



# LIBERTY LAKE SEWER & WATER DISTRICT 1

*"Serving People and the Environment."*

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## **Determination of Significance And Request for Comments on Scope of EIS**

**Description of Proposal:** The Closed Loop Ground Source Heat Pump Boring Amendment/Addition to the Lakemore/ Liberty Village Development.

**Proponent:** Liberty Lake Investments, LLC, One Liberty, LLC, Whitewater Creek, Inc., AHBL, Inc.

**Location of Proposal:** NE ¼ of Section 11, Township 25 North, Range 45 East Willamette Meridian; South of Appleway Avenue and East of Country Vista Blvd. in the City of Liberty Lake, Washington.

**Lead Agency:** Liberty Lake Sewer and Water District, No. 1, 22510 E. Mission Ave., Liberty Lake, Washington (hereinafter District)

**EIS Required:** The lead agency has determined that an environmental impact statement (EIS) is required for this proposal. The proposal is to drill 700 boreholes six inches in diameter, 450 feet deep extending into the Spokane Valley-Rathdrum Prairie Aquifer and place therein ¾ inch diameter plastic tubes containing a thermally conductive mixture of glycol and water to be connected to heat pumps on the surface. This proposal is located within the capture zones of groundwater for three of the District's primary production wells. Contamination of groundwater in these capture zones could compromise or eliminate the ability of the District to serve water to its 9000 residents and businesses as the sole source of drinking water in the area served by the District. The lead agency has determined that this proposal is likely to have a significant adverse effect on the environment. If groundwater contamination were to occur in the District's drinking water wells the District would experience millions of dollars in damages to the water infrastructure and the potential loss of a sole source of drinking water. Even a slight chance of contamination could lead to severe environmental and public health impacts and therefore must be regarded as significant. As stated in WAC 197-11-794 "An impact may be significant if its chance of occurrence is not great, but the resulting environmental impact would be severe if it occurred".

An environmental impact statement (EIS) is required under RCW 43.21C.030 and will be prepared. An environmental checklist and other materials indicating likely environmental impacts can be viewed at the District's office.

The lead agency has identified on a preliminary basis, the following areas for discussion in the EIS. The lead agency may change or expand the scope of the EIS as information develops.

1. Characterization and description of the subsurface geological and hydrogeological environment.
2. The methods and materials used in drilling bore holes and installing well pipes.
3. Impacts of the proposal on the subsurface geological and hydrogeological environment and public drinking water supplies including thermal impacts, chemical contamination impacts, and impacts upon groundwater flow.
4. Provisions for ensuring the security of 700 bore holes from terrorist or other malefactor attempts to contaminate groundwater.
5. Provisions for ensuring the proper use and maintenance of these 700 bore holes and the pipes and mechanical systems connected thereto to prevent the intentional and unintentional introduction of contaminants into the ground water.

**Scoping.** 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. The method for giving us your comments is in writing by email, mail or personal delivery. The deadline for comments is October 31, 2014.

Responsible Official: BiJay Adams

Position: District Manager

Address: 22510 East Mission Ave, Liberty Lake, WA 99019

Phone: (509) 922-5443

Date: 9/10/14

Signature:  \_\_\_\_\_