



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

## SEPA ENVIRONMENTAL CHECKLIST

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

### **APPLICATION FEES:**

\$600.00 Kittitas County Community Development Services (KCCDS)\*\*

\$950.00\* Kittitas County Department of Public Works\*\*

\$275.00 Kittitas County Public Health

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**\$1,825.00 Total fees due for this application** (One check made payable to KCCDS)

\*2 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

\*\* Note:KCCDS and PW fees are waived if project is a VSP sponsored fish enhancement project.

FOR STAFF USE ONLY

<b>Application Received by (CDS Staff Signature):</b> <u>Alexander</u>	<b>DATE:</b> <u>10-25-21</u>	<b>RECEIPT#</b> <u>03783</u> <b>RECEIVED</b> OCT 25 2021 Kittitas County CDS DATE STAMP IN BOX
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**A. Background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
2. Name of applicant: [\[help\]](#)
3. Address and phone number of applicant and contact person: [\[help\]](#)
4. Date checklist prepared: [\[help\]](#)
5. Agency requesting checklist: [\[help\]](#)
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)



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## A. Background

1. Name of proposed project, if applicable:

*VANTAGE CULVERT INSTALLATION*

2. Name of applicant:

*LAND OWNER: IMHI, LLC*

*ENGINEER: SCJ ALLIANCE*

3. Address and phone number of applicant and contact person:

*Mark Johnson*

*SCJ ALLIANCE*

*P.O. BOX 2*

*25 N WENATCHEE AVE, SUITE 238*

*VANTAGE, WA 98950*

*WENATCHEE, WA 98801*

*CONTACT: MARK J. JOHNSON*

*CONTACT: DAN IRELAND*

*PHONE: 425.771.4100*

*PHONE: 509-886-325*

*EMAIL: [mj67johnson@gmail.com](mailto:mj67johnson@gmail.com)*

*EMAIL: [dan.ireland@scjalliance.com](mailto:dan.ireland@scjalliance.com)*

4. Date checklist prepared:

*October 4, 2021*

5. Agency requesting checklist:

*KITTITAS COUNTY – COMMUNITY DEVELOPMENT SERVICES*

6. Proposed timing or schedule (including phasing, if applicable):

*The project will begin construction as soon as permits are issued. It is anticipated that construction will start in winter/spring 2022. The length of construction is anticipated to take approximately 1 month. No phasing is anticipated.*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

*This project is an independent effort to close up a depressed area on the property for general land consistency and safety. There is a project titled the Vantage Grand Resort currently being planned/designed that will be filed independently and permitted separately through the County. These projects are independent of each other.*

8. List any environmental information you know about that has been prepared or will be prepared, directly related to this proposal.

*No, additional environmental information is prepared or planned to be prepared unless otherwise by agencies.*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

*None that are known.*

10. List any government approvals or permits that will be needed for your proposal, if known.



*Kittitas County Grading Permit*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

*This project will fill in an existing coulee for safety by connecting an existing 72" corrugated metal pipe with two existing 36" reinforced concrete pipes located under Wayne Street. Catch basin structures will be used to connect the dissimilar sized structures and provide access to County Maintenance Staff. The existing Coulee will be filled with offsite material sourced by a Contractor and compacted to a finished grade. The finished grade will be seeded with native seed mix and erosion control prevention measures applied.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Reference the attached construction plans for reference of the project location.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

a. General description of the site:

(circle one): Flat rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)?

*The existing slopes in the coulee are 50%.*

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

*From the USDA Web Soil Survey, they classify the soil as Drino-Fortyday complex*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

*There are no surface indications or history of unstable soils in the immediate vicinity.*

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

0.35 acres will be disturbed on the existing site.

3,710 cy of embankment material will be required to fill the existing coulee.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion of the side slopes may occur in a rain event after grubbing the site. Erosion of the slope would be self-contained within the site. Finished slopes will be finished using best management practices as identified in the temporary erosion and sediment control plans provided.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

0%, replacing finished grade will be restored with native seed mixture.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The project will utilize clearing and grading best practices to minimize erosion and contain erosion on-site.

## 2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The proposed project is expected to produce insignificant increases in emissions due to construction equipment.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

*None known.*

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

During construction, contractors will use the best methods to control emissions including temporary erosion control to control dust and well-maintained equipment to control exhaust.

## 3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

*No. The Columbia River is approximately 700-ft away from the project site.*

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

*No.*

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

*Not applicable*

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

*No, not applicable*

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [

*No.*

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

*No.*

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

*No.*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

*No wastewater will be discharged into the ground.*

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

*This project is not collecting any new impervious surfaces. This project is connecting a gap in two drainage culverts. This project will not force surface waters into other waters.*

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

*No significant threat of waste materials entering ground or surface waters is known.*

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

*This project is connecting a gap between two drainage culverts that convey water in what is called the Schnebly Coulee. This project will not force surface waters into other waters.*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

*A temporary erosion and sediment control plan have been provided to reduce erosion from stormwater runoff from the project site.*

#### 4. Plants

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

*The existing site consists of dry grasses and shrubs.*

c. List threatened and endangered species known to be on or near the site.

*There are no known threatened or endangered species on or near our site.*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

*A native grass seed mixture has been specified to be applied to the finished slopes for erosion and dust control.*

e. List all noxious weeds and invasive species known to be on or near the site.

*There are no known noxious weeds or invasive species on or near the site.*

#### 5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site.

*No threatened and endangered species are known to be near the site.*

c. Is the site part of a migration route? If so, explain.

*TO THE BEST OF MY KNOWLEDGE, THE SITE IS NOT PART OF A MIGRATION ROUTE.*

- d. Proposed measures to preserve or enhance wildlife, if any:

*The project footprint is designed to limit site disturbance to only the immediate project needs.*

- e. List any invasive animal species known to be on or near the site.

*None are observed on the site.*

## 6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

*Not applicable.*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

*Not applicable.*

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

*Not applicable.*

## 7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

*With all projects, there is a risk of equipment leaks a spill, or release of substances during demolition and/or construction of the proposed project. These spills could include petroleum and lubricant products from construction equipment. The expected amount of spillage that may occur is minimal.*

- 1) Describe any known or possible contamination at the site from present or past uses.

*There are no known contaminants on the project site.*

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

*There are no known hazardous chemicals/conditions onsite.*

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

*With all projects, there is a risk of equipment leaks a spill, or release of substances during demolition and/or construction of the proposed project. These spills could include petroleum and lubricant products from construction equipment. The expected amount of spillage that may occur is minimal*

- 4) Describe special emergency services that might be required.  
*No special emergency services are anticipated to serve this project. Normal fire, police, medical, and other emergency services will be required.*
- 5) Proposed measures to reduce or control environmental health hazards, if any:  
*Proposed measures to reduce or control environmental health hazards will be minimized through the use of best method practices and standard construction practices.*

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
*Traffic noise from adjacent and nearby streets and highways.*
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.  
*Construction activities will generate noise on a short-term basis but will adhere to local noise requirements. There is no long-term noise creation as a result of this project.*
- 3) Proposed measures to reduce or control noise impacts, if any:  
*The contractor shall adhere to the Kittitas county ordinances relating to noise and limiting hours.*

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.  
*The site is currently vacant. Adjacent and nearby uses include a picnic area and an abandoned gas station. The proposed project will not affect adjacent properties.*
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or no forest use?  
*To the best of my knowledge, the project site has never been working farmland or forest land.*
  - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:  
*Does not apply.*
- c. Describe any structures on the site.  
*There are no structures on the site.*
- d. Will any structures be demolished? If so, what?  
*No structures will be demolished.*



e. What is the current zoning classification of the site?

*The project site is located in a lamird land use designation within the general commercial zone.*

f. What is the current comprehensive plan designation of the site?

*Rural lamirds*

g. If applicable, what is the current shoreline master program designation of the site?

*Not applicable.*

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

*The County has deemed a Type 9 stream type in the vicinity. This is also known as Schnebly Coulee by the County Public Works Department. This project is connecting the gap in the coulee that is currently being conveyed upstream by two 36" inch diameter culverts across Wayne Street to an existing 72" diameter culvert. We are proposing a 72" diameter culvert connection that exceeds the capacity of the upstream system. See the attached Capacity Analysis.*

i. Approximately how many people would reside or work in the completed project?

*Not applicable.*

j. Approximately how many people would the completed project displace?

*None.*

k. Proposed measures to avoid or reduce displacement impacts, if any:

*Not applicable.*

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

*The proposal will comply with all applicable requirements of the Kittitas county code and comprehensive plan.*

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

*No impacts are anticipated.*

## 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

*None, not applicable.*

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

*None, not applicable.*

- c. Proposed measures to reduce or control housing impacts, if any:

*None, not applicable.*

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

*No proposed structures above ground are proposed with this project.*

- b. What views in the immediate vicinity would be altered or obstructed?

*Not applicable.*

- c. Proposed measures to reduce or control aesthetic impacts, if any:

*Not applicable*

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

*Not applicable*

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

*Not applicable*

- c. What existing off-site sources of light or glare may affect your proposal?

*No existing off-site sources of light or glare are anticipated to impact this project.*

- d. Proposed measures to reduce or control light and glare impacts, if any:

*No proposed lights are a part of this project.*

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

*The main recreation opportunity in the area is the vantage boat launch which allows boating on the Columbia River.*

- b. Would the proposed project displace any existing recreational uses? If so, describe.

*No.*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

*Construction activities will maintain access to and from Wayne Street and not access from Boat Ramp Roadway.*

### 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

*The project site is vacant of buildings.*

*There is an existing gas station building adjacent to the property that has been decommissioned in 1999 and had its tanks removed per the County GIS resource. Per the County Parcel Map the vacant gas station building was constructed in 1972.*

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

*There are no known landmarks or features known on this property. This property was disturbed with the excavation of the coulee and associated pipes over 50 years ago. Since then the site has been vacant. The source of this information is from the current property owner and the Stockdale Family who were previous owners and currently own the surrounding parcel area. This project proposes to fill the existing coulee which is a previously disturbed area.*

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

*This project proposes to fill the existing coulee which is a previously disturbed area. I have reviewed the Washington State Department of Archaeology and Historic Preservation Wisaard System portal for the public. When using the parcel search database there was no finding on or around the project site as of the time of this application.*

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

*This project footprint is within a previously disturbed area of the coulee and the existing culvert installation.*

*At any point during construction should cultural resources be identified, site construction would cease in conformance with state and federal standards. The notice would be provided to consult with affected tribes and the Washington Department of Archaeology and Historic Preservation for adherence to all applicable standards for resource protection.*

### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

*The site is adjacent to Wayne Street and 200-feet east of Main Street/Vantage Highway. A vicinity map is located on the cover sheet of the Construction Plans.*

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?  
*No, the site is not served by public transit.*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?  
*None, not applicable.*
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).  
*The proposed project will not require any improvements to the existing Wayne Street. The project will provide County maintenance access through stormwater drainage structures located on the public right of way.*
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
*No.*
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and no passenger vehicles). What data or transportation models were used to make these estimates?  
*Not applicable. This does not apply due to the project not proposing any commercial or private trip generation.*
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.  
*No.*
- h. Proposed measures to reduce or control transportation impacts, if any:  
*During construction, work will be conducted in a manner that would interfere as little as possible with public travel, vehicular, pedestrian, and other non-motorized forms of circulation. Temporary traffic control or pedestrian obstructions during construction (if any) would be managed in accordance with the current Kittitas County guidelines. In the event that work requires the closure of an entire travel lane, a signing plan, and traffic control plan would be prepared for approval by Kittitas County.*

## 15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.  
*It is not anticipated that the project will result in a need for additional public services.*
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
*This proposed project is adding additional pipe to connect two 36" concrete culverts to a 72" metal culvert and filling in the existing ditch on-site for future development. The contractor will be providing the service. The general construction activities which might be needed but are not*

*limited to are pipe installation, structure placement, grading, filling needed areas, and then seeding the disturbed areas.*

**16. Utilities**

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

*There are no new utilities or adjustments to utilities as a result of this project. The existing utilities are outside of the project soil disturbance area.*

**C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

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

Name of signee: *Dan Ireland*

Position and Agency/Organization: *SCJ Alliance*

Date Submitted: *October 6, 2021*



## Transmittal

**To:** Kittitas County – Community Development

**Date:** October 25, 2021

**From:** SCJ Alliance – Dan Ireland PE 360-870-1640

**Project Name:** Vantage Culvert Installation

**SCJ Project #** 21-000403

We are transmitting the following materials:

- ◆ SEPA Environmental Checklist
- ◆ Construction Documents
- ◆ Pipe Capacity Technical Memo
- ◆ Existing Site Photos

Comments:

Property ID# 930933

We would like to submit the SEPA Package on behalf of IMH Investments the following project for review and permit approval.

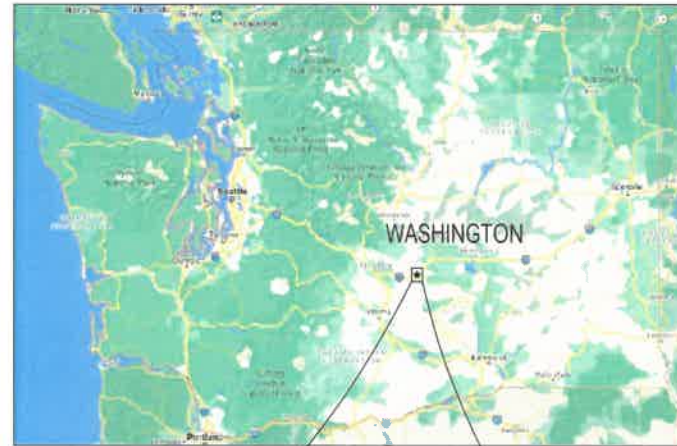
Kittitas County Grading Permit# GP-21-00029

SCJ Alliance

A handwritten signature in black ink, appearing to read "Dan Ireland", is written over a horizontal line. The signature is stylized and extends above and below the line.



T. 17 N., R. 23 E., S. 19, W.M.  
**VANTAGE CULVERT INSTALLATION**  
**CONSTRUCTION DOCUMENTS**  
 VANTAGE, WASHINGTON



**OWNER / APPLICANT**

IHM INVESTMENTS LLC  
 7501 212TH ST SUITE A4  
 EDMONDS, WA 98026-7619  
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 CONTACT: MARK JOHNSON

**CONSULTANTS**

SCJ ALLIANCE  
 25 N WENATCHEE AVE, SUITE 238  
 WENATCHEE, WA 98801  
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 CONTACT: DAN IRELAND, PE

**SURVEYOR:**  
 NORTHWEST GEODIMENSIONS  
 15 NORTH CHELAN AVE.  
 WENATCHEE, WA 98801  
 PHONE: 509.663.8660

**SITE INFORMATION**

PARCEL NUMBER: 930933  
 ACRES: ±0.35

**SITE ADDRESS:**

320 MAIN STREET  
 VANTAGE, WA 98926

**UTILITIES**

**WATER:**  
 KITITITAS COUNTY WATER DISTRICT  
 PHONE: 509.856.2041

**POWER:**  
 KITITITAS COUNTY PUD  
 509.933.7200

**LEGAL DESCRIPTION:**

LOTS 24, 25, 26, 27, 29, 30, 31, AND 32, BLOCK A, VANTAGE SUNLAND, A PORTION OF SECTION 19 AND 20 T17N-R23E, W.M. KITITITAS COUNTY, WASHINGTON, REPLAT OF "STOCKDALE'S FIRST ADDITION" TO VANTAGE, IN COUNTY OF KITITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGE 68, 69, AND 70, RECORDS OF SAID COUNTY.

**BASIS OF BEARINGS:**

WASHINGTON STATE PLANE SOUTH ZONE NAD 83(91)

**DATUM:**

VERTICAL DATUM IS NAVD 88

**SHEET INDEX**

Sheet Number	Sheet Title	DESCRIPTION
01	CV-01	COVER SHEET
02	GN-01	GENERAL NOTES
03	EC-01	REMOVAL AND TESC PLAN
04	EC-02	REMOVAL AND TESC DETAILS
05	SD-01	GRADING AND DRAINAGE PLAN
06	SD-02	GRADING AND DRAINAGE DETAILS
07	LS-01	SITE RESTORATION PLAN
08	TC-01	TRAFFIC CONTROL PLAN

A PORTION OF SEC 19, T 17 N., R23 E., W.M.  
 VANTAGE, WASHINGTON



Sep 30, 2021 1:33:59pm - User: scj@scj.com - User: scj@scj.com - User: scj@scj.com  
 PROJECTS\2020\IHM INVESTMENTS LLC\21-000403 VANTAGE GRAND HOTEL CULVERT DESIGN\CAD\21-000403 CV-01.DWG

REVISIONS	DATE	BY	DESIGNED BY:	ISSUE DATE:
			S. HOWSDEN	OCTOBER, 2021
			DRAWN BY:	JOB No.:
			S. HOWSDEN	21-000403
			CHECKED BY:	DRAWING FILE No.:
			D. IRELAND	21-000403 CV-01

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PROJECT NAME:

VANTAGE CULVERT INSTALLATION	
COVER SHEET	

DRAWING No.:	CV-01
SHEET No.:	01 OF 08

ABBREVIATIONS

&	AND	L	LENGTH
∠	ANGLE	LB(S)	POUND(S)
±	APPROXIMATELY	LF	LINEAR FEET
⊙	AT	LP	LOW POINT ELEVATION
⊖	CENTERLINE	LT	LEFT
'	DEGREE	MAX	MAXIMUM
=	EQUALS	MFR	MANUFACTURER
>	FOOT	MH	MANHOLE
>	GREATER THAN	MIN	MINIMUM, MINUTE
"	INCH	MISC	MISCELLANEOUS
#	NUMBER	MON	MONUMENT IN CASE
%	PERCENT	N	NORTH, NORTHING
AC	ASPHALTIC CONCRETE	N/A	NOT APPLICABLE
ADD'L	ADDITIONAL	NE	NORTHEAST
ADJT	ADJACENT	NEMA	NATIONAL ELECTRICAL MANUFACTURER ASSOCIATION
AF	ABOVE FINISH FLOOR	NIC	NOT IN CONTRACT
AP	ANGLE POINT	NO, NO	NUMBER
APPROX	APPROXIMATE	NTS	NOT TO SCALE
ARCH	ARCHITECT	NW	NORTHWEST
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	OC, OC	ON CENTER
ATB	ASPHALT TREATED BASE COURSE	OD	OUTSIDE DIAMETER
AVE	AVENUE	OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
BCR	BEGIN CURB RETURN	P	POWER, POWER VAULT
BFV	BUTTERFLY VALVE	PC	POINT OF CURVATURE
BGS	BELOW GROUND SURFACE	PCC	POINT OF COMPOUND CURVE
BLK	BLOCK(S)		OR PORTLAND CEMENT CONCRETE
BLDG	BUILDING	PED	PEDESTAL
BM	BENCHMARK	PI	POINT OF INTERSECTION
BVC	BEGIN VERTICAL CURB	R	PROPERTY LINE
C	CONDUIT	PDC	POINT OF CONNECTION
CB	CATCH BASIN	PP	POWER POLE
CF	CUBIC FEET	PRC	POINT OF REVERSE CURVATURE
CIRC	CIRCUIT, CIRCULAR(ATION)	PROP	PROPERTY
CIP	CAST-IN-PLACE	PSI	POUNDS PER SQUARE INCH
CIP MON	CAST-IN-PLACE MONUMENT	PT	POINT OF TANGENCY
CJ	CENTER JOINT	PVC	POINT OF VERTICAL CURVE
⊖	CENTER LINE	PVI	POINT OF VERTICAL INTERSECTION
CL	CROWNLINE	PVT	POINT OF VERTICAL TANGENT
CLR	CLEAR	PVMT	PAVEMENT
CO	CLEANOUT	PWR	POWER
COMM	COMMUNICATION	QTY	QUANTITY
COMPT	COMPACTED	R	RADIUS
CONC	CONCRETE	RD	ROAD, ROADWAY
CONST	CONSTRUCT	REF	REFERENCE
CONT	CONTINUE(ED, OUS, ATION)	REINF	REINFORCE(ED, ING, MENT)
COORD	COORDINATE	REQ'D	REQUIRED
CSSC	CRUSHED SURFACING BASE COURSE	REV	REVISION
CSTC	CRUSHED SURFACING TOP COURSE	RIM	STRUCTURE RIM ELEVATION
CULV	CULVERT	RT	RIGHT TURN
CU YD	CUBIC YARD	R/W, ROW	RIGHT OF WAY
D/W	DRIVEWAY	S	SOUTH OR SLOPE
DEF	DEFLECTION	SCHED	SCHEDULE
DEG	DEGREE	SD, SDMH	STORM DRAIN, STORM DRAIN MANHOLE
DEMO	DEMOLISH/DEMOLITION	SE	SOUTHEAST
DIA	DIAMETER	SECT	SECTION(S)
DIM	DIMENSION(S)	SHT	SHEET
DIP	DUCTILE IRON PIPE	SP	SPRINKLER
DR	DRIVE	SQ	SQUARE
DWG(S)	DRAWING(S)	SQ FT	SQUARE FEET
E	EAST OR ELECTRICAL	SQ IN	SQUARE INCH
EA	EACH	SS	SANITARY SEWER
ECR	END CURB RETURN	SSMH	SANITARY SEWER MANHOLE
EHH	ELECTRICAL HANDHOLE	ST	STREET
EL, ELEV	ELEVATION	STA	STATION
ELEC	ELECTRIC(AL)	STD	STANDARD
ENGR	ENGINEER	STRUCT	STRUCTURE(ED, AL)
EOP	EDGE OF PAVEMENT	SW	SOUTHWEST
EQ	EQUAL(LY)	SYS	SYSTEM
EQUIP	EQUIPMENT	T	TELEPHONE OR TELEPHONE VAULT
ESMT	EASEMENT	TBD	TO BE DETERMINED
EVC	END VERTICAL CURVE	TBM	TEMPORARY BENCH MARK
EX, EXIST	EXISTING EXP EXPANSION	TC	TOP OF CURB ELEVATION
EXP	EXPANSION	TELE	TELEPHONE
FDC	FIRE DEPARTMENT CONNECTION	TEMP	TEMPORARY
FDN	FOUNDATION	TOW	TOP OF WALL ELEVATION
FF	FINISH FLOOR	TP, T/P	TOP OF PIPE
FG	FINISH GRADE ELEVATION	TYP	TYPICAL
FH	FIRE HYDRANT	UDG	UNDERGROUND
FIN	FINISH(ED)	VAP	VERTICAL ANGLE POINT
FL	FIRE LINE/FLANGE	VC	VERTICAL CURVE
FT	FOOT/FEET	VERT	VERTICAL
G	GAS	VOL	VOLUME
GALV	GALVANIZED	W	WEST, WIDTH, WDE OR WATER
GRND	GROUND	W/	WITH
GV	GATE VALVE	W/O	WITHOUT
HH	HANDHOLE	WM	WATER MAIN OR WILLAMETTE MERIDIAN
HORIZ	HORIZONTAL	WV	WATER VALVE
HT	HEIGHT	XFMR	TRANSFORMER
IE	INVERT ELEVATION		
IN	INCH		
JB, J-BOX	JUNCTION BOX		
JT	JOINT TRENCH		
KV	KILOVOLTS		
KW	KILOWATT		
KWH	KILOWATT HOURS		

RECOMMENDED CONSTRUCTION SEQUENCE  
(INFORMATIONAL ONLY)

1. PRE-CONSTRUCTION MEETING.
2. FLAG OR FENCE CLEARING LIMITS.
3. INSTALL TREE PROTECTION FENCING, PRIOR TO OR IN CONJUNCTION WITH SILT FENCING. (IF NECESSARY)
4. POST SIGN WITH NAME AND PHONE NUMBER OF EROSION & SEDIMENT CONTROL SUPERVISOR.
5. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.)
7. CONSTRUCT SEDIMENT PONDS AND TRAPS.
8. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
9. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF OLYMPIA AND MANUFACTURER'S RECOMMENDATIONS.
10. RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF OLYMPIA AND SEDIMENT CONTROL STANDARDS.
11. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS SHALL BE STABILIZED AND, IF APPROPRIATE, BEST MANAGEMENT PRACTICES REMOVED.

Sep 30, 2021 11:34:03am - User: scj@scjalliance.com  
 N:\PROJECTS\2570 ILM INVESTMENTS LLC\21-000403 VANTAGE GRAND HOTEL CULVERT DESIGN\21-000403 GN-01.DWG

Δ	REVISIONS	DATE	BY

DESIGNED BY:	S. HOWSDEN
ISSUE DATE:	OCTOBER, 2021
DRAWN BY:	S. HOWSDEN
JOB No.:	21-000403
CHECKED BY:	D. IRELAND
DRAWING FILE No.:	21-000403 GN-01

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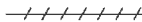








  
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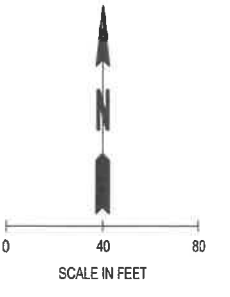
PROJECT NAME:	
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DRAWING No.:	GN-01
SHEET No.:	02 of 08
GENERAL NOTES	

T. 17 N., R. 23 E., S. 19, W.M.

**LEGEND**

-  PROPERTY LINE
-  WATTLE INSTALLATION ON SLOPE (SEE DETAIL ON SHEET EC-02)
-  STORM DRAIN INLET PROTECTION (SEE DETAIL ON SHEET EC-02)
-  STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL ON SHEET EC-02)
-  EXISTING CONTOUR MAJOR
-  EXISTING CONTOUR MINOR
-  CONTOUR MAJOR
-  CONTOUR MINOR
-  LIMITS OF CLEARING AND GRUBBING
-  REMOVE EXISTING 36 IN. DIAM. CEMENT CONC. STORM PIPE



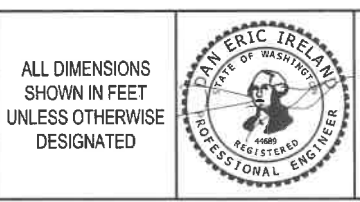
- x EROSION CONTROL / DEMOLITION NOTES:**
1. INSTALL WATTLE INSTALLATION ON SLOPE SEE WSDOT STD PLAN I-30.30.
  2. INLET PROTECTION SEE WSDOT STD PLAN I-40.20.
  3. STABILIZED CONSTRUCTION ENTRANCE SEE WSDOT STD PLAN I-80.10.
  4. RELOCATE EXISTING 25 MPH SPEED LIMIT SIGN AND POST.



Sep 30, 2021 1:34:13pm - User: sarrab.bowden  
 N:\PROJECTS\5370 I&M INVESTMENTS LLC\21-000403 VANTAGE GRAND HOTEL CONVEY DESIGN\CADD\21-000403 EC-01.DWG

REVISIONS	DATE	BY	DESIGNED BY:	ISSUE DATE:
			S. HOWSDEN	OCTOBER, 2021
			DRAWN BY:	JOB No.:
			S. HOWSDEN	21-000403
			CHECKED BY:	DRAWING FILE No.:
			D. IRELAND	21-000403 EC-01

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PROJECT NAME:

DRAWING No.: **EC-01**

SHEET No.: **03 of 08**

**VANTAGE CULVERT INSTALLATION**

**REMOVAL AND TESC PLAN**

DRAWN BY: FERRI LUDWIG

ALLOWABLE ALTERNATIVE TIE-DOWN METHOD

CONTOUR LINE (TYP.)

ANGLE TERMINAL END UPHEIL 30° (MIN) TO 45° (MAX) TO PREVENT FLOW AROUND WATTLE (TYP.)

12" MINIMUM OVERLAP (TYP.)

2" (MIN) x 2" (MIN) x 24" (MIN) UN-TREATED WOODEN STAKE (TYP.)

STAGGER OVERLAPS (TYP.)

WATTLE DETAIL

WATTLE INSTALLATION ON SLOPES

TEMPORARY		PERMANENT	
8" - 10" OR 10" - 12" DIAM.	10" - 12" DIAM.	10" - 12" DIAM.	10" - 12" DIAM.
SLOPE	MAX. SPACING	SLOPE	MAX. SPACING
1H:1V	5' - 0"	2H:1V	5' - 0"
2H:1V	10' - 0"	3H:1V	10' - 0"
3H:1V	15' - 0"	4H:1V	15' - 0"
4H:1V	20' - 0"		

NOTES

- Wattles shall be in accordance with Standard Specification, Section 9-14.6(6). Install Wattles along contours. Installation shall be in accordance with Standard Specification, Section 9-01.3(10).
- Securely knot each end of Wattle. Overlap adjacent Wattle ends 12" (in) behind one another and securely tie together.
- Compact excavated soil and trenches to prevent undercutting. Additional staking may be necessary to prevent undercutting.
- Install Wattle perpendicular to flow along contours.
- Wattles shall be inspected regularly, and immediately after a rainfall produces runoff, to ensure they remain thoroughly entrenched and in contact with the soil.
- Perform maintenance in accordance with Standard Specification, Section 9-01.3(15).
- Refer to Standard Specification, Section 9-01.3(16) for removal.

STATE OF WASHINGTON  
LANDSCAPE ARCHITECT  
MARK W. MAURER  
CERTIFICATE NO. 000596

STORM DRAIN INLET PROTECTION  
STANDARD PLAN I-40.20-00  
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION  
Pasco Bakodich III  
09-20-07  
SEAL  
Washington State Department of Transportation

DRAWN BY: LISA OYDORF

SECTION VIEW  
NOT TO SCALE

ISOMETRIC VIEW

NOTES

- Size the Below Inlet Gress Device (BIGD) for the storm water structure it will service.
- The BIGD shall have a built-in high-flow relief system (overflow bypass).
- The retrieval system must allow removal of the BIGD without spilling the collected material.
- Perform maintenance in accordance with Standard Specification 9-01.3(15).

STATE OF WASHINGTON  
REGISTERED LANDSCAPE ARCHITECT  
MARK W. MAURER  
CERTIFICATE NO. 000596

STORM DRAIN INLET PROTECTION  
STANDARD PLAN I-40.20-00  
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION  
Pasco Bakodich III  
09-20-07  
SEAL  
Washington State Department of Transportation

DRAWN BY: FERRI LUDWIG

SECTION A

ISOMETRIC VIEW  
STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE SHALL MEET THE REQUIREMENTS OF STANDARD SPECIFICATION SECTION 9-01.3(7).

TYPICAL SECTION COMPOST BERM DETAIL

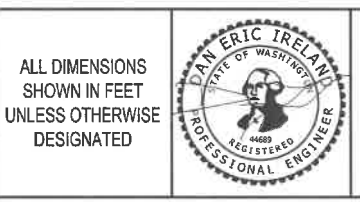
MISCELLANEOUS EROSION CONTROL DETAILS  
STANDARD PLAN I-80.10-02  
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION  
Corporation III  
09-20-07  
SEAL  
Washington State Department of Transportation

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 PROJECTS\2021\2021\00403 VANTAGE GRAND HOTEL CULVERT DESIGN\CADD\21-000403 EC-02.DWG

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PROJECT NAME:

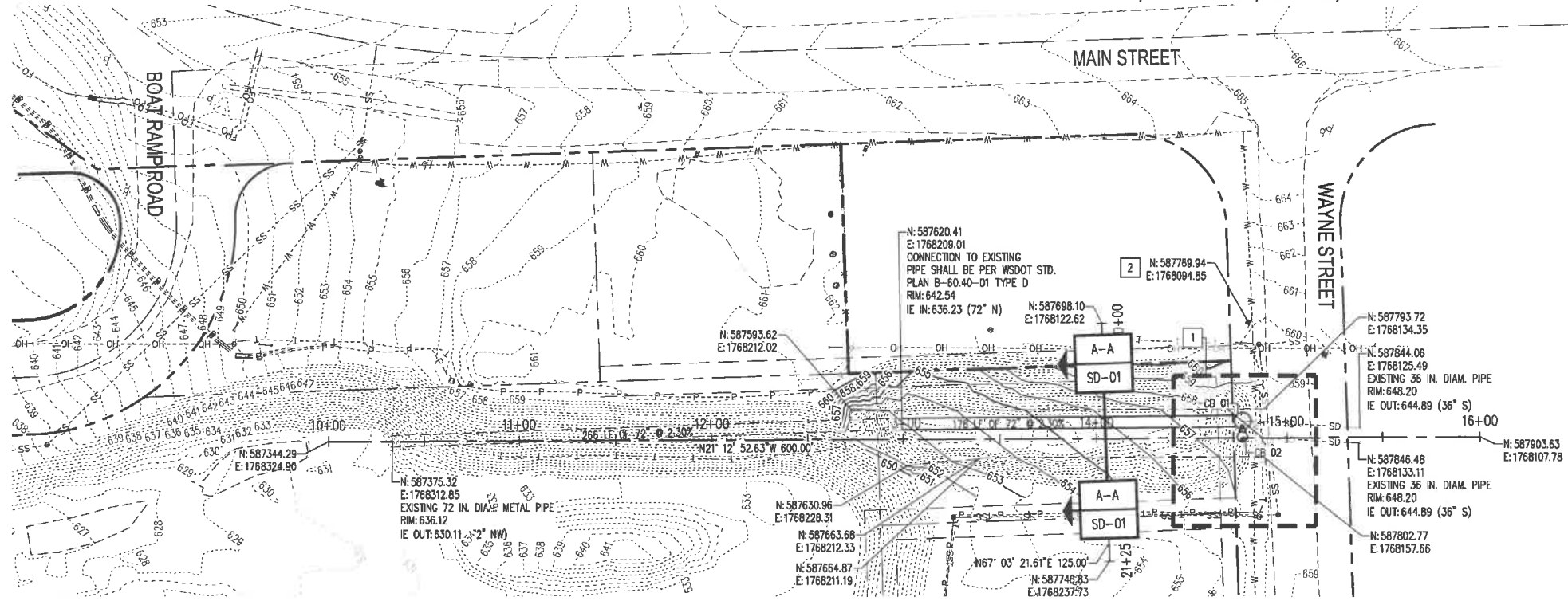
VANTAGE CULVERT INSTALLATION

DRAWING No.: EC-02

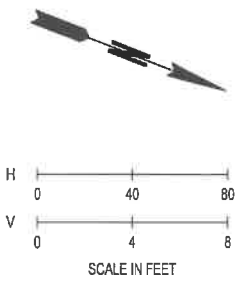
SHEET No.: 04 OF 08

REMOVAL AND TESC DETAILS

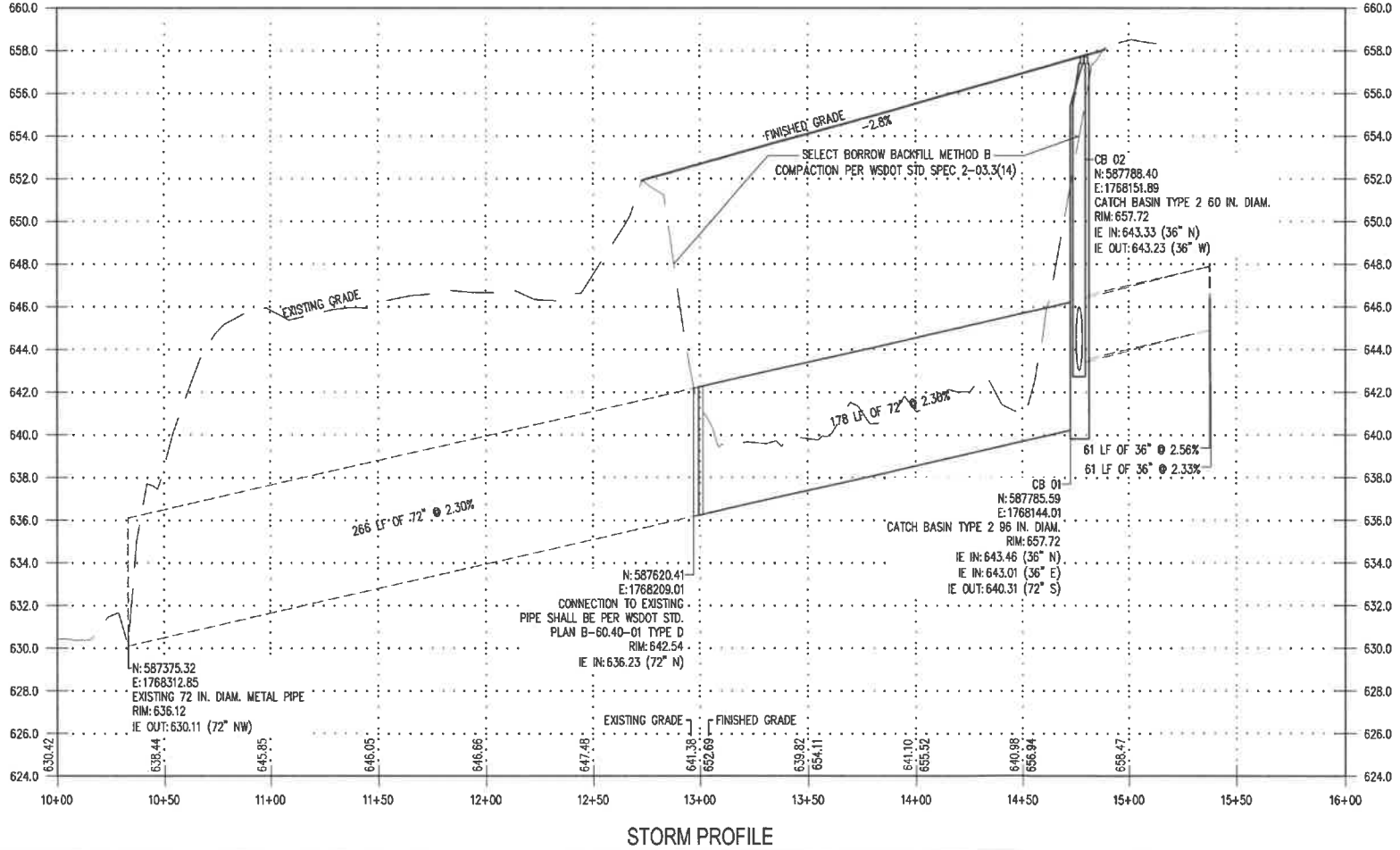
T. 17 N., R. 23 E., S. 19, W.M.



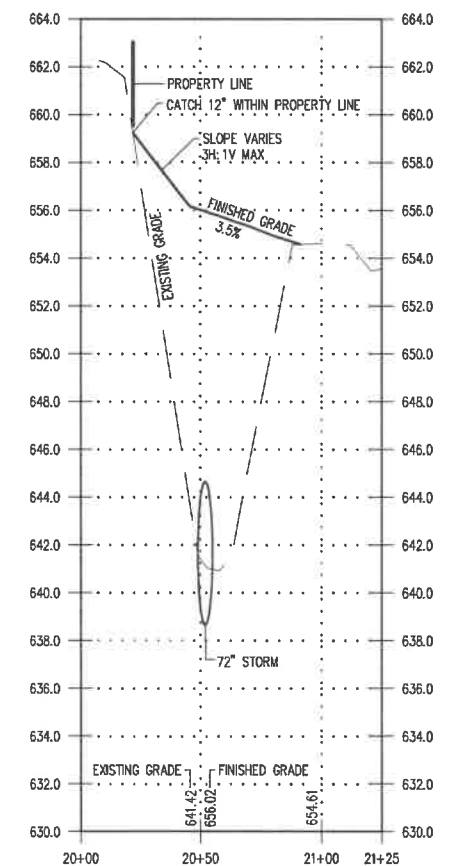
- LEGEND**
- xx EXISTING MAJOR CONTOUR
  - xx EXISTING MINOR CONTOUR
  - xx MAJOR CONTOUR
  - xx MINOR CONTOUR
  - - - GRADE BREAK
  - - - UTILITY EASEMENT (WATER, SEWER, STORM)
  - SD SCHEDULE A STORM SEWER PIPE 36 IN. DIAM.
  - PLAIN ST. CULV. PIPE 0.138 IN. TH. 72 IN. DIAM.
  - CATCH BASIN TYPE 2 96 IN. DIAM.
  - CATCH BASIN TYPE 2 60 IN. DIAM.
  - ▲ RELOCATED 25 MPH SPEED LIMIT SIGN



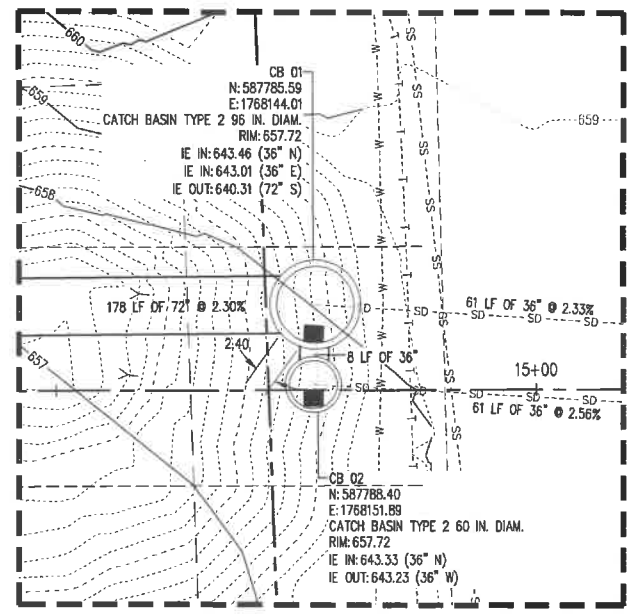
- CONSTRUCTION NOTES:**
1. CATCH BASIN ENLARGEMENT: SEE SD-01
  2. INSTALL EXISTING 25 MPH SIGN TO MOUNT ON A NEW TIMBER SIGN SUPPORT PER WSDOT STD. PLAN G-22.10-04



STORM PROFILE



STORM PROFILE CROSS SECTION A-A



CATCH BASIN ENLARGEMENT  
1" = 10'

Sep 30, 2021 11:34:32am User: scj@scjalliance.com  
 N:\PROJECTS\2020\17N-23E-19S\0403 VANTAGE GRAND HOTEL CULVERT DESIGN\CADD\21-000403 SD-01.DWG

Δ	REVISIONS	DATE	BY

DESIGNED BY: S. HOWSDEN	ISSUE DATE: OCTOBER, 2021
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CHECKED BY: D. IRELAND	DRAWING FILE No.: 21-000403 SD-01

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PROJECT NAME:	VANTAGE GRAND HOTEL CULVERT INSTALLATION
DRAWING No.:	SD-01
SHEET No.:	05 OF 08

GRADING AND DRAINAGE PLAN	
---------------------------	--



DRAWN BY: FERN LOCCELL

**NOTES**

- No steps are required when height is 4' or less.
- The bottom of the precast catch basin may be sloped to facilitate cleaning.
- The rectangular frame and grate may be installed with the flange up or down. The frame may be cast into the adjustment section.
- Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with Standard Specification Section 9-04.3.

CATCH BASIN DIAMETER	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"
120"	10"	12"	96"	12"
144"	12"	12"	108"	12"

CATCH BASIN DIAMETER	PIPE MATERIAL WITH MAXIMUM INSIDE DIAMETER					
	CONCRETE	ALL METAL	CPSSP 1) PP (4)	SOLID WALL PVC (2)	PROFILE WALL PVC (3)	
48"	24"	30"	24"	30"	30"	
54"	30"	36"	30"	36"	36"	
60"	36"	42"	36"	42"	42"	
72"	42"	54"	42"	48"	48"	
84"	54"	60"	54"	48"	48"	
96"	60"	72"	60"	48"	48"	
120"	66"	84"	60"	48"	48"	
144"	78"	96"	60"	48"	48"	

**PIPE ALLOWANCES**

① Corrugated Polyethylene Storm Sewer Pipe (See Standard Specification Section 9-05.20)  
 ② (See Standard Specification Section 9-05.12(1))  
 ③ (See Standard Specification Section 9-05.12(2))  
 ④ Polypropylene Pipe (See Standard Specification Section 9-05.24)

**CATCH BASIN TYPE 2**  
 STANDARD PLAN B-10.20-02  
 SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION  
 FEB 20 2018 12:49 PM  
 J. Heilman, Julie  
 Heilman, Julie  
 FEB 20 2018 12:49 PM  
 PROFESSIONAL ENGINEER  
 WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

**COUPLING BAND DIMENSION TABLE**  
 (ALL DIMENSIONS ARE IN INCHES)

BAND TYPE	CORRUGATION FITCH x DEPTH	PIPE DIAM.	MIN W	GASKET TYPE
STEEL	2 2/3 x 1/2 OR 3 x 1	12 - 84	12	SLEEVE
	REFORMED TO 2 2/3 x 1/2			
	3 x 1	60 - 144	24	SLEEVE
	REFORMED TO 2 2/3 x 1/2			
ALUMINUM	2 2/3 x 1/2 OR 3 x 1	12 - 84	10 1/2	SLEEVE OR O-RING
	REFORMED TO 2 2/3 x 1/2			
	2 2/3 x 1/2	12 - 48	12	SLEEVE
	3 x 1	54 - 84	24	SLEEVE
	* 3 x 1	64 - 144	24	SLEEVE
ALUMINUM	2 2/3 x 1/2	12 - 72	12	SLEEVE
	REFORMED TO 2 2/3 x 1/2			
	2 2/3 x 1/2	12 - 48	10 1/2	SLEEVE OR O-RING
	3 x 1	36 - 60	12	SLEEVE
	* 3 x 1	54 - 84	24	SLEEVE
	* 3 x 1	54 - 96	24	SLEEVE

\* PIPE ARCH ONLY

**COUPLING BANDS FOR CORRUGATED METAL PIPE**  
 STANDARD PLAN B-60.40-01  
 SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION  
 FEB 20 2018 12:24 PM  
 J. Heilman, Julie  
 Heilman, Julie  
 FEB 20 2018 12:24 PM  
 PROFESSIONAL ENGINEER  
 WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

DRAWN BY: BILL BERENS

**NOTES**

- Notch is only required with multiple post installations.
- 6x10, 8x10, and 8x12 Timber Sign Posts cannot be made breakaway and do not have holes or notches. These posts shall not be installed within the Design Clear Zone. They may be installed behind traffic barrier.
- For "X", "Y", "H", "H2", "H3", and "H4", refer to the Sign Specification Sheet in the Contract.
- For 6x6 posts and larger, 7" (ft) minimum spacing is required between posts.
- All materials shall meet the requirements of Standard Specification Section 9-25.

POST SIZE (NOM.)	DEPTH	HOLE DIAMETER	NOTCH DEPTH (SEE NOTE 1)
4x4	3'-0"	NOT REQ'D	NOT REQ'D
4x6	4'-0"	1 1/2"	1 1/2"
6x6	4'-0"	2"	2"
6x6	5'-0"	2"	3"
8x10	6'-0"	SEE NOTE 2	SEE NOTE 2
8x10	6'-0"	SEE NOTE 2	SEE NOTE 2
8x12	7'-0"	SEE NOTE 2	SEE NOTE 2

**TIMBER SIGN SUPPORT**  
 STANDARD PLAN G-22.10-04  
 SHEET 1 OF 3 SHEETS

APPROVED FOR PUBLICATION  
 FEB 20 2018 02:43 AM  
 N. Nisbet, John  
 Nisbet, John  
 FEB 20 2018 02:43 AM  
 PROFESSIONAL ENGINEER  
 WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

DRAWN BY: BILL BERENS

**MAJOR AND SECONDARY SIGN INSTALLATION**

**CONCRETE FOUNDATION SLEEVE DETAIL**  
 TO BE USED WHEN PLACING TIMBER POST IN A PAVED AREA

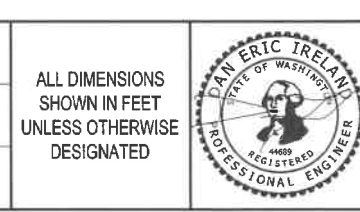
**TIMBER SIGN SUPPORT**  
 STANDARD PLAN G-22.10-04  
 SHEET 3 OF 3 SHEETS

APPROVED FOR PUBLICATION  
 FEB 20 2018 02:43 AM  
 N. Nisbet, John  
 Nisbet, John  
 FEB 20 2018 02:43 AM  
 PROFESSIONAL ENGINEER  
 WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

Sep 30, 2021 1:34:37pm - User: scjalliance  
 N:\PROJECTS\5370 PHM INVESTMENTS LLC\21-000403 VANTAGE BRAND HOTEL CULVERT DESIGN\CADD\21-000403 SD-02.DWG

REVISIONS	DATE	BY	DESIGNED BY:	ISSUE DATE:
			S. HOWSDEN	OCTOBER, 2021
			S. HOWSDEN	JOB No.: 21-000403
			D. IRELAND	DRAWING FILE No.: 21-000403 SD-02

ALL DIMENSIONS SHOWN IN FEET UNLESS OTHERWISE DESIGNATED



**SCJ ALLIANCE**  
 CONSULTING SERVICES

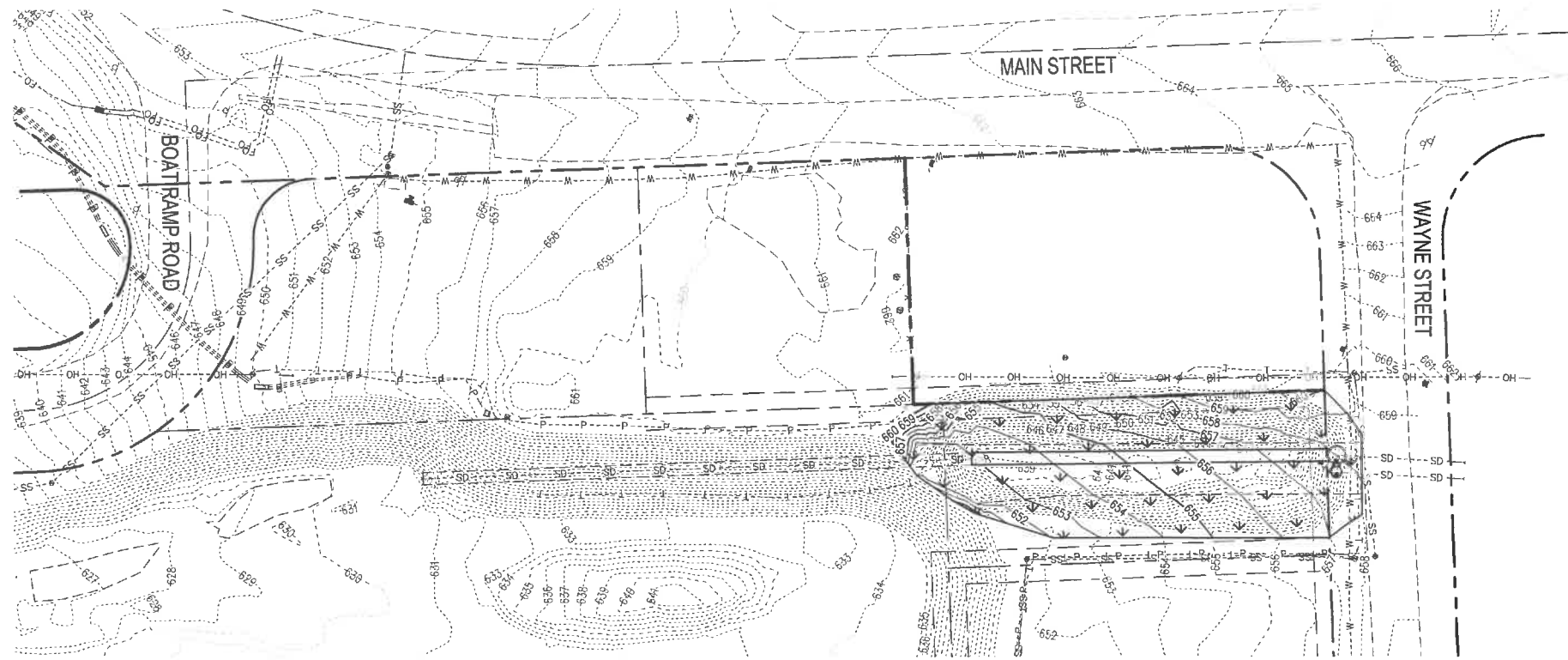
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516  
 P: 360.352.1465 F: 360.352.1509  
 SCJALLIANCE.COM

PROJECT NAME:

VANTAGE CULVERT INSTALLATION

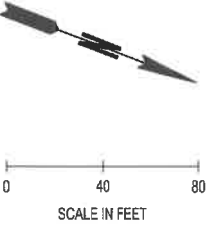


T. 17 N., R. 23 E., S. 19, W.M.



LEGEND

- xx EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- ▾ NATIVE SEED MIX FOR RESTORATION



NATIVE SEED MIX NOTES:

TURF GRASS (HYDROMULCH)  
 HIGH DESERT SEED MIX  
 BLUEBUNCH WHEATGRASS (42%)  
 IDAHO FESCUE (22%)  
 BOTTLEBRUSH SQUIRREL TAIL (16%)  
 SANDBERG'S BLUEGRASS (12%)  
 PRAIRIE JUNEGRASS (8%)  
 FROM BFI SEEDS 509.765.6348 OR APPROVED

Sep 30, 2021 1:34:50pm - User: sarah.howdsden  
 N:\PROJECTS\570 HM INVESTMENTS LLC\21-000403 VANTAGE GRAND HOTEL CULVERT DESIGN\CADD\21-000403 LS-01.DWG

REVISIONS	DATE	BY

DESIGNED BY: S. HOWSDEN	ISSUE DATE: OCTOBER, 2021
DRAWN BY: S. HOWSDEN	JOB No.: 21-000403
CHECKED BY: D. IRELAND	DRAWING FILE No.: 21-000403 LS-01

ALL DIMENSIONS SHOWN IN FEET UNLESS OTHERWISE DESIGNATED



  
**SCJ ALLIANCE**  
 CONSULTING SERVICES  
 8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516  
 P: 360.352.1465 F: 360.352.1509  
 SCJALLIANCE.COM

PROJECT NAME:

VANTAGE CULVERT INSTALLATION  
 SITE RESTORATION PLAN

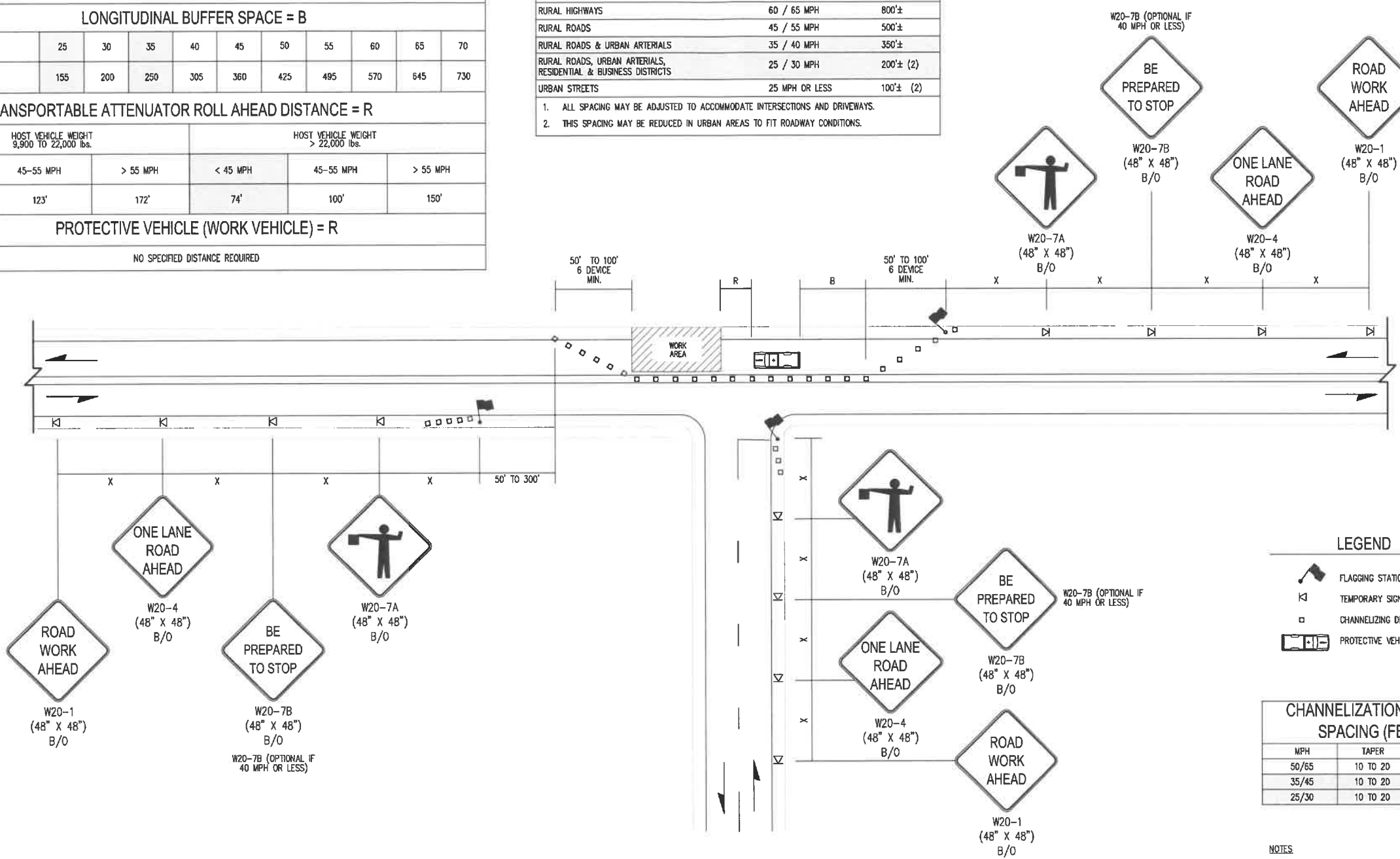
DRAWING No.:  
**LS-01**  
 SHEET No.:  
**07 of 08**

T. 17 N., R. 23 E., S. 19, W.M.

BUFFER DATA										
LONGITUDINAL BUFFER SPACE = B										
SPEED (MPH)	25	30	35	40	45	50	55	60	65	70
LENGTH (feet)	155	200	250	305	360	425	495	570	645	730
TRANSPORTABLE ATTENUATOR ROLL AHEAD DISTANCE = R										
HOST VEHICLE WEIGHT 9,900 TO 22,000 lbs.					HOST VEHICLE WEIGHT > 22,000 lbs.					
< 45 MPH	45-55 MPH	> 55 MPH	< 45 MPH	45-55 MPH	> 55 MPH					
100'	123'	172'	74'	100'	150'					
PROTECTIVE VEHICLE (WORK VEHICLE) = R										
NO SPECIFIED DISTANCE REQUIRED										

SIGN SPACING = X (1)		
RURAL HIGHWAYS	60 / 65 MPH	800±
RURAL ROADS	45 / 55 MPH	500±
RURAL ROADS & URBAN ARTERIALS	35 / 40 MPH	350±
RURAL ROADS, URBAN ARTERIALS, RESIDENTIAL & BUSINESS DISTRICTS	25 / 30 MPH	200± (2)
URBAN STREETS	25 MPH OR LESS	100± (2)

1. ALL SPACING MAY BE ADJUSTED TO ACCOMMODATE INTERSECTIONS AND DRIVEWAYS.  
2. THIS SPACING MAY BE REDUCED IN URBAN AREAS TO FIT ROADWAY CONDITIONS.



**LEGEND**

- FLAGGING STATION
- TEMPORARY SIGN LOCATION
- CHANNELIZING DEVICES
- PROTECTIVE VEHICLE

CHANNELIZATION DEVICE SPACING (FEET)		
MPH	TAPER	TANGENT
50/65	10 TO 20	80
35/45	10 TO 20	60
25/30	10 TO 20	40

- NOTES**
- ALL SIGNS ARE BLACK ON ORANGE.
  - EXTENDING THE CHANNELIZING DEVICE TAPER ACROSS SHOULDER IS RECOMMENDED.
  - NIGHT WORK REQUIRES ADDITIONAL LIGHTING AT FLAGGING STATIONS. SEE THE STANDARDS SPECIFICATIONS FOR ADDITIONAL DETAILS.
  - SEE PROVISIONS FOR WORK HOUR RESTRICTIONS.

ONE-LANE, TWO-WAY TRAFFIC CONTROL WITH FLAGGERS  
NOT TO SCALE

Sep 30, 2021 1:34:55pm - User: sarah.howdsden  
 N: PROJECTS\1370 HW INVESTMENTS LLC\21-000403 VANTAGE GRAND HOTEL CULVERT DESIGN\CAD\21-000403 TC-01.DWG

REVISIONS	DATE	BY	DESIGNED BY:	ISSUE DATE:
			S. HOWSDEN	OCTOBER, 2021
			DRAWN BY:	JOB No.:
			S. HOWSDEN	21-000403
			CHECKED BY:	DRAWING FILE No.:
			D. IRELAND	21-000403 TC-01

ALL DIMENSIONS SHOWN IN FEET UNLESS OTHERWISE DESIGNATED



**SCJ ALLIANCE**  
CONSULTING SERVICES

8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516  
P: 360.352.1465 F: 360.352.1509  
SCJALLIANCE.COM

PROJECT NAME:	VANTAGE CULVERT INSTALLATION
---------------	------------------------------

DRAWING No.:	TC-01
SHEET No.:	08 of 08

## Technical Memorandum

**To:** Kittitas County  
**From:** Dan Ireland, PE  
**Date:** 10/06/2021  
**Project:** Vantage Culvert Design  
**Subject:** Existing Culvert Capacity Memo

### Introduction

IHM Investments LLC is proposing to fill in the existing coulee located on the subject property. This memorandum was prepared to discuss the existing culverts and drainage ditch on the proposed property on Parcel 930993. There are two 36" concrete culverts underneath Wayne Street that daylight onto the parcel in the northwest corner and flow in the existing ditch to a 72" metal culvert at the southwest corner of the parcel. This 72" metal culvert's outlet is in Parcel 352933 which is also a part of the proposed development area.

To prepare these lots, the developer would like to connect the two 36" culverts to the 72" culvert downstream with the installation of catch basin and 72" culvert.

### Culvert Capacity

Per the County's request, a pipe capacity analysis has been performed to ensure that the proposed improvements will not have any adverse upstream or downstream effects. For the pipe capacity calculations, SCJ assumes there is no current drainage, flooding, or other known issues on the site that would indicate the current system is failing.

The culverts are named A, B, C and D and their locations are shown in Figure 1. The culvert information along with their capacities are in Table 1, the calculations are attached in the appendix.

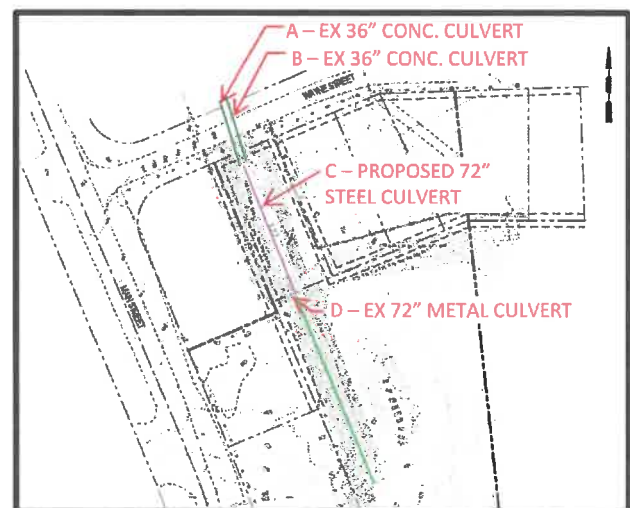


Figure 1 –Culvert Locations, NTS

**Table 1 –Culvert Information**

<b>CULVERT NAME</b>	<b>CULVERT SIZE (IN.)</b>	<b>INLET IE</b>	<b>OUTLET IE</b>	<b>SLOPE (%)</b>	<b>PIPE CAPACITY (CFS)</b>
A	EX 36	644.89	643.04	2.33	125.99
B	EX 36	644.89*	642.84	2.56	120.34
C	72	640.14	636.23.	2.30	379.51
D	EX 72	636.23	630.11	2.30	379.36

\*Assumed elevation – not given on survey. On a site visit it was visually verified to be at the same elevation as Culvert A.

The combined capacity of existing Culverts A and B is 246.19 cfs. The proposed downstream Culvert C has a capacity of 379.53 cfs, 133.34 cfs more than the upstream pipes.

## Conclusion

The proposed pipe capacity exceeds the existing flow capacity. Currently there are no conveyance issues, therefore we do not anticipate any negative impacts with replacing the ditch with the 72” culvert.



# Appendix 1

## SSA Analysis

## Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Additional Losses	Initial Flow (cfs)	Flap Gate
A	1 Link-01	61.06	644.89	644.89	643.33	643.33	1.56	2.5500	CIRCULAR	36.000	36.000	0.0110	0.0000	0.0000	0.0000	0.00	No
B	2 Link-02	61.35	644.89	644.89	643.46	643.46	1.43	2.3300	CIRCULAR	36.000	36.000	0.0110	0.0000	0.0000	0.0000	0.00	No
	3 Link-03	9.00	643.36	643.36	643.23	643.23	0.13	1.4400	CIRCULAR	36.000	36.000	0.0110	0.5000	0.5000	0.0000	0.00	No
	4 Link-04	9.00	643.23	643.23	643.01	643.01	0.22	2.4400	CIRCULAR	36.000	36.000	0.0110	0.5000	0.5000	0.0000	0.00	No
C	5 Link-05	170.02	640.14	640.14	636.23	636.23	3.91	2.3000	CIRCULAR	72.000	72.000	0.0220	0.0000	0.0000	0.0000	0.00	No
D	6 Link-06	266.33	636.23	636.23	630.11	630.11	6.12	2.3000	CIRCULAR	72.000	72.000	0.0220	0.0000	0.0000	0.0000	0.00	No



No. of  
Barrels

---

1  
1  
1  
1  
1  
1

## Pipe Results

SN	Element ID	Peak Flow	Time of Peak Flow Occurrence	Design Flow Capacity	Peak Flow/ Design Flow Ratio	Peak Flow Velocity	Travel Time	Peak Flow Depth	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged	Froude Number	Reported Condition
		(cfs)	(days hh:mm)	(cfs)		(ft/sec)	(min)	(ft)		(min)		
A	1 Link-01	0.00	0 00:00	125.99	0.00	0.00	0.00	0.00	0.00	0.00		Calculated
B	2 Link-02	0.00	0 00:00	120.34	0.00	0.00	0.00	0.00	0.00	0.00		Calculated
	3 Link-03	0.00	0 00:00	94.74	0.00	0.00	0.00	0.00	0.00	0.00		Calculated
	4 Link-04	0.00	0 00:00	123.24	0.00	0.00	0.00	0.00	0.00	0.00		Calculated
C	5 Link-05	0.00	0 00:00	379.51	0.00	0.00	0.00	0.00	0.00	0.00		Calculated
D	6 Link-06	0.00	0 00:00	379.36	0.00	0.00	0.00	0.00	0.00	0.00		Calculated

T. 17 N., R. 23 E., S. 19, W.M.  
**VANTAGE CULVERT INSTALLATION**  
 VANTAGE, WASHINGTON



Existing 36" culverts. Upstream (northside) of Wayne Road



Downstream end of existing 36" culverts. Looking towards Wayne Street.



Area to be filled. Looking south from Wayne Street.



Upstream side of existing 72" CMP culvert. Looking south.



End of existing 72" CMP Culvert. Looking North.

N:\PROJECTS\2020\HW INVESTMENTS LLC\21-000403 VANTAGE

REVISIONS	DATE	BY

DESIGNED BY: S. HOWSDEN	ISSUE DATE: OCTOBER, 2021
DRAWN BY: S. HOWSDEN	JOB No.: 21-000403
CHECKED BY: D. IRELAND	DRAWING FILE No.: 21-000403 CV-01

ALL DIMENSIONS  
 SHOWN IN FEET  
 UNLESS OTHERWISE  
 DESIGNATED

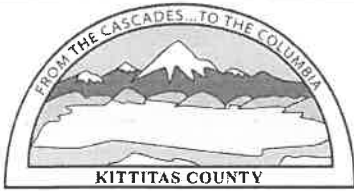
**SCJ ALLIANCE**  
 CONSULTING SERVICES

8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516  
 P: 360.352.1465 F: 360.352.1509  
 SCJALLIANCE.COM

PROJECT NAME:	
---------------	--

VANTAGE CULVERT INSTALLATION	
EXISTING SITE PHOTOS	

DRAWING No.:	CV-01
SHEET No.:	1 of 1



**KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

**Receipt Number: CD21-03783**

411 N. Ruby St., Suite 2  
Ellensburg, WA 98926  
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

**Payer/Payee:** IHM INVESTMENTS LLC  
PO BOX 1044  
EDMONDS WA 98020-1044

**Cashier:** ALLISON NEWCOMB  
**Payment Type:** CREDIT CARD

**Date:** 10/25/2021

SE-21-00026 SEPA		WAYNE ST VANTAGE		
<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>	
SEPA Checklist (Health)	\$275.00	\$275.00	\$0.00	
SEPA Checklist	\$600.00	\$600.00	\$0.00	
SEPA Review (PW)	\$950.00	\$950.00	\$0.00	
<b>SE-21-00026 TOTALS:</b>		<b>\$1,825.00</b>	<b>\$1,825.00</b>	<b>\$0.00</b>
<b>TOTAL PAID:</b>			<b>\$1,825.00</b>	





Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

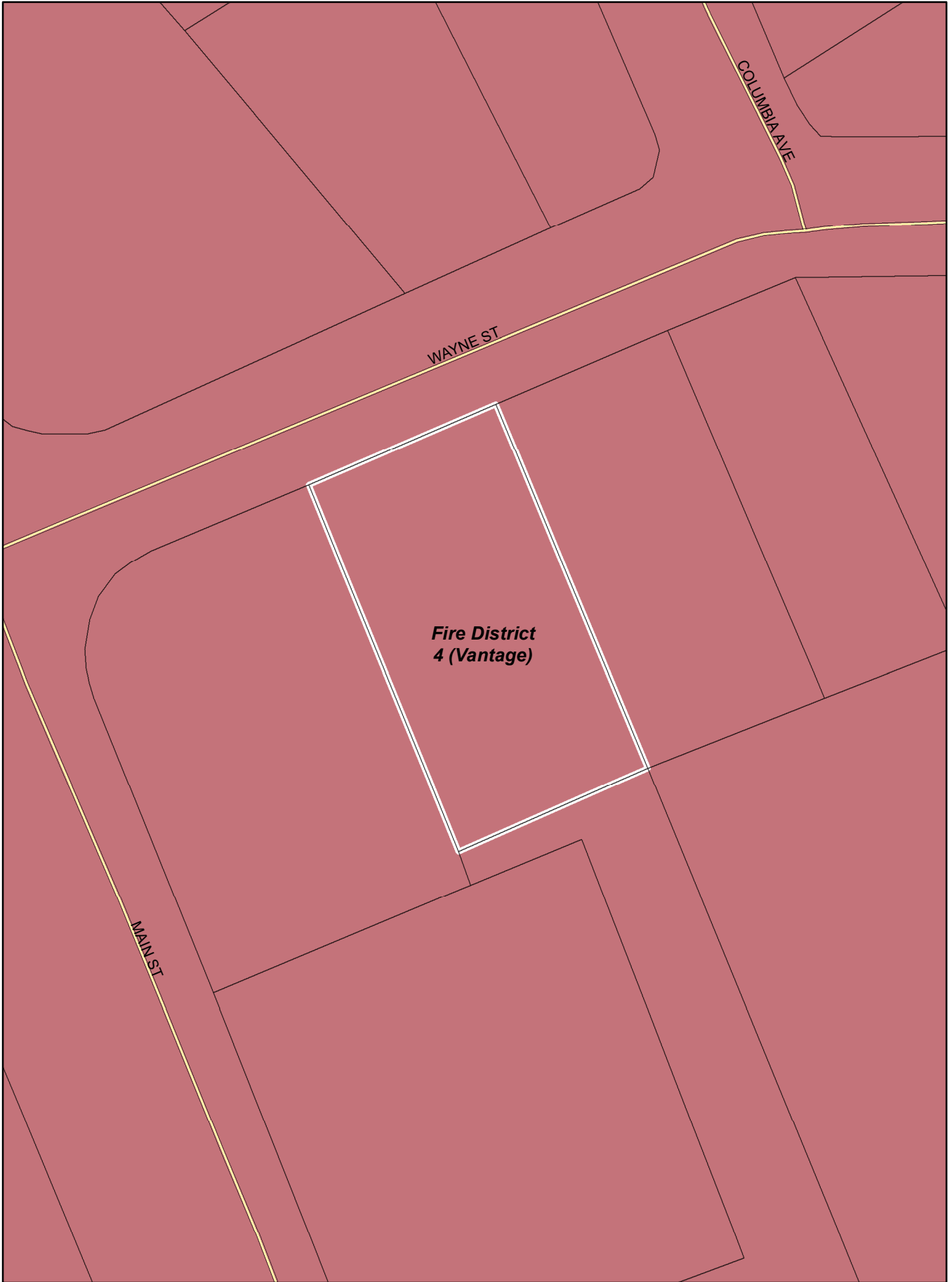
**SE-21-00026**  
**Vantage Culvert Installation**

**Aerial View**



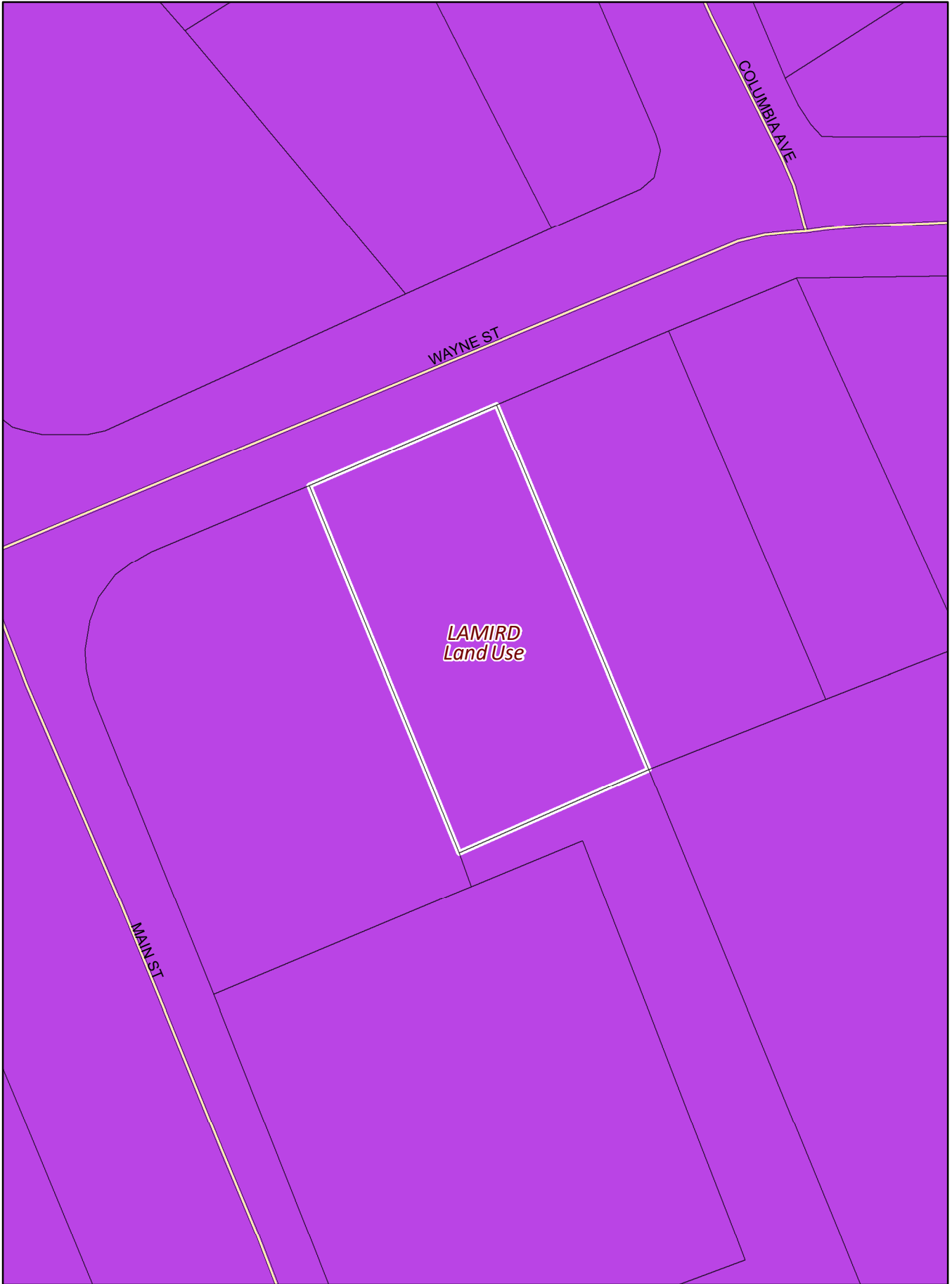
**SE-21-00026**  
**Vantage Culvert Installation**

**Critical Areas**



**SE-21-00026**  
**Vantage Culvert Installation**

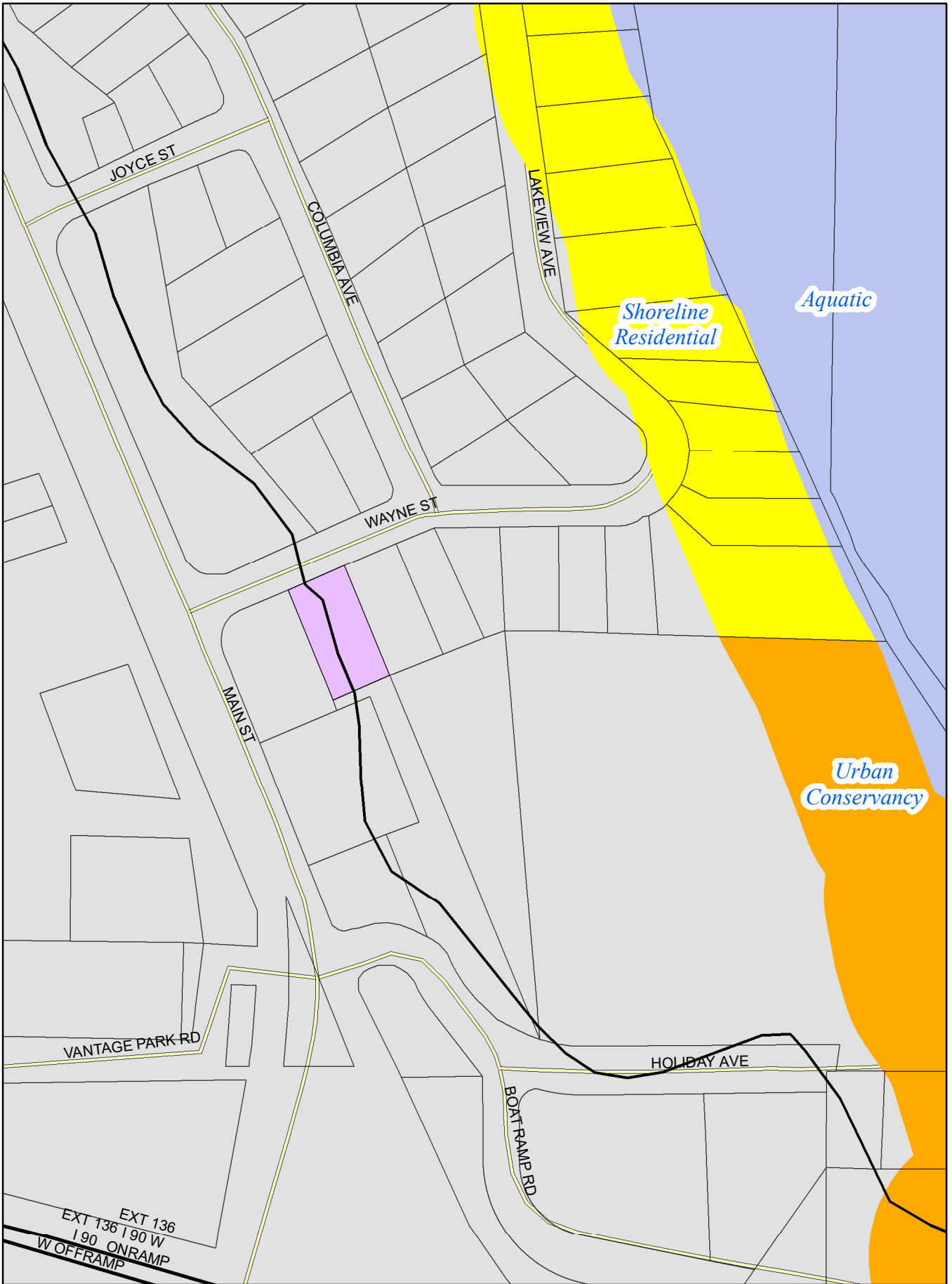
**Fire District**



**SE-21-00026**  
**Vantage Culvert Installation**

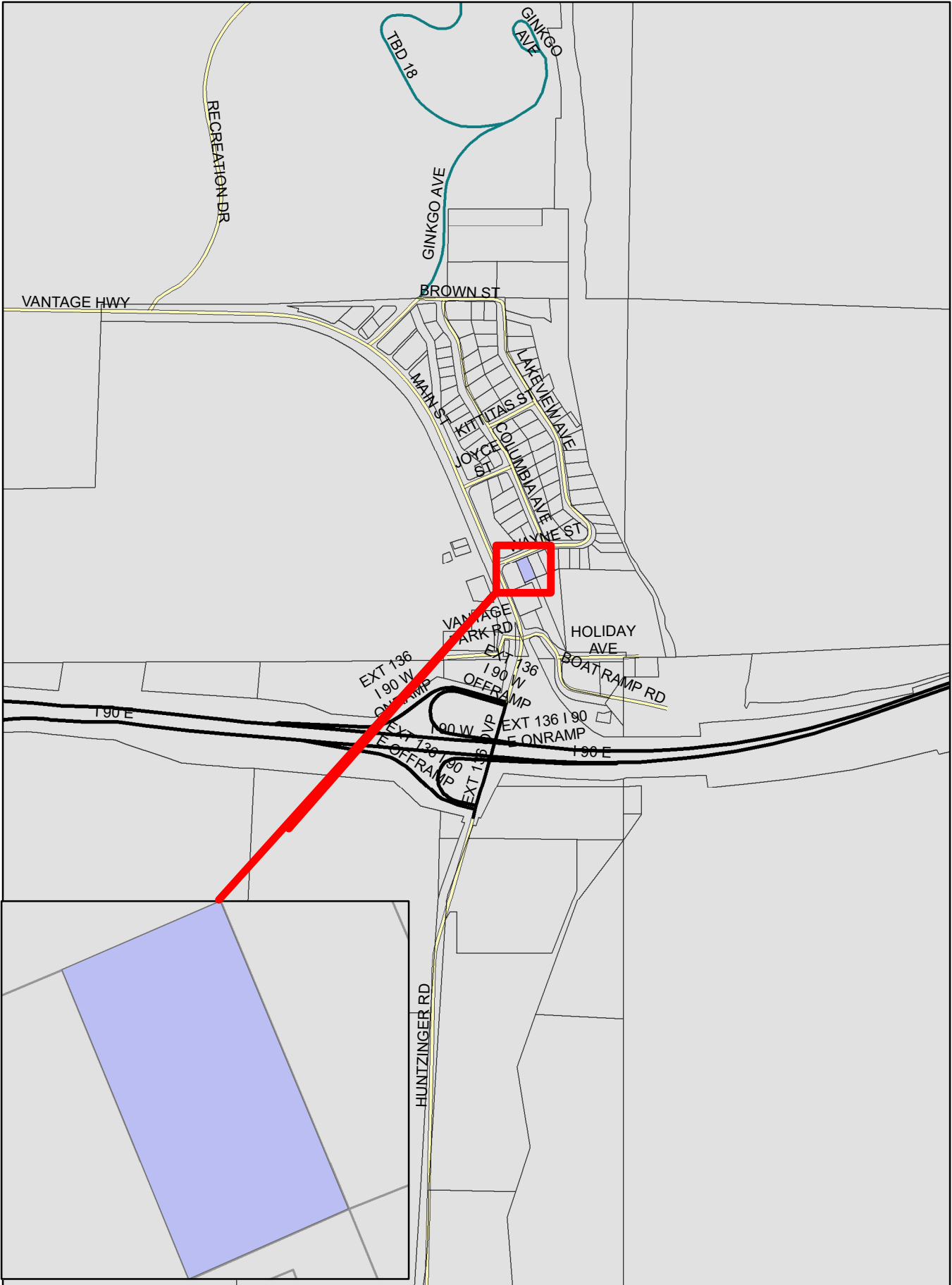
**Land Use**





**SE-21-00026**  
**Vantage Culvert Installation**

**Shoreline**



**SE-21-00026**  
**Vantage Culvert Installation**

**Vicinity View**

WAYNE ST

MAIN ST

LAMIRDS  
Type 1  
Zoning

General  
Commercial  
Zoning

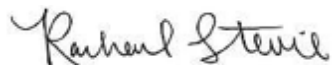
**From:** [Rachael Stevie \(CD\)](#)  
**To:** "[Terry Hamberg](#)"; "[Jana Stoner](#)"; "[Megan Woodruff](#)"; "[legals@kvnews.com](mailto:legals@kvnews.com)"  
**Subject:** SE-21-00026 Vantage Culvert Installation - (Publishing) Notice of Application  
**Date:** Tuesday, November 2, 2021 3:13:00 PM  
**Attachments:** [image001.png](#)  
[SE-21-00026 Vantage Culvert Installation NOA Legal.doc](#)  
[SE-21-00026 Vantage Culvert Installation NOA Legal.pdf](#)

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Good afternoon!

Please see attached notice and publish as requested.

Thank you!



Planner I  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
509-962-7637  
[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)

## NOTICE OF APPLICATION

**Project Name (File Number):** Vantage Culvert Installation (SE-21-00026)

**Applicant:** IMHI, LLC, Mark Johnson

**Authorized Agent:** SCI Alliance, Dan Ireland

**Location:** Tax parcel# 930933 located on Wayne Street, approximately 0.03 miles northeast of the intersection of Wayne Street and Main Street in Vantage, in a portion of Sections 19 & 20, Township 17N, Range 23E, bearing Assessor's Map# 17-23-19050-0129 in Kittitas County.

**Proposal:** The applicant, IMHI, LLC is proposing to fill in an existing coulee by connecting an existing 72" corrugated metal pipe with two existing 36" reinforced concrete pipes located under Wayne Street. Catch basin structures will be used to connect the dissimilar sized structures. The existing coulee will be filled with offsite material and compacted to a finished grade. The finished grade will be seeded with native seed mix and erosion control prevention measures will be applied.

**Materials Available for Review:** The complete SEPA Checklist and application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. The file can also be viewed online at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> navigating to "Miscellaneous SEPA," then to the application number "SE-21-00026 Vantage Culvert Installation".

**Written Comments** from the public may be submitted to the Kittitas County Community Development Services no later than **Friday November 19, 2021 at 5:00 p.m.**, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act). A Determination of Non-Significance is expected to be issued. A copy of this subsequent threshold determination will be available to the public upon request.

**Designated Permit Coordinator (staff contact** Rachael Stevie (509) 962-7637; email at [rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us).

Notice of Application: Thursday, November 4, 2021

Application Received: Monday, October 25, 2021

Publication Date: Thursday, November 4, 2021

Publish: Northern Kittitas County Tribune: Thursday, November 4, 2021

Daily Record Thursday, November 4, 2021

**From:** [Rachael Stevie \(CD\)](#)  
**To:** [Ryan McAllister](#); [Kim Dawson](#); [Julie Kjorsvik](#); [Toni Berkshire](#); [Jesse Cox](#); [Holly Erdman](#); [Lisa Lawrence](#); [Patti Stacey](#); [Candie Leader](#); ["Yakama Nation - Environmental Review"](#); ["Corrine Camuso"](#); ["jessica\\_lally@yakama.com"](#); [Noah Oliver](#); [Casey Barney](#); ["kozj@yakamafish-nsn.gov"](#); ["Jim Matthews"](#); ["barh@yakamafish-nsn.gov"](#); ["DOE - gcle"](#); ["White, Lori \(ECY\)"](#); ["formerorchards@ecy.wa.gov"](#); ["wendy.neet@ecy.wa.gov"](#); ["Downes, Scott G \(DFW\)"](#); ["WDFW - Jennifer Nelson"](#); ["Torrey, Elizabeth M \(DFW\)"](#); ["SEPA \(DAHP\)"](#); ["James E Brooks Library - Jorgenja"](#); ["James E Brooks Library - Nelmsk"](#); [Mike Flory](#); [Jeremy Larson](#); [Steph Mifflin](#); ["Mau, Russell E \(DOH\)"](#); ["rivers@dnr.wa.gov"](#); ["Early, Shane \(DNR\)"](#); ["sepacenter@dnr.wa.gov"](#); ["eric.keller@dnr.wa.gov"](#); ["martin.mauney@dnr.wa.gov"](#); ["Allison Kimball \(brooksideconsulting@gmail.com\)"](#); ["Hendrix, Leah D"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Kimberly.peacher@navy.mil"](#); ["brian.p.tyhuis.civ@us.navy.mil"](#); ["lonnie\\_allphin@ksd403.org"](#); ["monty\\_sabin@ksd403.org"](#); ["ken.graham@parks.wa.gov"](#); ["Guy Moura \(HSY\)"](#); ["Aren Orsen \(HSY\)"](#); ["sam.rushing@colvilletribes.com"](#); ["matt.boast@kittitaspud.com"](#); ["ken.edward@kittitaspud.com"](#); ["kdkistler@bpa.gov"](#); ["klarned@fs.fed.us"](#); ["Jacob Prilucik"](#)  
**Cc:** ["mj67johnson@gmail.com"](#); ["dan.ireland@scjalliance.com"](#); [Jeremy Johnston](#); [Kelly Bacon \(CD\)](#); [Jeremiah Cromie](#)  
**Subject:** SE-21-00026 Vantage Culvert Installation - Notice of Application  
**Date:** Thursday, November 4, 2021 8:24:00 AM  
**Attachments:** [image001.png](#)  
[SE-21-00026 Vantage Culvert Installation NOA Memo.pdf](#)  
[SE-21-00026 Vantage Culvert Installation SEPA Checklist.pdf](#)

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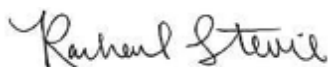
Good morning,

CDS is requesting comments on the following SEPA application: SE-21-00026 – Vantage Culvert Installation. Links to the file materials can be found below. Kittitas County anticipates issuing a DNS for this project application and is using the optional SEPA process. The comment period will end Friday, November 19, 2021. CDS will assume your agency does not wish to provide comment if not received by this date. Please contact me directly with any questions or issues accessing the materials.

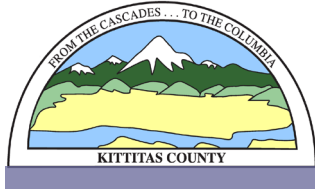
[SE-21-00026 Vantage Culvert Installation - Internal Access](#)

[SE-21-00026 Vantage Culvert Installation - External Access](#)

Thank you,



Planner I  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
509-962-7637  
[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

### NOTICE OF APPLICATION

**Notice of Application:** Thursday, November 4, 2021

**Application Received:** Monday, October 25, 2021

**Project Name (File Number):** Vantage Culvert Installation (SE-21-00026)

**Applicant:** IMHI, LLC, Mark Johnson

**Authorized Agent:** SCI Alliance, Dan Ireland

**Location:** Tax parcel# 930933 located on Wayne Street, approximately 0.03 miles northeast of the intersection of Wayne Street and Main Street in Vantage, in a portion of Section 19 & 20, Township 17N, Range 23E, bearing Assessor’s Map# 17-23-19050-0129 in Kittitas County.

**Proposal:** The applicant, IMHI, LLC is proposing to fill in an existing coulee by connecting an existing 72” corrugated metal pipe with two existing 36” reinforced concrete pipes located under Wayne Street. Catch basin structures will be used to connect the dissimilar sized structures. The existing coulee will be filled with offsite material and compacted to a finished grade. The finished grade will be seeded with native seed mix and erosion control prevention measures will be applied.

**Materials Available for Review:** The complete SEPA Checklist and application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. The file can also be viewed online at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> navigating to “Miscellaneous SEPA,” then to the application number “SE-21-00026 Vantage Culvert Installation

**Written Comments** from the public may be submitted to the Kittitas County Community Development Services no later than **Friday November 19, 2021 at 5:00 p.m.**, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act). A Determination of Non-Significance is expected to be issued using the Optional DNS Process under WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. A copy of this subsequent threshold determination will be available to the public upon request.

**Required Permits:** SEPA

**Designated Permit Coordinator (staff contact):** Rachael Stevie (509) 962-7637; email at [rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us).



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

## Affidavit of Mailing & Publication

PROPOSAL NAME: (SE-21-00026) Vantage Culvert Installation

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: November 4, 2021

I certify that the following documentation:

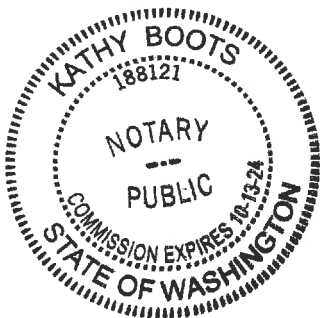
- Notice of Application for SE-21-00026 Vantage Culvert Installation SEPA Application

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Rachael Stevie  
Community Development Services Planner I  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 4<sup>th</sup> day of November 2021



Kathy Boots  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: 10-13-2024



## Rachael Stevie (CD)

---

**From:** Jana Stoner <jana@nkctribune.com>  
**Sent:** Tuesday, November 2, 2021 4:19 PM  
**To:** Rachael Stevie (CD)  
**Cc:** Terry Hamberg  
**Subject:** Re: SE-21-00026 Vantage Culvert Installation - (Publishing) Notice of Application

**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

CONFIRMATION OF RECEIPT.

We'll get it published.

Keep warm and dry!

Jana

---

**Jana E. Stoner - Publisher / CEO**  
[jana@nkctribune.com](mailto:jana@nkctribune.com)

(509) 674-2511 ext. 206  
P.O. Box 308 | 807 W. Davis St., suite 101A  
Cle Elum, WA 98922

– Northern Kittitas County Tribune  
– U.K.C. Builders' Planning Guide  
– EXPLORE! Central Cascades Visitor Guide

[www.NKCTribune.com](http://www.NKCTribune.com)

On Nov 2, 2021, at 3:13 PM, Rachael Stevie (CD) <[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)> wrote:

Good afternoon!

Please see attached notice and publish as requested.

Thank you!

<image001.png>  
Planner I  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
509-962-7637  
[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)



# ADVERTISING PROOF

401 N Main St,  
 Ellensburg, WA 98926  
 Ph. (509) 204-8250 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
11/02/21	50096

JEREMY JOHNSTON  
 KC COMMUNITY DEVELOPMENT SERVICES  
 411 N. RUBY ST, SUITE 2  
 ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
166344	NOTICE OF APPLICATIO	11/04/21	11/04/21	2	\$142.35

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: \$0.00  
 Surcharge: \$0.00  
 Credits: \$0.00

Gross: \$142.35  
 Paid Amount: \$0.00

**Amount Due: \$142.35**

*We Appreciate Your Business!*

**NOTICE OF APPLICATION**

**Project Name (File Number):** Vantage Culvert Installation (SE-21-00026)

**Applicant:** IMHI, LLC, Mark Johnson

**Authorized Agent:** SCI Alliance, Dan Ireland

**Location:** Tax parcel# 930933 located on Wayne Street, approximately 0.03 miles northeast of the intersection of Wayne Street and Main Street in Vantage, in a portion of Sections 19 & 20, Township 17N, Range 23E, bearing Assessor's Map# 17-23-19050-0129 in Kittitas County.

**Proposal:** The applicant, IMHI, LLC is proposing to fill in an existing coulee by connecting an existing 72" corrugated metal pipe with two existing 36" reinforced concrete pipes located under Wayne Street. Catch basin structures will be used to connect the dissimilar sized structures. The existing coulee will be filled with offsite material and compacted to a finished grade. The finished grade will be seeded with native seed mix and erosion control prevention measures will be applied.

**Materials Available for Review:** The complete SEPA Checklist and application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. The file can also be viewed online at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> navigating to "Miscellaneous SEPA," then to the application number "SE-21-00026 Vantage Culvert Installation."

**Written Comments** from the public may be submitted to the Kittitas County Community Development Services no later than **Friday November 19, 2021 at 5:00 p.m.** after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act). A Determination of Non-Significance is expected to be issued. A copy of this subsequent threshold determination will be available to the public upon request.

**Designated Permit Coordinator (staff contact)** Rachael Stevie (509) 962-7637; email at [rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us).

Notice of Application: Thursday, November 4, 2021  
Application Received: Monday, October 25, 2021  
Publication Date: Thursday, November 4, 2021

PUBLISH: Northern Kittitas County Tribune: Thursday, November 4, 2021

PUBLISH: Daily Record: Thursday, November 4, 2021 /  
LEGAL #: 166344

**From:** [Rachael Stevie \(CD\)](#)  
**To:** [Ryan McAllister](#); [Kim Dawson](#); [Julie Kiorsvik](#); [Toni Berkshire](#); [Jesse Cox](#); [Holly Erdman](#); [Lisa Lawrence](#); [Patti Stacey](#); [Candie Leader](#); ["Yakama Nation - Environmental Review"](#); ["Corrine Camuso"](#); ["jessica\\_lally@yakama.com"](#); [Noah Oliver](#); [Casey Barney](#); ["kozi@yakamafish-nsn.gov"](#); ["Jim Matthews"](#); ["barh@yakamafish-nsn.gov"](#); ["DOE - gcle"](#); ["White, Lori \(ECY\)"](#); ["formerorchards@ecy.wa.gov"](#); ["wendy.neet@ecy.wa.gov"](#); ["Downes, Scott G \(DFW\)"](#); ["WDFW - Jennifer Nelson"](#); ["Torrey, Elizabeth M \(DFW\)"](#); ["SEPA \(DAHP\)"](#); ["James E Brooks Library - Jorgenia"](#); ["James E Brooks Library - Nelmsk"](#); [Mike Flory](#); [Jeremy Larson](#); [Steph Miffin](#); ["Mau, Russell E \(DOH\)"](#); ["rivers@dnr.wa.gov"](#); ["Early, Shane \(DNR\)"](#); ["sepacenter@dnr.wa.gov"](#); ["eric.keller@dnr.wa.gov"](#); ["martin.mauney@dnr.wa.gov"](#); ["Allison Kimball \(brooksideconsulting@gmail.com\)"](#); ["Hendrix, Leah D"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Kimberly.peacher@navy.mil"](#); ["brian.p.tyhuis.civ@us.navy.mil"](#); ["lonnie\\_allphin@ksd403.org"](#); ["monty\\_sabin@ksd403.org"](#); ["ken.graham@parks.wa.gov"](#); ["Guy Moura \(HSY\)"](#); ["Aren Orsen \(HSY\)"](#); ["sam.rushing@colvilletribes.com"](#); ["matt.boast@kittitaspud.com"](#); ["ken.edward@kittitaspud.com"](#); ["kdkistler@bpa.gov"](#); ["klamed@fs.fed.us"](#); ["Jacob Priluck"](#)  
**Cc:** ["mj67johnson@gmail.com"](#); ["dan.ireland@scialliance.com"](#); [Jeremy Johnston](#); [Kelly Bacon \(CD\)](#); [Jeremiah Cromie](#)  
**Subject:** SE-21-00026 Vantage Culvert Installation - Notice of Application  
**Date:** Thursday, November 4, 2021 8:24:00 AM  
**Attachments:** [image001.png](#)  
[SE-21-00026 Vantage Culvert Installation NOA Memo.pdf](#)  
[SE-21-00026 Vantage Culvert Installation SEPA Checklist.pdf](#)

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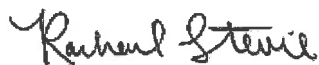
Good morning,

CDS is requesting comments on the following SEPA application: SE-21-00026 – Vantage Culvert Installation. Links to the file materials can be found below. Kittitas County anticipates issuing a DNS for this project application and is using the optional SEPA process. The comment period will end Friday, November 19, 2021. CDS will assume your agency does not wish to provide comment if not received by this date. Please contact me directly with any questions or issues accessing the materials.

[SE-21-00026 Vantage Culvert Installation - Internal Access](#)

[SE-21-00026 Vantage Culvert Installation - External Access](#)

Thank you,



Planner I  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
509-962-7637  
[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)

ELLENSBURG TELEPHONE CO INC  
PO BOX 199  
DODGE CITY, KS 67801-0199

HAVILAH INC  
PO BOX 1201  
VANTAGE, WA 98950

IHM INVESTMENTS LLC  
PO BOX 1044  
EDMONDS, WA 98020-1044

JOHNSON, MARK J & KENDRA M  
PO BOX 1044  
EDMONDS, WA 98020-1044

STOCKDALE INC  
PO BOX 1101  
VANTAGE, WA 98950

STOCKDALE, BRYAN K ETAL  
PO BOX 29  
VANTAGE, WA 98950

STOCKDALE, BRYAN K. ETUX  
PO BOX 1101  
VANTAGE, WA 98950-1101

STOCKDALE, CLAUDIA D  
707 39TH AVE SE APT A508  
PUYALLUP, WA 98374-2236

Kittitas Valley Healthcare  
Attn: CEO  
603 S. Chestnut Street  
Ellensburg, WA 98926

KCFD #4 (Vantage)  
PO Box 29  
Vantage, WA 98950

**From:** [Downes, Scott G \(DFW\)](#)  
**To:** [Rachael Stevie \(CD\)](#)  
**Cc:** [Torrey, Elizabeth M \(DFW\)](#); [Jeremy Johnston](#)  
**Subject:** RE: SE-21-00026 Vantage Culvert Installation - Notice of Application WDFW Comments  
**Date:** Wednesday, November 10, 2021 2:04:12 PM  
**Attachments:** [image001.png](#)

---

**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Rachel,

Thank you for the opportunity to review. Based on the review, it appears this work is either within or has effects on Schnebly Coulee. Schnebly Coulee is a seasonal stream of the state and directly flows into the Columbia soon after this work area downstream. Due to these circumstances, Washington Department of Fish and Wildlife (WDFW) requests a site visit for this proposal to determine if a Hydraulic Project Approval is necessary. Please set up a meeting with the applicant and WDFW to determine if an HPA is needed and if WDFW determines that an HPA is needed, we will request that they apply for an HPA permit from WDFW prior to any work in or around the water course.

Thanks,

Scott

***Scott Downes***

Fish & Wildlife Habitat Biologist  
Washington Department of Fish and Wildlife  
Region 3 Habitat Program  
1701 South 24<sup>th</sup> Ave  
Yakima, WA 98902-5720  
[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)  
Office-509-457-9307  
Cell-509-607-3578

---

**From:** Rachael Stevie (CD) <[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)>

**Sent:** Thursday, November 4, 2021 8:24 AM

**To:** Ryan McAllister <[ryan.mcallister@co.kittitas.wa.us](mailto:ryan.mcallister@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Jesse Cox <[jesse.cox@co.kittitas.wa.us](mailto:jesse.cox@co.kittitas.wa.us)>; Holly Erdman <[Holly.erdman@co.kittitas.wa.us](mailto:Holly.erdman@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Yakama Nation - Environmental Review <[enviroreview@yakama.com](mailto:enviroreview@yakama.com)>; Corrine Camuso <[Corrine\\_Camuso@yakama.com](mailto:Corrine_Camuso@yakama.com)>; 'jessica\_lally@yakama.com' <[jessica\\_lally@yakama.com](mailto:jessica_lally@yakama.com)>; Noah

**From:** [Holly Erdman](#)  
**To:** [Rachael Stevie \(CD\)](#)  
**Cc:** [Jesse Cox](#)  
**Subject:** RE: SE-21-00026 Vantage Culvert Installation - Notice of Application  
**Date:** Tuesday, November 16, 2021 9:34:54 AM  
**Attachments:** [image001.png](#)

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Rachael,

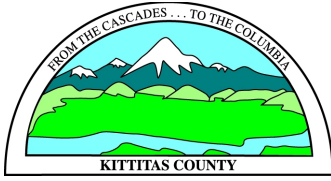
Public health has reviewed this application and has no comments or concerns regarding the project.

Thank you,

Holly Erdman

---

**From:** Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>  
**Sent:** Thursday, November 4, 2021 8:24 AM  
**To:** Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Yakama Nation - Environmental Review <enviroreview@yakama.com>; Corrine Camuso <Corrine\_Camuso@yakama.com>; 'jessica\_lally@yakama.com' <jessica\_lally@yakama.com>; Noah Oliver <Noah\_Oliver@yakama.com>; Casey Barney <Casey\_Barney@Yakama.com>; kozj@yakamafish-nsn.gov; Jim Matthews <matj@yakamafish-nsn.gov>; barh@yakamafish-nsn.gov; DOE - gcle <gcle461@ecy.wa.gov>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; formerorchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; WDFW - Jennifer Nelson <jennifer.nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; James E Brooks Library - Jorgenja <jorgenja@cwu.edu>; James E Brooks Library - Nelmsk <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; rivers@dnr.wa.gov; Early, Shane (DNR) <Shane.Early@dnr.wa.gov>; sepacenter@dnr.wa.gov; eric.keller@dnr.wa.gov; martin.mauney@dnr.wa.gov; Allison Kimball (brooksideconsulting@gmail.com) <brooksideconsulting@gmail.com>; Hendrix, Leah D <lhendrix@usbr.gov>; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; brian.p.tyhuis.civ@us.navy.mil; lonnie\_allphin@ksd403.org; monty\_sabin@ksd403.org; ken.graham@parks.wa.gov; 'Guy Moura (HSY)' <Guy.Moura@colvilletribes.com>; 'Aren Orsen (HSY)' <Aren.Orsen.HSY@colvilletribes.com>; sam.rushing@colvilletribes.com; matt.boast@kittitaspud.com; ken.edward@kittitaspud.com; kdkistler@bpa.gov; klarned@fs.fed.us; 'Jacob Prilucik' <SCPlanning@wsdot.wa.gov>  
**Cc:** mj67johnson@gmail.com; dan.ireland@scjalliance.com; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>; Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>  
**Subject:** SE-21-00026 Vantage Culvert Installation - Notice of Application



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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---

TO: Community Development Services  
FROM: Public Works Plan Review Team  
DATE: November 18, 2021  
SUBJECT: SE-21-00026 Vantage Culvert Installation

#### SEPA Application Comments

- Any work to be performed within the county road right-of-way will require a right-of-way permit from Kittitas County Public Works.
- The applicant has applied for the required grading permit for this project.
- An access permit is required prior to construction of any access connecting to the county road.
- **Survey:** All property corners disturbed or destroyed by this construction shall be replaced by a Surveyor licensed to practice in the State of Washington.

Please contact Kittitas County Public Works (509) 962-7523 with any questions.



**From:** [SEPA \(DAHP\)](#)  
**To:** [Rachael Stevie \(CD\)](#)  
**Cc:** [Guy Moura \(HSY\)](#); [Aren Orsen \(HSY\)](#); "[cbuck@gcpud.org](mailto:cbuck@gcpud.org)"; [Casey Barney](#); [Corrine Camuso](#); [Gregg Kiona](#); [Jessica Lally](#); [Kate Valdez](#); [Noah Oliver](#)  
**Subject:** RE: SE-21-00026 Vantage Culvert Installation - Notice of Application  
**Date:** Thursday, November 18, 2021 3:06:18 PM  
**Attachments:** [image001.png](#)

---

**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hi Rachael,

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. However, due to the small footprint of the project, as well as previous disturbance, DAHP is not requesting a cultural resources survey at this time. We do ask that you prepare an Inadvertent Discovery Plan (IDP) and prepare construction crews for the possibility of encountering archaeological material during ground disturbing activities.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP project Tracking Number is attached to any future communications about this project.

Should you have any questions, please feel free to contact me.

All the best,

**Sydney Hanson, MA** (she/her) | **Transportation Archaeologist**  
360.280.7563 (cell) | [sydney.hanson@dahp.wa.gov](mailto:sydney.hanson@dahp.wa.gov)

Department of Archaeology & Historic Preservation | [www.dahp.wa.gov](http://www.dahp.wa.gov)  
1110 Capitol Way S, Suite 30 | Olympia WA 98501  
PO Box 48343 | Olympia WA 98504-8343

**From:** [Rachael Stevie \(CD\)](#)  
**To:** ["mj67johnson@gmail.com"](mailto:mj67johnson@gmail.com)  
**Cc:** ["dan.ireland@scjalliance.com"](mailto:dan.ireland@scjalliance.com); [Jeremy Johnston](#)  
**Subject:** SE-21-00026 Vantage Culvert Installation - Transmittal of Comments & Request for Site Visit  
**Date:** Monday, November 22, 2021 10:52:00 AM  
**Attachments:** [image001.png](#)  
[SE-21-00026 Vantage Culvert Installation Transmittal of Comments & Request for Site Visit.pdf](#)  
[SE-21-00026 Vantage Culvert Installation - Comments Combined.pdf](#)

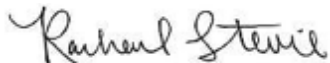
---

Good morning,

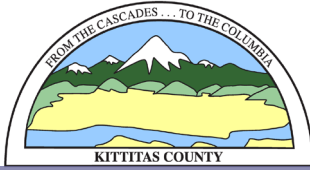
Please see attached correspondence regarding your SEPA application.

Please let me know once you have scheduled your site visit with WDFW and I will put it on my calendar! I am unavailable on December 9<sup>th</sup> and 10<sup>th</sup> but should be able to make any other days work.

Thanks and have a wonderful Thanksgiving week!



Planner I  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
509-962-7637  
[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

November 22, 2021

IHMI, LLC  
c/o Mark Johnson  
P.O. Box 2  
Vantage, WA 98950  
[Mj67johnson@gmail.com](mailto:Mj67johnson@gmail.com)

*sent via email*

**RE: Vantage Culvert Installation SEPA Application (SE-21-00026) – Transmittal of Comments and Request for Site Visit**

Parcel # 930933

Dear Mr. Johnson,

Enclosed are the comments received regarding the SEPA Application (SE-21-00026) during the comment period:

November 10, 2021	Washington Department of Fish & Wildlife – Scott Downes
November 16, 2021	Kittitas County Public Health – Holly Erdman
November 18, 2021	Kittitas County Public Works – Planning Review Team
November 18, 2021	Department of Archaeology & Historic Preservation

Please review all comments and notify me of any questions. Feel free to respond to any comments submitted by 5pm on December 7, 2021.

Washington Department of Fish and Wildlife has requested a site visit. Please work with them to determine the date and time of the site visit. Please notify me when this has been scheduled and I will be present as well.

If you have any questions regarding this matter, I can be reached by phone at 509-962-7637 or by e-mail at [rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us).

Sincerely,

Rachael Stevie  
Planner I  
Kittitas County Community Development Services  
411 N Ruby St # 2, Ellensburg, WA 98926

cc: *Dan Ireland, Engineer*  
*Jeremy Johnston, Planning Official*

*via email*  
*via email*

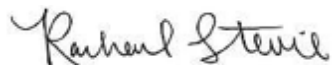
**From:** [Rachael Stevie \(CD\)](#)  
**To:** ["legals@kvnews.com"](#); ["Megan Woodruff"](#); ["Terry Hamberg"](#); ["Jana Stoner"](#)  
**Subject:** SE-21-00026 Vantage Culvert Installation - (Publishing) Notice of SEPA Action  
**Date:** Friday, December 3, 2021 4:02:00 PM  
**Attachments:** [image001.png](#)  
[SE-21-00026 Vantage Culvert Installation Notice of SEPA action legal.docx](#)  
[SE-21-00026 Vantage Culvert Installation Notice of SEPA action legal.pdf](#)

---

Good afternoon!

Please see attached notice and publish as requested.

Thank you!



Planner I  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
509-962-7637  
[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)

**Notice of SEPA Action  
Vantage Culvert Installation  
SE-21-00026**

NOTICE IS HEREBY given that pursuant to WAC 197-11-355 and RCW 43.21C.030(2)(c), Kittitas County Community Development Services did, on December 9, 2021, issue a Mitigated Determination of Non-Significance (MDNS) on the proposed SEPA application submitted by IMHI, LLC. The applicant is proposing to fill in an existing coulee by connecting an existing 72” corrugated metal pipe with two existing 36” reinforced concrete pipes located under Wayne Street. Catch basin structures will be used to connect the dissimilar sized structures. The existing coulee will be filled with offsite material and compacted to a finished grade. The finished grade will be seeded with native seed mix and erosion control prevention measures will be applied. The project location is zoned General Commercial within a Type 1 LAMIRD. The project area is located on Tax parcel# 930933 on Wayne Street, approximately 0.03 miles northeast of the intersection of Wayne Street and Main Street in Vantage, in a portion of Section 19 & 20, Township 17N, Range 23E, bearing Assessor’s Map# 17-23-19050-0129 in Kittitas County.

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C and WAC 197-11-355. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. The complete application file is available to the public on request or may be viewed at Kittitas County Community Development Services at 411 North Ruby St, Suite 2 Ellensburg, WA 98926, or on the county website. <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> (Miscellaneous SEPA Applications, file number SE-21-00026).

Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of non-compliance with the provisions of Chapter 43.21C RCW (State Environmental Policy Act) and pursuant to Chapter 15A.07.010 KCC, may be appealed by submitting specific factual objections in writing with a fee of \$1550.00 to Kittitas County Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00pm, December 23, 2021.

Direct questions regarding this proposal to:

Rachael Stevie  
411 N. Ruby St. Suite 2  
Ellensburg, WA. 98926  
509-962-7506  
[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)

**Date: December 9, 2021**

**Publish Northern Kittitas County Tribune: December 9, 2021 & December 16, 2021**

**Publish Daily Record:**

**December 9, 2021 & December 16, 2021**

**Appeal Period Ends: December 23, 2021**

**From:** [Rachael Stevie \(CD\)](#)  
**To:** [Downes, Scott G \(DFW\)](#); [Holly Erdman](#); [Jesse Cox](#); [Candie Leader](#); ["Hanson, Sydney \(DAHP\)"](#)  
**Cc:** [mj67johnson@gmail.com](#); ["Dan Ireland"](#); [Jeremy Johnston](#); [Kelly Bacon \(CD\)](#); [Jeremiah Cromie](#)  
**Subject:** SE-21-00026 Vantage Culvert Installation - Notice of SEPA Action  
**Date:** Thursday, December 9, 2021 9:16:00 AM  
**Attachments:** [image001.png](#)  
[SE-21-00026 Vantage Culvert Installation Notice of Sepa Action Memo.pdf](#)  
[SE-21-00026 Vantage Culvert Installation MDNS.pdf](#)

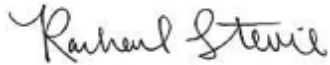
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Good morning,

Please see the attached correspondence regarding the Vantage Culvert Installation SEPA application (SE-21-00026).

Let me know if you have any questions.

Thanks and have a great day!



Planner I  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
509-962-7637  
[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

### NOTICE OF SEPA ACTION

**To:** Applicable Agencies  
Parties of Record  
Applicant

**From:** Rachael Stevie, Staff Planner

**Date:** December 9, 2021

**Subject:** SE-21-00026 Vantage Culvert Installation – SEPA MDNS

NOTICE IS HEREBY given that pursuant to WAC 197-11-355 and RCW 43.21C.030(2)(c), Kittitas County Community Development Services did, on December 9, 2021, issue a Mitigated Determination of Non-Significance (MDNS) on the proposed SEPA application submitted by IMHI, LLC. The applicant is proposing to fill in an existing coulee by connecting an existing 72” corrugated metal pipe with two existing 36” reinforced concrete pipes located under Wayne Street. Catch basin structures will be used to connect the dissimilar sized structures. The existing coulee will be filled with offsite material and compacted to a finished grade. The finished grade will be seeded with native seed mix and erosion control prevention measures will be applied. The project location is zoned General Commercial within a Type 1 LAMIRD. The project area is located on Tax parcel# 930933 on Wayne Street, approximately 0.03 miles northeast of the intersection of Wayne Street and Main Street in Vantage, in a portion of Section 19 & 20, Township 17N, Range 23E, bearing Assessor’s Map# 17-23-19050-0129 in Kittitas County.

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C and WAC 197-11-355. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. The complete application file is available to the public on request or may be viewed at Kittitas County Community Development Services at 411 North Ruby St, Suite 2 Ellensburg, WA 98926, or on the county website. <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> (Miscellaneous SEPA Applications, file number SE-21-00026).

Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of non-compliance with the provisions of Chapter 43.21C RCW (State Environmental Policy Act) and pursuant to Chapter 15A.07.010 KCC, may be appealed by submitting specific factual objections in writing with a fee of \$1550.00 to Kittitas County Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00pm, December 23, 2021.

Direct questions regarding this proposal to:

Rachael Stevie  
411 N. Ruby St. Suite 2  
Ellensburg, WA. 98926  
509-962-7506  
[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)





## MITIGATED DETERMINATION OF NONSIGNIFICANCE

**File:** SEPA Checklist (SE-21-00026)  
Vantage Culvert Installation SEPA Application

**Description:** The applicant, IMHI, LLC., is proposing to fill in an existing coulee by connecting an existing 72" corrugated metal pipe with two existing 36" reinforced concrete pipes located under Wayne Street. Catch basin structures will be used to connect the dissimilar sized structures. The existing coulee will be filled with offsite material and compacted to a finished grade. The finished grade will be seeded with native seed mix and erosion control prevention measures will be applied. The project location is zoned General Commercial within a Type 1 LAMIRD.

**Proponent:** IMHI, LLC  
c/o Mark Johnson  
P.O. Box 2  
Vantage, WA 98950

**Location:** Tax parcel# 930933 on Wayne Street, approximately 0.03 miles northeast of the intersection of Wayne Street and Main Street in Vantage, in a portion of Section 19 & 20, Township 17N, Range 23E, bearing Assessor's Map# 17-23-19050-0129 in Kittitas County.

**Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that it will 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) and WAC 197-11. This decision was made after review of a completed environmental checklist, site visit with state agencies and other information on file with the lead agency. This information is available to the public on request or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Miscellaneous SEPA Applications" using the file number "SE-21-00026."

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Failure to comply with mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

### Critical Areas

- 1) Any grading over 100 cubic yards of material requires a grading permit through Kittitas County Public Works. Any grading over 500 cubic yards of material will require engineered grading and storm water plans. See Kittitas County Code chapter 14.05. The applicant shall not grade until their grading permit is issued.
- 2) The applicant will work with Washington Department of Fish & Wildlife to obtain and comply with any conditions from the required HPA permit.

### Cultural Resources

- 1) Should ground disturbing or other activities related to the grading and clearing result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.


Other

- 1) All property corners disturbed or destroyed by this construction shall be replaced by a Surveyor licensed to practice in the State of Washington.

This MDNS is issued under WAC 197-11-355; the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before **December 23, 2021 at 5pm.**

Questions or Comments regarding this determination can be directed to Rachael Stevie, (509) 962-7637, [rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us).

**Responsible  
Official:**



Jeremy Johnston

**Title:** Kittitas County CDS Planning Official

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

**Date:** December 9, 2021

**Pursuant to Chapter 15A.07.010 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1550.00 to the Kittitas County Community Development Services, 411 N Ruby St. Suite 2, Ellensburg WA 98926. Timely appeals must be received no later than 5:00pm, December 23, 2021. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.**



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

## Affidavit of Mailing & Publication

PROPOSAL NAME: (SE-21-00026) Vantage Culvert Installation

NOTIFICATION OF: Notice of SEPA Action

NOTIFICATION MAIL DATE: December 9, 2021

I certify that the following documentation:

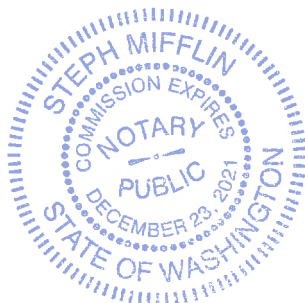
- Notice of SEPA Action for SE-21-00026 Vantage Culvert Installation SEPA Application

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Rachael Stevie  
Community Development Services Planner I  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 9<sup>th</sup> day of December 2021



Steph Mifflin  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: 12-23-21

## Rachael Stevie (CD)

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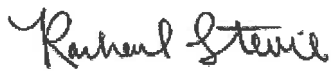
**From:** Rachael Stevie (CD)  
**Sent:** Thursday, December 9, 2021 9:16 AM  
**To:** Downes, Scott G (DFW); Holly Erdman; Jesse Cox; Candie Leader; 'Hanson, Sydney (DAHP)'  
**Cc:** mj67johnson@gmail.com; 'Dan Ireland'; Jeremy Johnston; Kelly Bacon (CD); Jeremiah Cromie  
**Subject:** SE-21-00026 Vantage Culvert Installation - Notice of SEPA Action  
**Attachments:** SE-21-00026 Vantage Culvert Installation Notice of Sepa Action Memo.pdf;  
SE-21-00026 Vantage Culvert Installation MDNS.pdf

Good morning,

Please see the attached correspondence regarding the Vantage Culvert Installation SEPA application (SE-21-00026).

Let me know if you have any questions.

Thanks and have a great day!



Planner I  
Kittitas County  
Community Development Services  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
509-962-7637  
[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)

## Rachael Stevie (CD)

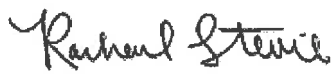
---

**From:** Rachael Stevie (CD)  
**Sent:** Friday, December 3, 2021 4:02 PM  
**To:** 'legals@kvnews.com'; 'Megan Woodruff'; 'Terry Hamberg'; 'Jana Stoner'  
**Subject:** SE-21-00026 Vantage Culvert Installation - (Publishing) Notice of SEPA Action  
**Attachments:** SE-21-00026 Vantage Culvert Installation Notice of SEPA action legal.docx; SE-21-00026 Vantage Culvert Installation Notice of SEPA action legal.pdf

Good afternoon!

Please see attached notice and publish as requested.

Thank you!



Planner I  
Kittitas County  
Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926  
509-962-7637  
[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)

## Rachael Stevie (CD)

---

**From:** Terry Hamberg <terry@nkctribune.com>  
**Sent:** Friday, December 3, 2021 4:17 PM  
**To:** Rachael Stevie (CD)  
**Subject:** Re: SE-21-00026 Vantage Culvert Installation - (Publishing) Notice of SEPA Action

**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

### CONFIRMATION RECEIPT:

Thank you for sharing your Notice with Upper Kittitas County citizens. We have received your email and your notice will be published as requested.

Sincerely,  
Terry Hamberg  
Publisher



Northern Kittitas County Tribune  
P.O. Box 308  
Cle Elum, WA 98922  
(509) 674-2511  
fax: (509) 674-5571  
[tribune@nkctribune.com](mailto:tribune@nkctribune.com)

On Dec 3, 2021, at 4:02 PM, Rachael Stevie (CD) <[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)> wrote:

Good afternoon!

Please see attached notice and publish as requested.

Thank you!

<image001.png>  
Planner I  
Kittitas County  
Community Development Services



**ADVERTISING PROOF**

401 N Main St,  
 Ellensburg, WA 98926  
 Ph. (509) 204-8250 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
12/06/21	50096

JEREMY JOHNSTON  
 KC COMMUNITY DEVELOPMENT SERVICES  
 411 N. RUBY ST, SUITE 2  
 ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
177758	Notice of SEPA Actio	12/09/21	12/16/21	4	\$376.86

**Payments:**

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: \$0.00  
 Surcharge: \$0.00  
 Credits: \$0.00

Gross: **\$376.86**  
 Paid Amount: **\$0.00**

**Amount Due: \$376.86**

*We Appreciate Your Business!*



**Notice of SEPA Action  
Vantage Culvert Installation  
SE-21-00026**

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Direct questions regarding this proposal to:

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509-962-7506  
[rachael.stevie.cd@co.kittitas.wa.us](mailto:rachael.stevie.cd@co.kittitas.wa.us)

**Date: December 9, 2021**

**PUBLISH: Northern Kittitas Country Tribune:  
December 9 & 16, 2021**

**PUBLISH: Daily Record: December 9 & 16, 2021 /  
LEGAL #: 177758**

**Appeal Period Ends: December 23, 2021**