

KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: Vantage Bay Rezone (Z-06-25) and Preliminary Plat (P-06-26)

Description: 1. Vantage Bay Rezone, Z-06-25, from Forest and Range-20 to Planned Unit Development (PUD) and 2. Vantage Bay Preliminary Plat, P-06-26, which is a 315-lot subdivision.

Proponent: BCSBN Inc. Todd Lolkus Land Surveying, LLC, agent
Skip Coddington 1322 Basin St SW Suite A
21828 87th Ave SE Ephrata, WA 98823
Woodinville, WA 98072

Location: The subject property is approximately 75.61 acres and is located east of Huntzinger Road and south of Interstate-90 at Huntzinger Rd, Vantage, WA 98950 in a portion of the east half of Section 30, T17N., R23E., W.M. in Kittitas County. Parcel numbers 17-23-30010-0006, 17-23-30000-0001, and 17-23-30000-0003.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

I. Transportation

- A. The applicant shall adhere to all applicable regulations as set forth in the current Kittitas County Road Standards.
- B. No direct access to I-90 or within the limited access boundaries of Huntzinger Road will be allowed per WSDOT requirements.
- C. The north side of Tract "F" abuts WSDOT property on the north side. Access from the plat area to or across said WSDOT property shall be prohibited.
- D. It is the developer's responsibility to dampen or deflect any I-90 traffic noise for the development.
- E. Any outdoor advertising or motorist signage for this project shall comply with state criteria. The applicant shall contact Rick Gifford of the WSDOT South Central Regional office at (509)577-1985 for requirements.
- F. Site grading shall be designed so as not to reduce flood storage or conveyance capacity.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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- G. Mail routes shall be approved by the postmaster. The postmaster shall also approve mailbox locations. Mailbox locations shall not create sight obstructions.

II. Light and Glare

- A. Any proposed lighting should be shaded and directed down towards the site and away from I-90.

III. Water

- A. Withdrawals of groundwater on the subject property shall be subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology.
- B. A minimum 80 foot buffer shall be maintained from the wetlands. Currently, the preliminary plat depicts a buffer that is over 120 feet from the wetlands. Proper signage shall be incorporated and maintained on-site to encourage the maintenance of the buffer and natural condition of the shoreline and wetlands. The signage shall be interpretive in matter, and explains about buffer integrity requirements and educates about the importance of the area for wildlife, etc. The applicant shall work with the Department of Ecology, and County to design and establish the signage and a buffer restoration plan. Wetlands locations and buffer boundaries shall be delineated on the final mylar. A plat note shall be included on the final mylar stating that *All development will need to comply with KCC 17A: Critical Areas.*
- C. All development shall comply with the Kittitas County Shoreline Master Plan. Lots adjacent to wetland and shoreline areas shall be large enough to accommodate a building envelope which will not intrude into buffer areas or require a variance for build-out. Per Kittitas County Shoreline Master Program, all structures shall be setback a minimum of 100 feet from the Ordinary High Water Mark of all shorelines.
- D. The project shall comply with all requirements of the Department of Ecology Storm Water Manual for Eastern Washington standards for stormwater and shall be collected, retained and disposed of on-site.
- E. The project shall meet the requirements for a NPDES Construction Storm Water permit.
- F. All development shall comply with Kittitas County Flood Code Title 14.08.
- G. On-site drainage features associated with construction shall be designed such that wetlands are not dewatered or impacted.

IV. Noise

- A. All county noise ordinances shall apply to the project.
- B. Construction activities shall comply with KCC 9.45 (Noise).

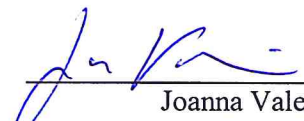
V. Land Use

- A. A final development plan pursuant to Kittitas County Code 17.36.040 shall be submitted for approval by the Board of County Commissioners.
- B. All proposals of the applicant as contained in their application that are not in conflict with these mitigations shall be conditions of approval and shall be considered as mitigations.
- C. Fencing and/or signage delineating private and public property on the easterly boundary shall be placed in order to prevent encroachment, and minimize ground disturbance and vegetation between the properties.
- D. Prior to development of Phase 2, the proponent shall submit detailed PUD development drawings for review and approvals to Kittitas County.

VII. Utilities and Services

- A. A Class A Water System and wastewater management system shall be developed to serve the site in conformance with local and state health regulations.
- B. Per the Kittitas County Shoreline Master Plan, there shall be a minimum setback of 100 feet from the Ordinary High Water Mark for all on-site sewage treatment systems.
- C. The plat shall comply with International Fire Code (IFC) and appendices.
- D. The subject property shall conform to the minimum requirements for fire apparatus access.
- E. Water supplies and apparatus/equipment for fire suppression shall comply with the International Fire Code and NFPA, and shall be reviewed by Kittitas County and local jurisdictions.
- F. The applicant shall coordinate with the local school district to provide for a safe location and passageway for a school bus stop. This shall be delineated on the final mylar.

This MDNS is issued under WAC 197-11-350. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced on or before **September 12, 2006 @ 5:00 PM.**

Responsible Official:  _____
Joanna Valencia

Title: Staff Planner

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX 962-7682

Date: August 29, 2006

Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$300.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than September 12, 2006 @ 5:00PM. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.