



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

**PAINTED HILLS PLANNED RESIDENTIAL DEVELOPMENT
SUB-2015-0001 / PRD-2015-0001**

Description of Proposal: The applicant – Black Realty, Inc., – proposes a planned residential development (PRD) comprised of 300 single family homes and 280 multifamily units and a neighborhood commercial center. The project will consist of five housing types identified as Estate, Single Family, Cottage, Multi-Family and Mixed Use, which will be developed in phases over a 15-year time period. The proposal will include 30 acres of dedicated open space, including active and passive recreation, and a pedestrian trail system. Vehicular access to the development will occur at four points along Madison, with one 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 eliminating the regulatory floodplain from the future development area. New levees are proposed to keep Chester Creek channel flood flows out of the project area. Onsite water 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, Thorpe 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

Date of Issuance: September 8, 2017

Environmental Impact Statement (EIS) Required: The City of Spokane Valley Community and Public Works Department has determined that this proposal is likely to have a significant adverse impact on the environment. This determination follows 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.

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 proposed project. An environmental checklist and other materials indicating likely environmental impacts can be reviewed at the Spokane Valley Community and Public Works Department or on its website: <http://www.spokanevalley.org>

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

- A. No Action: The No Action Alternative assumes development of the site other than the PRD proposal.
- 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 underlying zoning designation.

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. 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 may be submitted no later than 5:00 p.m. on September 29, 2017. Comments should be sent to:

Lori Barlow
Spokane Valley Building Dept.
11707 E. Sprague Ave., Suite 106,
Spokane Valley, WA 99206;

Or lbarlow@spokanevalley.org

Scoping Meeting: A scoping meeting will be held as follows:

Monday, September 25, 2017
6:00 – 8:00 PM
CenterPlace
2426 N. Discovery Place
Spokane Valley, WA 99216

The purpose of this meeting is to receive public comment on issues to be discussed in the environmental impact statement.


Responsible Official:

Mr. John Hohman, P.E.
SEPA Responsible Official
Deputy City Manager
City of Spokane Valley
Community and Public Works Department
Spokane Valley City Hall
11707 E. Sprague Ave., Suite 106
Spokane Valley, WA 99206

Scoping Comment Deadline:

September 29, 2017

Date: 9-7-17

Signature: 
John Hohman, P.E.

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