



**DETERMINATION OF SIGNIFICANCE
FOR REVISED PROJECT PROPOSAL
AND REQUEST FOR COMMENTS
ON SCOPE OF AN
ENVIRONMENTAL IMPACT STATEMENT**

**PAINTED HILLS PLANNED RESIDENTIAL DEVELOPMENT
PROJECT RE-SUBMITTAL BASED ON PROPOSAL FOR
CONDITIONAL LETTER OF MAP REVISION - FILL
SUB-2015-0001 / PRD-2015-0001/FPD-2016-0007**

Description of Proposal: The applicant – Black Realty, Inc., – initially proposed a planned residential development (PRD) comprised of 300 single family homes and 280 multifamily units and a neighborhood commercial center, which was intended to be developed in conjunction with a Federal Emergency Management Agency (FEMA) flood plain revision mapping process based on a Conditional Letter of Map Revision (CLOMR) resulting from levee improvements, levee certifications, and other flood control provisions.

In a series of new documents provided to the City on August 20, 2018, including an amended and restated SEPA checklist, the applicant has modified the proposed site design in order to pursue a Conditional Letter of Map Revision – Fill (CLOMR-F) from FEMA. This design update to pursue a CLOMR-F approval represents a change in the FEMA re-map effort for the project. With the current plan to pursue a CLOMR-F, the applicant is proposing to control and manage floodwaters and address compensatory storage requirements on the site through a combination of on-site fill, enhanced conveyance facilities (culverts), and infiltration galleries. Final earthwork quantities are unknown at this time, but grading may require the movement of up to 450,000 cubic yards of material, with up to 330,000 cubic yards of import material. Chester Creek main channel with the exception of a small extension of the culvert at Thorpe Road due to widening will remain unchanged.

The project will consist of five housing types identified as Estate, Single Family, Cottage, Multi-Family and Mixed Use, and also Neighborhood Commercial, which will be developed in phases over a 10-year time period. The proposal will include 30 acres of greenspace with trails including a 10-acre park and wildlife travel corridor. Vehicular access to the development will occur at four points along Madison, with three intersecting Thorpe Road, and three intersecting Dishman-Mica Road.

The proposal requires Hearing Examiner approval of a Type III Permit in accordance with Chapter 17.80 SVMC.

The proposal lies within a FEMA special flood hazard area and above the designated Spokane Valley - Rathdrum Prairie Aquifer. The applicant proposes to address the special flood hazard and compensatory storage requirements by capturing, redirecting and infiltrating the flood flows thus significantly reducing the regulatory floodplain from the future development area. Onsite

stormwater treatment facilities are proposed to reduce pollutant loads and concentrations in stormwater prior to the water entering the aquifer.

Proponent: Black Realty, Inc.
107 South Howard, Suite 500
Spokane, WA 99201

Location of Proposal: Dishman-Mica Road, Thorp Avenue, Madison Road (4403 S. Dishman-Mica Road).

Section/Township/Range: SE ¼ of Section 33 and SW ¼ of Section 34, Township 25N, Range 44E, Willamette Meridian.

Tax Parcel Numbers: 45336.9191, 45334.0106, 45334.0108, 45334.0109, 45334.0110, 45334.0113, 45334.0114, 45334.9135, 44041.9144

Lead Agency: City of Spokane Valley

File Numbers: SUB-2015-0001 / PRD-2015-0001 / FPD-2016-0007

Date of Issuance: October 26, 2018

Environmental Impact Statement (EIS) Required: The City of Spokane Valley Community and Public Works Department determined that the earlier version of this proposal was likely to have a significant adverse impact on the environment and issued a SEPA Determination of Significance (DS) dated September 7, 2017. This determination followed review of the environmental checklist submitted by the proponent (received September 8, 2016); technical studies submitted as part of the Type III permit application, including a preliminary flood control plan (received October 14, 2016); over 200 public comments received via letters and direct citizen contact; and responses by the proponent (received July 18, 2017) to requests for additional information made by the City. A public hearing on the scope of the EIS occurred on September 25, 2017.

The revised project has been supported by the applicant with an amended and restated environmental checklist; an updated land disturbance permit application and checklist; response to comment letter; technical studies and plans associated with flood control, water, and sewer; a traffic impact analysis mitigation threshold letter; a report on frontage improvements storm drainage; a flood control narrative; and Parts I and II of a draft CLOMR-F application.

A new threshold determination of significance under SEPA is required for the revised project. This DS supersedes and replaces the earlier DS and, pursuant to WAC 197-11-635, incorporates by this reference the previous application materials, agency reviews and comments, and public comments, including the prior scoping hearing testimony, from the earlier application. These materials provide background information on the project and allow comparison of the differences for the revised project. The materials incorporated by this reference are being made available for public review and can be reviewed at the Spokane Valley Community and Public Works Department or on its website: <http://www.spokanevalley.org/paintedhills>.

For the revised proposal an EIS is required in compliance with the State Environmental Policy Act (SEPA), Ch. 43.21C RCW, Chapter 197-11 WAC, and Title 21 SVMC, and will be prepared. The EIS will be prepared in accordance with RCW 43.21C.030(2)(c) and SVMC 21.20.110 and .120 under the direction of the City of Spokane Valley. The EIS will address

probable significant adverse environmental impacts of actions necessary to accomplish the revised project. The amended and restated environmental checklist and other materials received by the City in support of the revised project and indicating likely environmental impacts can be reviewed at the Spokane Valley Community and Public Works Department or on its website: <http://www.spokanevalley.org/paintedhills>.

The Spokane Valley Community and Public Works Department has identified the following elements of the environment for discussion in the EIS for the revised project: natural environment (ground and surface water); built environment (land use, including relationship to land use plans regarding flood hazard areas); and transportation, including importation of fill. Alternatives to be analyzed in the EIS include:

- A. No Action: The No Action Alternative assumes no development of the site.
- B. Alternative 1 Preferred Alternative: The PRD project as proposed.
- C. Alternative 2 Alternative Configuration: Other reasonable alternatives for achieving the proposal's objective on the same site according to the existing development regulations.

Scoping Comments: The City of Spokane Valley will act as lead agency for the SEPA process. Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS for the revised project. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required.

Written Comments: Written comments on the scope of the EIS for the revised project may be submitted no later than 5:00 p.m. on November 16, 2018. Comments should be sent to:

Lori Barlow
Spokane Valley Community and Public Works Department
10210 E. Sprague Avenue
Spokane Valley, WA 99206;
Or Lbarlow@spokanevalley.org

Responsible Official:

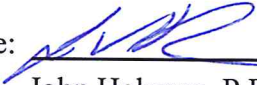
Mr. John Hohman, P.E.
SEPA Responsible Official
Deputy City Manager
City of Spokane Valley
Spokane Valley City Hall
10210 E. Sprague Avenue
Spokane Valley, WA 99206

Scoping Comment Deadline:

November 16, 2018

Date: 10-26-18

Signature: _____


John Hohman, P.E.

Painted Hills EIS
DS for Revised Project
October 26, 2018
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cc: Department of Ecology, by email
SEPA Review Agencies, by email
Adjacent Property owners within 500 feet of the site
Dave Black, Black Realty, 107 South Howard, Suite 500, Spokane, WA 99201
Posting on Site