

NOTICE OF DECISION

Proposal File #: LUA2025-0001 **Zoning:** C-2 (Freeway Commercial)

Proposal: RWC Truck Sales and Service Building

Proposal Description: Construct a 47,000± SF metal building to house a main office /part warehouse and a service shop. The project also includes adjacent concrete paved parking lot with enough parking stalls for approximately 125 vehicles of differing size. The site will be accessed from East Mission Ave and North Pepper lane.

Site Address: 21602 E Mission Avenue, Liberty Lake, WA 99019

General Location: South of Mission Ave, East of Cornerstone Way, North of George Gee Ave, West of Pepper Lane.

Abbreviated Legal Description - Section: 09 **Township:** 25 **Range:** 45

Owner: Entregar Seattle, LLC **Phone:** 509-416-6865

Contact: Brandon Votaw **Phone:** 509-416-6865

Application Date: 01/02/2025 **Determination of Completeness Issued:** 01/16/2025

Notice of Application Issued: 01/21 /2025

Notice of Decision Issued: 02/06/2025 **Appeal Closing Date:** 02/20/2025

CITY OF LIBERTY LAKE COMMUNITY DEVELOPMENT DECISION:

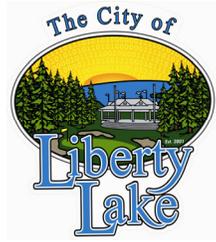
- Approved
- Approved w/ Conditions
- Disapproved

SEPA THRESHOLD DETERMINATION: Mitigated Determination of Non-Significance (see MDNS issued 02/06/2025)

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 Community Development 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:** Amy Mullerleile



Community Development
22710 E. Country Vista, Liberty Lake, WA 99019
Phone: (509) 755-6732, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: 02/06/2025

Signature: *Amy Mullerleile*

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Proposal File #: LUA2025-0001 **Zoning:** C-2 (Freeway Commercial)

Proposal: RWC Truck Sales and Service Building

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Proposal Description: Mission Ave and North Pepper lane.

Site Address: 21602 E Mission Avenue, Liberty Lake, WA 99019

General Location: South of Mission Ave, East of Cornerstone Way, North of George Gee Ave, West of Pepper Lane.

Owner: Entregar Seattle, LLC **Phone:** 509-416-6865

Contact: Brandon Votaw **Phone:** 509-416-6865

MDNS Determination Issued: 02/06/2025 **Appeal Closing Date:** 4 pm on 02/20/2025

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 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.
- 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. 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.
- e. Compliance with the Washington State Department of Ecology Water Quality and Solid Waste Program requirements shall be required.
- f. 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

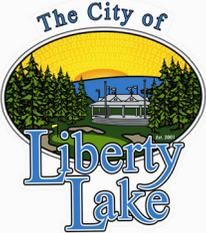
quality requirement (non-endangerment standard) at the top of the ground water table.

- g. The developer shall be required to complete Cultural Resource Survey prior to any ground disturbing activities. The completed survey should be filed with Washington DAHP and the Tribal Historic Preservation Officer of the Spokane Tribe of Indians.
- h. Comments provided by Spokane Valley Fire Department shall be addressed at the time of building permit issuance.

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 Community Development 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: 4pm on February 20, 2025.**

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: **Amy Mullerleile**

Community Development

22710 E Country Vista Drive. Liberty Lake WA

99019 Phone: (509) 755-6732

Date Issued: 02/06/2025

Signature: _____



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

February 4, 2025

Amy Mullerleile
City of Liberty Lake Planning, Engineering, and Building Services
22710 E. Country Vista
Liberty Lake, WA 99019

Re: RWC Liberty Lake
File# LUA2025-0001, Ecology SEPA# 202500237

Dear Amy Mullerleile:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) Mitigated Notice of Application for the RWC Liberty Lake proposal. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments:

Hazardous Waste and Toxics Reduction Program
Huckleberry Palmer, (509) 952-5442, hpal461@ecy.wa.gov

Wastes produced during construction or remodeling can be dangerous wastes in Washington State. Some of these wastes include: Absorbent material, aerosol cans, asbestos-containing materials, lead-containing materials, PCB-containing light ballasts, waste paint, waste paint thinner, sanding dust and treated wood.

The [Construction and demolition](#) website has a more comprehensive list and a links to help identifying and designating your wastes.

Responsibility for construction waste generated at a facility is the responsibility of the facility that generates the waste. The waste generator is the person who owns the site. Even if you hire a contractor to conduct the demolition or a waste service provider to designate your waste, the site owner is ultimately liable. This is why it is important to research reputable and reliable contractors.

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste. Information about how to sample and what to test for can be found at the above linked website.

Water Quality Program

Llyn Doremus, (509) 329-3518, llyn.doremus@ecy.wa.gov

You 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.

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.

Water Resources Program

Herm Spangle, (509) 209-3421, hspa461@ecy.wa.gov

The water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.

If you have any questions or would like to respond to these comments, please contact the appropriate program staff listed above. If you have questions about SEPA, please reach out to sepahelp@ecy.wa.gov.

Sincerely,



Katy Moos
Office Assistant
Eastern Region Office



2120 N. Wilbur Rd.
Spokane Valley, WA 99206
(509) 928-1700 Main
(509) 892-4125 Fax
spokanevalleyfire.com

February 5, 2025

Lisa Key
City of Liberty Lake
22710 E Country Vista Dr.
Liberty Lake, WA 99019

RE: LUA2025-0001
RWC Truck Sales and Service – SEPA review

The Spokane Valley Fire Department has completed a review for the above referenced project and recommends approving the SEPA with the following SVFD conditions:

1. All specific fire department requirements for future development shall be addressed on future commercial permits.
2. Parcels 55094.9060 and 55094.9061 will be subject to meeting the requirements of 2021 IFC D104 for commercial and industrial developments.

The following below comments are provided for the benefit of the applicant:

3. The proposed development plan shows a building crossing property lines. This will need to be discussed with City of Liberty Lake building department if this is allowed or if lot lines will have to be adjusted.
4. A single access point to the site is being proposed. This is allowed but it may present future restrictions on further development per 2021 IFC D104. Further, this site is bounded to the south by E George Gee Ave, which might impact the ability to provide a second fire apparatus access to meet the remoteness requirements of D104.3.

Sincerely,

Austin Morrell

Austin Morrell
Fire Protection Engineer (EIT)
Spokane Valley Fire Department

Cc Liberty Lake Permit Center



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

P.O. Box 100 Wellpinit WA 99040

1/28/25

To: Amy Mullerleile

RE: LUA2025-0001 RWC Truck Sales and Service Building

Ms. Mullerleile,

Thank you for contacting the Tribe's Historic Preservation Office, we appreciate the opportunity to provide cultural consent for your project. The intent of this process is to preserve and protect all cultural resources whenever protection is feasible.

After archive research this area has a high potential for encountering cultural resources, and the proposed ground disturbing actions would destroy any cultural resources present.

Recommendation: Cultural resource survey completed before any ground disturbing activity and Inadvertent Discovery Plan (IDP) implemented into the scope of work.

Once the survey is completed, we will do more mitigation of the outcome of the cultural survey.

However, if any artifacts or human remains are found upon excavation activity this office is to be notified, and the immediate area ceases. Should additional information become available, or the scope of work changes, our assessment may be revised.

Again, thank you for this opportunity to comment and consider this a positive action that will assist us in protecting our shared heritage.

If questions arise, please contact me at (509) 258 – 4222.

Sincerely,

Randy Abrahamson
Tribal Historic Preservation Officer



Spokane County
PUBLIC WORKS

PROJECT COMMENT TRANSMITTAL

To: amullerleile@libertylakewa.gov
From: Adam Smith
Date: 01-23-2025

Planning Number	Name	Parent Parcels	Project Type
LUA-2025-0001	RWC Truck Sales and Service Building	55094.9061 55094.9060	Notice of Application

SS14B	This project lies within the Liberty Lake Sewer Service Area. Applicant is required to notify them of this proposal and conform to their requirements.	
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[Additional information on last page of this transmittal](#)

General Sanitary Sewer Links

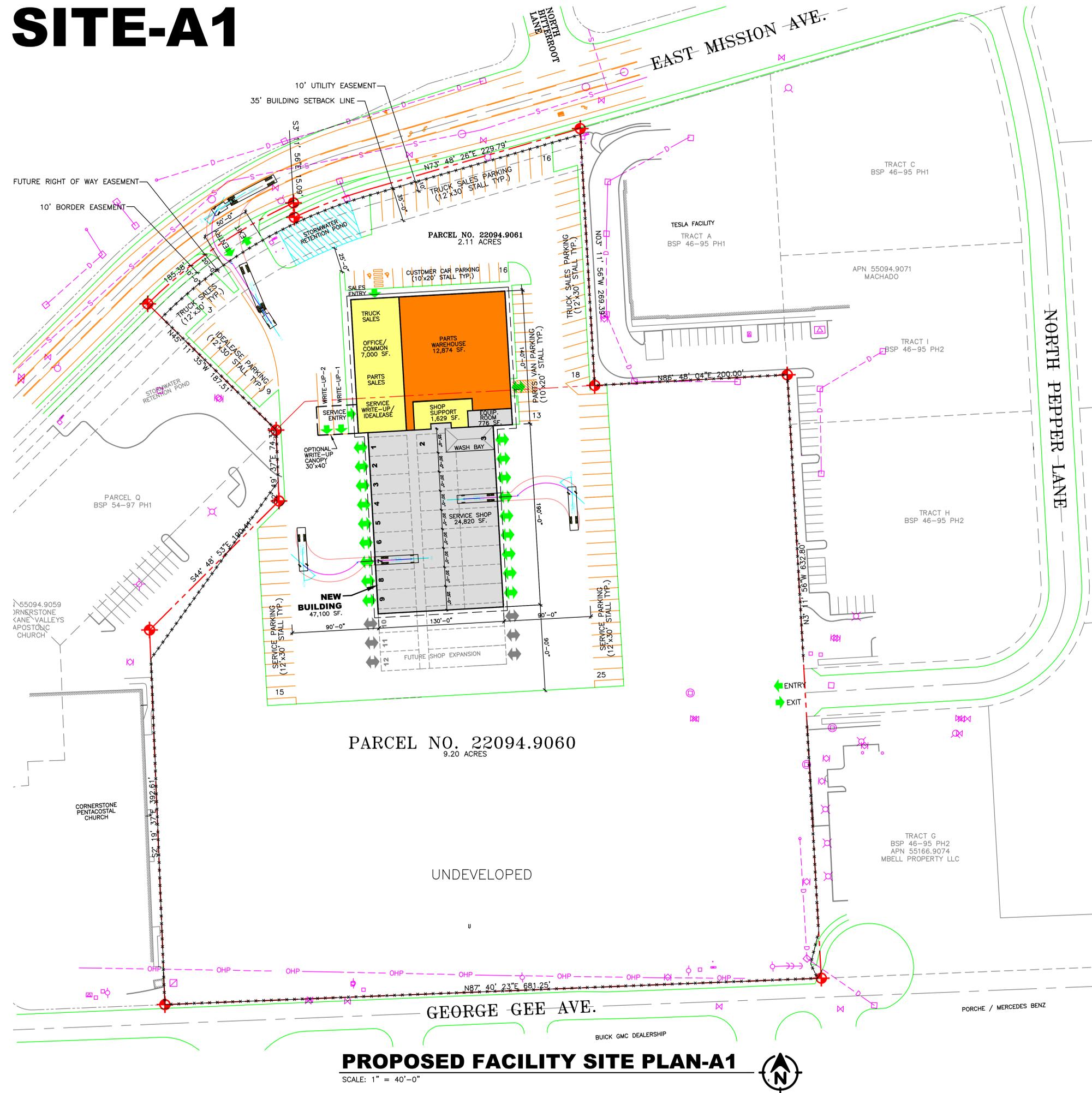
- Sewer Plan Submittal: To submit a sewer plan for review, please follow this link: [Sewer Plan Submittal](#)
- If your project requires a sewer plan submittal, please refer to the requirements here:
 - [Development Plan Review Checklist](#)
- Additional General Commercial Sewer information can be found here:
 - [General Commercial Sewer Info](#) | [Water Usage Estimate Form](#)
 - Sewer Planning and Design webpage: [Sewer Planning & Design](#)

Pretreatment Information

- **IF GREASE PRODUCING STATUS IS NOT KNOWN:**
 - Pretreatment review is required for your business or project. Please complete and return the “Commercial Pretreatment Questionnaire” located at: www.spokanecounty.org/FOG. Additionally, pretreatment requirements under our Industrial Pretreatment Program may apply to your business or project, for more information, please visit: www.spokanecounty.org/IPP.
- **IF FACILITY IS ALREADY KNOWN TO NEED GREASE CONTROL (FOOD SERVICE ONLY):**
 - Pretreatment review is required for your business or project. Please complete the “GCD Sizing & Permitting Checklist,” located at: www.spokanecounty.org/FOG and email to: ESPreTreatment@spokanecounty.org. Additionally, pretreatment requirements under our Industrial Pretreatment Program may apply to your business or project, for more information, please visit: www.spokanecounty.org/IPP.
- **IF FACILITY IS ALREADY KNOWN TO NEED GREASE CONTROL (OIL-WATER SEPARATORS ONLY):**

Pretreatment review is required for your business or project. Please visit www.spokanecounty.org/FOG to download the “OWS Sizing” and “OWS Fact Sheet” for guidance on oil-water separators. Additionally, pretreatment requirements under our Industrial Pretreatment Program may apply to your business or project, for more information, please visit: www.spokanecounty.org/IPP

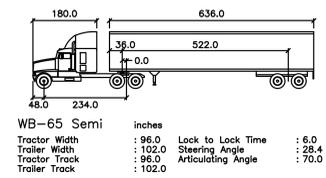
SITE-A1



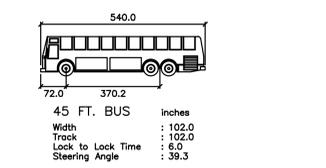
AREA LEGEND

- OFFICE
- WAREHOUSE
- SHOP

VEHICLE PROFILE-1



VEHICLE PROFILE-2



PARKING SUMMARY

CUSTOMER PARKING	16 STALLS
IDEALEASE PARKING	19 STALLS
SERVICE PARKING	40 STALLS
PARTS VANS	13 STALLS
TRUCK SALES PARKING	37 STALLS



- 9/24/2024 GENERAL REVISIONS
- 9/19/2024 GENERAL REVISIONS

