

NOTICE OF DECISION

Proposal File #: BLD2021-0279 **Zoning:** M-2

Proposal: Central Valley School District Transportation Facility

Proposal Description: Parking area for 60 school buses. 107 car parking stalls, a bus wash and a 1440 sq. ft. office

Site Address: 280 N. Henry Lane, Liberty Lake, WA 99019

General Location: Henry Lane, south of Country Vista Drive (SW ¼ of the NE ¼ of S17, T25, R45 EWM)

Abbreviated Legal Description - Section: 17 **Township:** 25 **Range:** 45

Owner: Central Valley School District **Phone:** 509-558-5400

Contact: Jonathan Miller **Phone:** 509-499-8533

Application Date: 06/30/2021 **Determination of Completeness Issued:** 07/01/2021

Notice of Application Review: 07/01/2021

Notice of Decision Issued: 07/15/2021 **Appeal Closing Date:** Noon on 07/29/2021

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 07/15/2021)

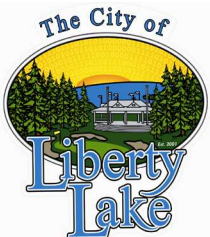
DECISION APPEAL PROCEDURE: Interested parties with standing, as defined in RCW 36.70C, have the opportunity to appeal a final decision on a project permit. The decision may be appealed within fourteen (14) calendar days from the date the decision is rendered by delivering a notice of appeal to Planning & 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



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: 07/15/2021

Signature: *Lisa D Key*

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Proposal File #: BLD2021-0279 **Zoning:** M-2

Proposal: Central Valley School District Transportation Facility

Proposal Description: Parking area for 60 school buses. 107 car parking stalls, a bus wash and a 1440 sq. ft. office

Site Address: 280 N. Henry Lane, Liberty Lake, WA 99019

General Location: Henry Lane, south of Country Vista Drive (SW ¼ of the NE ¼ of S17, T25, R45 EWM)

Owner: Central Valley School District **Phone:** 509-558-5400

Contact: Jonathan Miller **Phone:** 509-499-8533

MDNS Determination Issued: 07/15/2021 **Appeal Closing Date:** Noon on 07/29/2021

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).

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 requirements Liberty Lake Sewer & Water District & Spokane County Environmental Services shall be met at the time of project construction.
- h. The Contractor shall be required to have an Inadvertent Discovery Plan in place in accordance with the requirements of the Spokane Tribe of Indians.

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: Noon on July 29, 2021.**

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: 07/15/2021

Signature: _____

Lisa D Key



SIGNATURES:

APPROVALS:

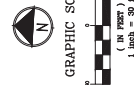
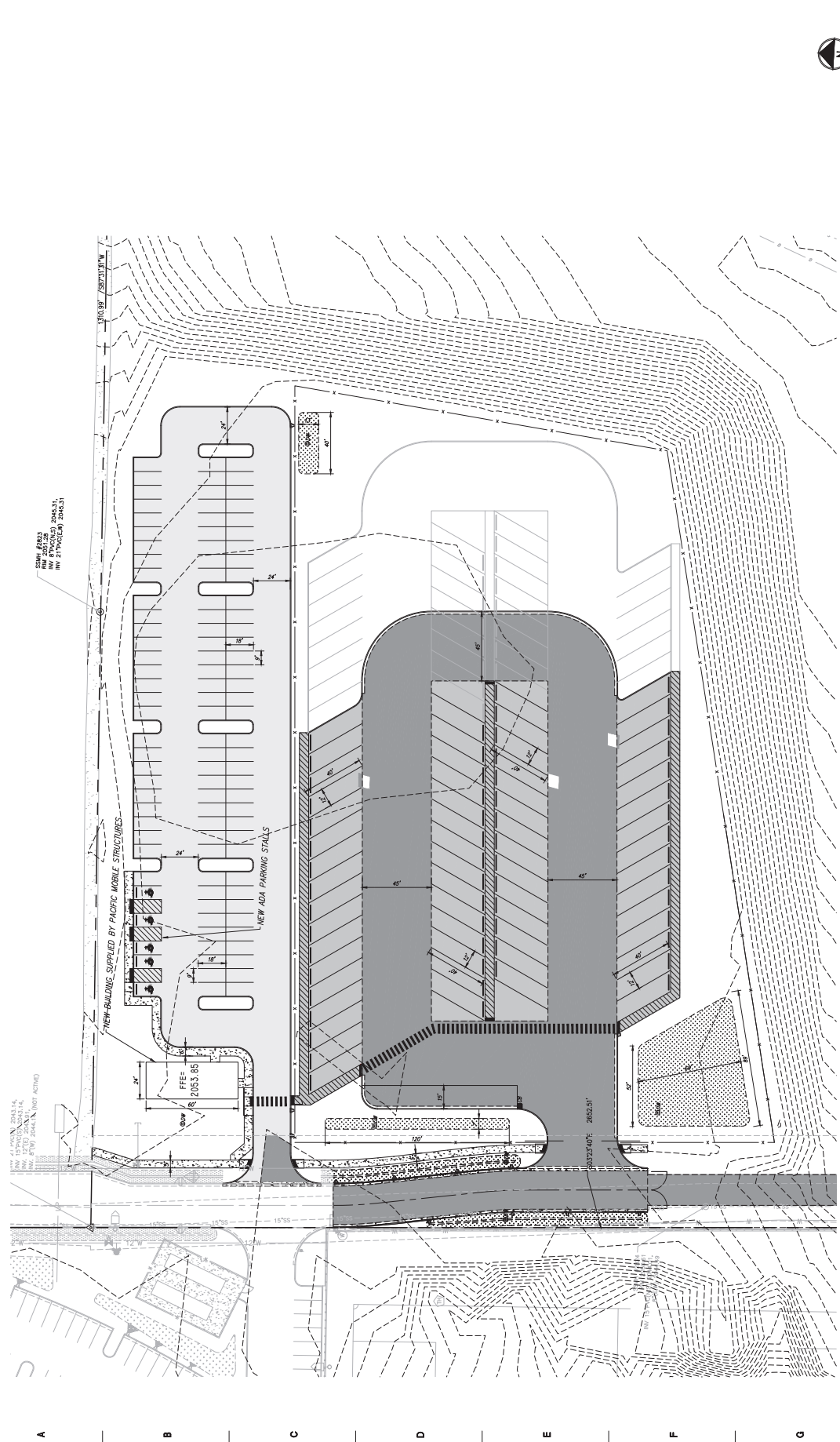
Job No.:	21-42-0092
Proj. Manager:	SCM
Drawn:	DEM
Reviewed:	SCM
Design:	SCM
Date:	6-23-2021
Scale:	1" = 30'

CVSD - TRANSPORTATION
208 N HENRY LANE
LIBERTY LAKE, WA

PROJECT TITLE:

SHEET TITLE:
SITE PLAN

SHEETING:
C0.10



UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL FOR ALL UTILITIES
BEFORE YOU DIG

CONTRACTOR NOTE
ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE SERVED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL VERIFY ALL UTILITIES BEFORE CONSTRUCTION. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SERVICES. CONTRACTOR SHALL CONTACT THE UTILITY OWNERS/AGENCY TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.

FOR PERMIT
THESE DRAWINGS ARE SUFFICIENTLY COMPLETE FOR SUBMISSION TO THE JURISDICTION HAVING AUTHORITY FOR PERMITTING. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BEFORE CONSTRUCTION. CONTRACTOR ACCEPTS WRITTEN APPROVAL FOR USE IN CONSTRUCTION BY THE JURISDICTION HAVING AUTHORITY AND DO ENGINEERS.