



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

4601 N Monroe Street • Spokane, Washington 99205-1295 • (509)329-3400

November 15, 2018

Ms. Lori Barlow, AICP
Senior Planner
City of Spokane Valley
10210 E. Sprague Ave.
Spokane Valley, WA 99206

Re: Modification for Painted Hills Planned Unit Residential Development,
File # SUB-2015-0001, PRD-2015-0001, FPD-2016-0007

Dear Ms. Barlow:

Thank you for the opportunity to comment on the Scope of an Environmental Impact Statement regarding the modification to establish five housing zones-Estate, Single Family, Cottage, Multifamily and Mixed Use, and Neighborhood Commercial; create 30 acres of greenspace with trails, a 10-acre park and wildlife travel corridor (Proponent: Black Realty, Inc.). The Department of Ecology (Ecology) has reviewed the documents and submits the following comments:

Water Quality Program – Shannon Adams (509) 329-3610

You must register all new dry wells and other injection wells with the Underground Injection Control program (UIC) at Department of Ecology prior to use. 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. Contact the Eastern Regional Office UIC Coordinator, Llyn Doremus at (509) 329-3518 or via email at Llyn.Doremus@ecy.wa.gov. You may also go to <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Underground-injection-control-program> for registration forms and further information.

A Stormwater Pollution Prevention Plan for the project site may be 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.

Proper disposal of construction debris must be in such a manner that debris cannot enter the natural stormwater drainage system or cause water quality degradation of surface waters. Dumpsters and refuse collection containers shall be durable, corrosion resistant, nonabsorbent, nonleaking, and have close fitting covers. If spillage or leakage does occur, the waste shall be picked up immediately and returned to the container and the area properly cleaned.

The operator of a construction site that disturbs one acre or more of total land area, and which has or will have a discharge of stormwater to a surface water or to a storm sewer, must apply for coverage under Department of Ecology's Baseline General Permit for Stormwater Discharges Associated with Construction Activities.

Owners of sites where less than one acre of total land area will be disturbed must also apply if the construction activity is part of a larger plan of development or sale in which more than one acre will eventually be disturbed. Discharge of stormwater from such sites without a permit is illegal and may be subject to enforcement action by the Department of Ecology.

If any soil or ground water contamination is known to be on the site, additional information is needed. The applicant may be required to submit additional studies and reports including, but not limited to, temporary erosion and sediment control plans, a stormwater pollution prevention plan, a site map depicting sample locations, a list of known contaminants with concentrations and depths found and other information about the contaminants.

Application should be made at least 60 days prior to commencement of construction activities. A permit application and related documents are available online at <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit>, or by contacting the Water Quality program, Department of Ecology, P.O. Box 47600, Olympia, WA 98504-7600; (360) 407-6401.

State Environmental Policy Act (SEPA)

Ecology bases comments upon information submitted for review. As such, they do not constitute an exhaustive list of the various authorizations you must obtain, nor legal requirements you must fulfill in order to carry out the proposed action.

Please contact the appropriate staff listed above if you have any questions or would like to respond to these comments,

Department of Ecology
Eastern Regional Office
(Ecology File #: 201806068)

cc: Black Realty, Inc.