shall be prepared by a WA State licensed Professional Engineer and implemented throughout the duration of construction. The TESC plan shall use best management practices (BMP's), and 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.
- b. 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.
- c. Development of the site shall comply with City Development Code, Section 10-3H, and the Spokane Regional Stormwater Manual. Stormwater plans and drainage reports, stamped and certified by the engineer of record as being compliant with the Spokane Regional Stormwater Manual, shall be submitted to the City Engineer for review and approval prior to the commencement of construction.
- 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 (non-endangerment standard) at the top of the ground water table.
- f. The developer shall be required to have an Inadvertent Discovery Plan in place. Should any artifacts or human remains be found once construction has commenced, the Tribal Historic Preservation Officer of the Spokane Tribe of Indians shall be notified immediately, and all work in the area shall cease immediately.

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 Engineering & 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:** September 12, 2022.

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

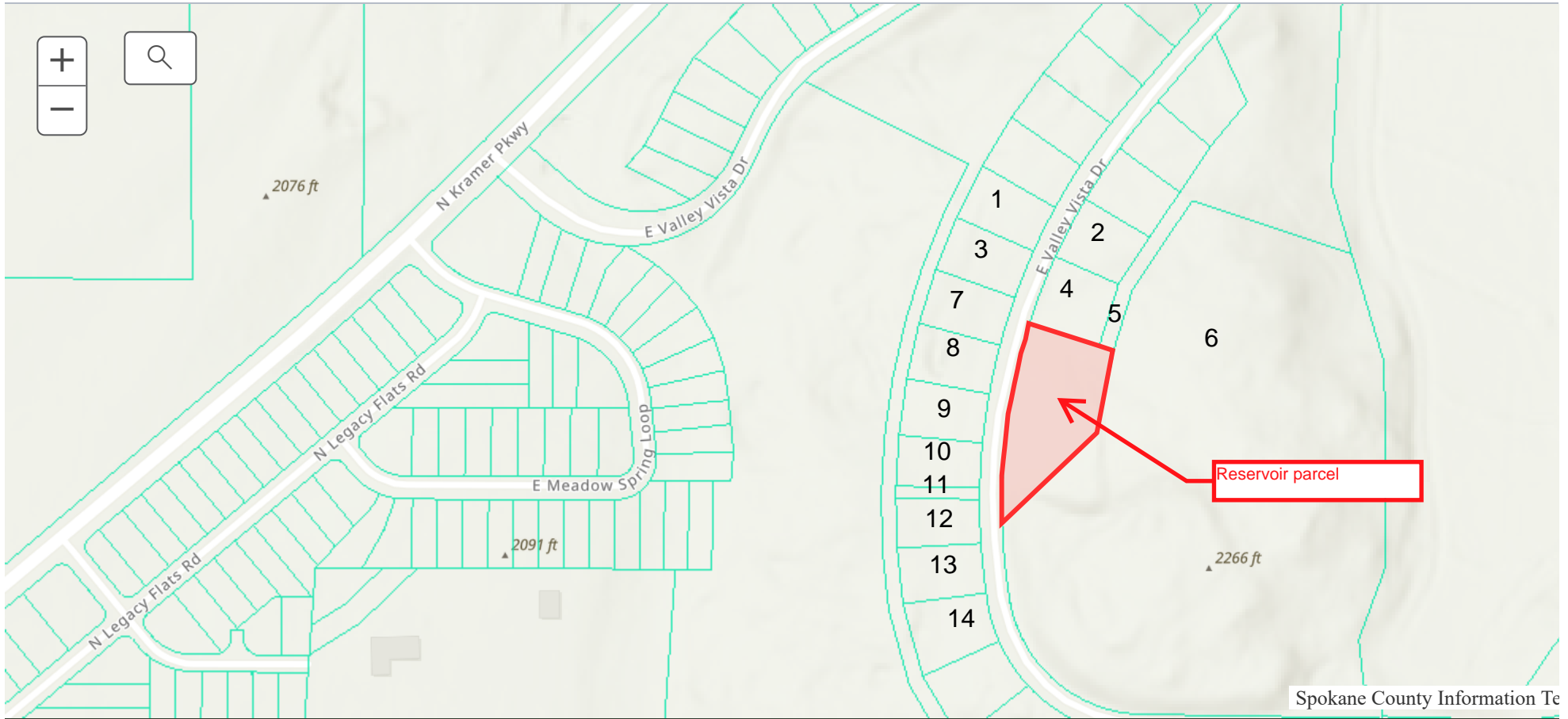
22710 E Country Vista Drive. Liberty Lake WA 99019

Phone: (509) 755-6708

Date Issued: 08/29/2022

Signature: _____

Lisa D Key



Tax Parcels

Districts

Permits

Zoning

Parcel History

Number on Map	Parcel Number	Site Address	Owner
1	55163.0134	20760 E Valley Vista Dr. Liberty Lake, WA 99016	Lexington Homes-DRH LLC
2	55163.0127	20751 E Valley Vista Dr, Liberty Lake, WA 99016	Lexington Homes-DRH LLC
3	55163.0135	20766 E Valley Vista Dr, Liberty Lake, WA 99016	Lexington Homes-DRH LLC
4	55163.0128	20757 E Valley Vista Dr, Liberty Lake, WA 99016	Lexington Homes-DRH LLC
5	55163.0201	None assigned	Legacy Ridge at Liberty Lake HOA
6	55163.9205	None assigned	Lexington Homes-DRH LLC
7	55163.0136	20772 E Valley Vista Dr, Liberty Lake, WA 99016	Lexington Homes-DRH LLC
8	55163.0137	20776 E Valley Vista Dr, Liberty Lake, WA 99016	Lexington Homes-DRH LLC
9	55163.0138	20780 E Valley Vista Dr, Liberty Lake, WA 99016	Lexington Homes-DRH LLC
10	55163.0139	20784 E Valley Vista Dr, Liberty Lake, WA 99016	Lexington Homes-DRH LLC
11	55163.0204	None assigned	Legacy Ridge at Liberty Lake HOA
12	55163.0140	20788 E Valley Vista Dr, Liberty Lake, WA 99016	Lexington Homes-DRH LLC
13	55163.0141	20792 E Valley Vista Dr, Liberty Lake, WA 99016	Lexington Homes-DRH LLC
14	55163.0142	20796 E Valley Vista Dr, Liberty Lake, WA 99016	Lexington Homes-DRH LLC

Lexington Address 1050 N Argonne Rd STE 200 Spokane Valley, WA 99206
LR @ LL HOAAddress P.O. Box 642, Nine Mile Falls, WA 99026

**TITLE COMPANY CERTIFICATION AND
APPLICANT CERTIFICATION**

TITLE COMPANY CERTIFICATION

I do hereby certify that the following list of names and addresses, consisting of the attached pages, has been prepared from the Spokane County Assessor's or Treasurer's most current computer records, is to the best of my knowledge correct, and is current within thirty (30) days of today's date.

I also certify I have provided loan numbers, if possible, when the owner is listed as a finance company.

Signed by: _____ Date: _____

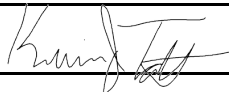
For: _____
(Title Company)

APPLICANT HAS ELECTED TO PREPARE THE PUBLIC NOTIFICATION LIST

APPLICANT CERTIFICATION

I, the applicant or agent for the applicant, do hereby certify that the following list of names and addresses, consisting of the attached pages, has been prepared from the Spokane County Assessor's or Treasurer's most current computer records, is to the best of my knowledge correct, and is current within thirty (30) days of today's date or, if prepared by a Title Company, I have verified the attached ownership list with the attached Assessor's map(s) and find that all tax parcel numbers adjacent to the project site, including owned or optioned land as shown on the Assessor's map(s) have been listed.

Printed Name: Kevin Taft

Signed by:  Date: July 25, 2022