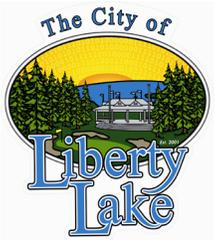


Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposed project and its probable environmental impacts. All comments received within 14 calendar days of the date this Notice of Application is issued, will be considered prior to making a decision on this application.

Public Hearing: As a Type I Project Permit, this action **is not** subject to a future public hearing.

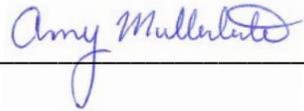
REVIEW AUTHORITY:



PROJECT COORDINATOR: Amy Mullerleile – Senior Planner

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

Date Issued: 03/11/2025

Signature: 



SEPA CHECKLIST

Liberty Lake Community Development Department

22710 E. Country Vista Drive, Liberty Lake WA 99019

Phone: (509) 755-6704

Website: www.libertylakewa.gov

Email: permitcenter@libertylakewa.gov

City Development Code Article 10-6A, Environmental Ordinance

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for non-project proposals:

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Liberty Lake Storage on Eagle Lane

2. Name of applicant: Randy Grinalds

3. Address and phone number of applicant and contact person:

521 S Shoreline Dr, Liberty Lake, WA

4. Date checklist prepared: 2/25/25

5. Agency requesting checklist: City of Liberty Lake

6. Proposed timing or schedule (including phasing, if applicable): 2025 - 2027

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

This project will be completed in two phases on two different lots that will be merged into one lot prior to the commencement of building out phase II.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical Engineering report, survey and topographical map.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. NO

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

City of Liberty Lake grading and building permits.

11. Give 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

SEPA Environmental checklist (WAC 197-11-960) Page 2 of 19

page. (Lead agencies may modify this form to include additional specific information on project description.)

Phase I of this project is to build approx. 45,000 sq. ft. of self storage buildings on a lot that is approx. 2.5 acres in C2 zoning. Phase II of this project, if it occurs, will construct an additional approx. 55,000 sq. ft. of self storage units on the neighboring 2.5 acre lot to the west.

12. 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 applications related to this checklist.

The address of the site is 2735 and 2745 N. Eagle Lane, Liberty Lake, WA 99019

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site: This site sits on Spokane Valley glacial moraine which consists of rounded rocks, gravels and sands. This property is nearly flat with just a few feet of elevation variance throughout.

The "Old Appleway" highway, which previously was the main thoroughfare from Spokane to Idaho and points eastward had been constructed on this property and ran diagonally through both parcels. During site development in 1999 most of the top soil was removed and grading occurred which also removed most of the evidence that the Old Appleway had been present there.

(circle one): Flat, b. What is the steepest slope on the site (approximate percent slope)?

There is really no slope on this property of even 1%.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soils consist of glacial moraine rocks, gravel and sand. Most of the top soil has already been removed during prior excavation.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. NO

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No fill is necessary. Approx 1500 cubic yards of material on site will be moved to achieve the required drainage slopes and swales.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 75%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Installation of the required silt fences.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. This type of metal frame structure will have almost no impact to air quality, due to low impacts from customers storage needs.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: None needed

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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

- 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. No

- 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. None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No

- 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

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. None

c. Water runoff (including stormwater):

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.

Roof drains will be collected separately into drywells. Asphalt drainage will be diverted to grassy swales on the property.

2) Could waste materials enter ground or surface waters? If so, generally describe. No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Roof drains will be collected separately into drywells. Asphalt drainage will be diverted to grassy swales on the property.

4. **Plants** [help]

a. Check the 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
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

c. List threatened and endangered species known to be on or near the site. None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Considerable planting of evergreen trees and bushes as required by the City of Liberty Lake

. List all noxious weeds and invasive species known to be on or near the site. Our property is typically sprayed for noxious weeds each year, but the Washington State Dept. of Transportation property to the north side does not spray, which usually leads to incursions of stickweed.

5. **Animals** [help]

a. List any birds and other animals which have been observed on or near the site or are

known to be on or near the site. No animals have been observed on this site, and only birds flying over have been seen.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

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

site. c. Is the site part of a migration route? If so, explain. None

d. Proposed measures to preserve or enhance wildlife, if any: None

e. List any invasive animal species known to be on or near the site. None

6. Energy and Natural Resources [\[help\]](#)

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. Electric and or Natural gas for HVAC requirements.

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: Following the current Washington State energy code.

7. Environmental Health [\[help\]](#)

- 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.

1) Describe any known or possible contamination at the site from present or past uses. None

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None will be allowed.

4) Describe special emergency services that might be required. Possibly fire and medical emergencies could occur on this site.

5) 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)? Traffic on I-90

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. None

3) Proposed measures to reduce or control noise impacts, if any: None

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. No. Currently adjacent properties are as follows: undeveloped land, a warehouse and a granite finishing/manufacturing facility.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non forest use? Not to my knowledge.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how: No

c. Describe any structures on the site. None

d. Will any structures be demolished? If so, what? No

e. What is the current zoning classification of the site? C2, Freeway Commercial

f. What is the current comprehensive plan designation of the site? Freeway Commercial

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

any part of the site been classified as a critical area by the city or county? If so, specify. i.

Not that I know of.

Approximately how many people would reside or work in the completed project? 1 or 2

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

k. Proposed measures to avoid or reduce displacement impacts, if any: None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Currently an allowed as a Limited Use under City of Liberty Lake zoning.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: None

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None

c. Proposed measures to reduce or control housing impacts, if any: None

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Highest proposed height of the small office portion of the site is 25 feet maximum. Principal exterior material is painted metal.

b. What views in the immediate vicinity would be altered or

obstructed? b. Proposed measures to reduce or control aesthetic

impacts, if any: Matching colors to other similar buildings in the

neighborhood, along with the required City of Liberty Lake

landscaping.

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Only lighting along building walls, drive aisles and the small parking lot for security.

b. Could light or glare from the finished project be a safety hazard or interfere with

views? c. What existing off-site sources of light or glare may affect your proposal? d.

Proposed measures to reduce or control light and glare impacts, if any: None

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12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? Liberty Lake City and Spokane County parks are numerous within a few miles.

b. Would the proposed project displace any existing recreational uses? If so, describe. No

- 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 [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No (please see the letter from Spokane Indian tribe stating that due to considerable prior excavations there is little to no chance of this.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. See previous question's answer.

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- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. We propose to have a consultant write up an Inadvertent Discovery Plan of Action in the event that something occurs during construction.

14. Transportation [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Access to this site is via a private road known as Eagle Lane. Eagle Lane is then accessed by East Appleway Avenue, which connects to Interstate 90 a mile to the east and west.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Not affected, the nearest bus stop is several hundred feet away.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Proposal is to have 5 parking spaces. There are none currently on the site.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? Please see attached letter of explanation for this from Matt Zarecor PE.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No

h. Proposed measures to reduce or control transportation impacts, if any: None

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. No

b. Proposed measures to reduce or control direct impacts on public services, if any. None needed.

16. Utilities [\[help\]](#)

a. List all utilities currently available at the site: (ex: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system) Electricity, sewer, water, natural gas and refuse service.

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. Electricity (Avista), sewer & water (Liberty Lake sewer and water district), natural gas (Avista) and refuse service (various).

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Randy Grinalds 

Name of signee Randy Grinalds, Owner/Member/Manager

Old Appleway LLC

Date Submitted: 3/3/2025

D. Supplemental sheet for non-project actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? N/A

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life? N/A

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources? No

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Not likely

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing

plans? Not Likely

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Minimal impact to these services.

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. N/A

CORNERSTONE ENGINEERING

March 2, 2025

City of Liberty Lake
Building Department
22710 East Country Vista Drive
Liberty Lake, WA 99019

Attn: Kathy Cummings, Permit Technician

Re: Traffic Distribution Letter – Eagle Lane Self Storage

To Whom It May Concern:

Please find below the trip generation analysis for the proposed self storage project.

PROJECT DESCRIPTION

The Eagle Lane Self Storage project consists of 10 storage buildings with a combined area of 100,070 sf situated on 2 lots totaling 218,683 square feet in size. It is anticipated that the project will be built in two phases as shown on the plans. The eastern portion will be phase 1 and the western portion will be phase 2. The site is located on the south side of Interstate 90, north of Appleway Avenue to the northwest of the intersection of Eagle Lane and Knox Lane in the City of Liberty Lake. The site is currently vacant, and the frontage is an existing cul-de-sac with curb, gutter, and a paved roadway. This analysis was done for the total project including both phases.

ANALYSIS METHODOLOGY

The potential trip generation of the proposed project was calculated using trip generation rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th Edition for self storage (Land Use Code 151: Mini Warehouse).

The proposed self storage (mini warehouse) project has a total of 100,070 square feet in both phases and a total of 648 units. The trip generation based upon the number of units was used since the units being proposed are relatively small. Per ITE LU #151, Mini Warehouse, the project is projected to generate the following traffic:

ADT (Average Daily Traffic) = 116 vehicles

AM Peak Hour = 9 (5 in - 4 out)

PM Peak Hour = 13 (7 in – 6 out)

These above traffic numbers represent total trips. Pass-by is not allowed for LU 151 (Mini Warehouse) in the ITE manual.

Please feel free to call with any questions or need any additional information.

Sincerely,
Cornerstone Engineering

Matt Zarecor, P.E.



