



September 14, 2018

Sent via mail and email

Todd Whipple, P.E.

Whipple Consulting Engineers

21 S Pines Rd

Spokane Valley, WA 99206

**Re: Painted Hills Planned Residential Development
City Project Nos.: PRD-2015-0001, SUB-2015-0001, EGR-2016-0066, & FPD-2016-0007
Initial Review Comments for Submittal #3 (Received August 20, 2018) - Rev
- Revised Header Information**

Mr. Whipple,

The City has performed an initial review of your August 2018 submittal for the Painted Hills Planned Residential Development Project. In our review, it was found that several items need additional supporting information and/or clarification. These items are outlined below. Additionally, due to the complexity of the flood control aspect of the project, the City is retaining the services of a consultant to complete a detailed review of the flood control aspect of your proposal. The consultant may require additional information from you to complete their detailed review. We will communicate any such requests as soon as we receive them.

General Comments

1. In several locations, your letter dated August 20, 2018 refers to the City of Spokane Valley as formally rejecting the concept of utilizing levees for flood protection. The City has not made any rejection of a levee-based proposal. No decisions on the proposal or any alternative variation of the proposal have been made by the City. In prior conversations the City has pointed out that its willingness to provide approvals as a local project sponsor pursuant to 44 CFR 65.10 is uncertain and cannot be assumed in advance. The choice of whether to pursue an application based on certification of a levee system or the current fill-based proposal is entirely up to the project proponent.

2. The amount of net fill (328,289 cubic yards) is significant. The City does not have prescribed mitigation standards for this level of activity. Please provide additional information on your plans for coordinating delivery and management of this fill, including steps occurring prior to and during phases of construction. For example, what will be the sources of the fill? What haul routes will be utilized? What do you see as the timing of the

fill work? Are there other environmental impacts from importing such a significant amount of fill? Please give consideration to potential mitigation measures associated with construction/fill transportation system impacts.

3. Please provide a disc with copies of the electronic files of the calculations including the hydrology and hydraulic models and the stormwater calculations.

Flood Control Plans

4. Sheets C4.0, C5.20, C5.30, and C5.31 - please provide additional contour label information to make it clear and easy to determine the existing and proposed topography, elevations and slopes.

5. Sheet C4.0 - do the net fill quantities include the drain rock for the infiltration pond?

Additional information may be required as the City, and its consultant, continue conducting review of this submittal. Please provide a comprehensive written response to the above comments. A coordinated response to all of these items will help provide for a more efficient review process.

All submittals must be submitted to the Permit Center located at 10210 E. Sprague Avenue.

If you have any questions, please email me at hallen@spokanevalley.org or call 720-5319.

Sincerely,



Henry M. Allen, P.E.
Senior Engineer

Copies:

- Bryan Walker, NAI Black, 107 S. Howard Street, Spokane, WA 99201
- Lynn Schmidt, WA Dept. of Ecology, 4601 N. Monroe, Spokane, WA 99205
- Marianne Barrentine, Spokane County Public Works Building, 1026 W. Broadway Ave., Spokane, WA 99260
- Spokane Valley Planning Department – Deanna Horton
- Spokane Valley Development Engineering – Project File