



DOUGLAS COUNTY

TRANSPORTATION & LAND SERVICES

140 19TH STREET NW, SUITE A • EAST WENATCHEE, WA 98802

PHONE: 509/884-7173 • FAX: 509/886-3954

www.douglascountywa.net

STAFF REPORT LOPEZ P-2021-05

TO: Douglas County Hearing Examiner
FROM: Douglas County Land Services Staff
RE: Lopez 10 Lot Subdivision (P-2021-05)
DATE: August 18, 2022

GENERAL INFORMATION

Requested Action: An application for a 10 lot major subdivision. Proposed lots range from 0.5 acres to 2.57 acres in size.

Location: The property is located in the Rural Service Center (RSC) zoning district under Douglas County Code, and is further described as being located within Section 33, Township 30N, Range 25E, W.M. Douglas County Assessor's Parcel Number: 30253310028. The subject property is located at Whitlam Ave, Bridgeport Bar, WA 98813.

SITE INFORMATION

Total Project Size:	10.17
No. of lots	10
Domestic Water:	Greater Bridgeport Bar Water District
Sewage Disposal:	On-site Septic Systems
Power/Electricity:	Douglas County PUD
Fire Protection:	Douglas-Okanogan County Rural Fire District #15
Telephone Service:	Varied

Site Characteristics: The subject property is vacant. The topography is relatively flat.

Uses adjacent to the subject properties:

North: Single family dwellings

South: Orchard

East: Orchard/ Vacant land

West: Single family dwellings

Access: The subdivision will be accessed from Whitlam Avenue. All transportation improvements will be the responsibility of the developer; and compliant with the Douglas County Road Standards and Specifications.

Zoning and Development Standards: The subject property is located within the Rural Service Center (RSC) Zoning District under Douglas County Code (DCC), which allows for the subdivision of land.

Major Subdivisions:

The requirements of Title 17, "Subdivisions" DCC, apply to the design and review requirements for approval of major subdivisions of 5 or more lots, parcels or tracts.

COMPREHENSIVE PLAN:

The Douglas County Comprehensive Plan designates this property as Rural Service Center (RSC). The following goals and policies set forth in the comprehensive plan are relevant to this development:

RURAL SERVICE CENTER:

Rural service centers are those areas where historic, unincorporated communities or older, recreationally-oriented subdivisions are characterized by compact rural type densities and may offer some urban services such as roads, community water systems, and limited commercial uses. They are generally small, compact, isolated rural community centers that primarily exist to provide housing, convenience goods and services to residents in and around the area. It is intended that these areas continue to be a mixture of land uses, particularly residential and limited neighborhood businesses and services. These areas will also be accommodating needed agriculturally related commercial, cottage industries, tourist related uses, recreation and/or light industrial uses.

POLICY RSC-1: Encourage mixed land use patterns that currently exist within the rural service centers by clearly establishing what kinds of uses will be permitted and which will be prohibited.

POLICY RSC-2: Provide incentives for development of a variety of housing types, including farm worker housing, and increased residential densities within the rural service centers, and encourage the refurbishing and updating of existing structures.

UTILITIES

GOAL 1: Develop in Douglas County will occur in conjunction with the availability of adequate, cost effective provision of utilities. The installation and expansion of utilities will be coordinated to minimized cost and disruption of normal activities.

POLICY U-4: Require that development take into account the timely and concurrent provision of adequate and efficient utility systems.

POLICY U-9: The cost of on-site utility improvements or site preparation for developments will be the responsibility of the development benefiting from the improvement.

POLICY U-10: Promote the continued use, maintenance, development and revitalization of existing utilities whenever possible.

TRANSPORTATION

GOAL: Provide efficient use of existing and future transportation facilities through a systematic approach of monitoring and maintaining the road system, integrating all types

of transportation systems and facilities, by coordinating transportation facilities planning with other elements of the comprehensive plan, and coordination with other federal, state, and local agencies.

POLICY T-1: Develop a functional classification system to aid in the evaluation and provision of orderly and efficient traffic flow.

POLICY T-13: Ensure that transportation planning and implementation considers and is respectful of the rural and historic character found throughout the County.

POLICY T-15: As development occurs it shall comply with the applicable road standards, and off-site improvements to existing County roads may be required where those existing roads do not currently meet the adopted road standards.

ENVIRONMENTAL REVIEW

Douglas County issued a Determination of Non-Significance on 03/28/2022 in accordance with WAC 197-11-355 (Optional DNS)

AGENCY AND PUBLIC COMMENTS:

Applicable agencies have been given the opportunity to review this proposal. Agency comments have been included as an attachment.

Agency comments:

Agency Notified	Response Received	Agency Notified	Response Received
Chelan-Douglas Health District	04/25/2022	Dept. of Arch. & Historical Preservation	03/28/2022
Douglas County PUD	04/04/2022	Douglas County GIS/Addressing	03/28/2022
WA State Dept. of Ecology	04/12/2022	Douglas County Assessor	03/28/2022
Douglas County Fire Marshal	03/30/2022	East Wenatchee Water District	02/23/2022
Washington State Department of Transportation	N/R	Douglas County Transportation & Stormwater	04/21/2022
Douglas County Land Services	06/27/2022	Douglas County Treasurer	N/R
Washington State Department of Fish and Wildlife	04/04/2022	Confederated Tribes of the Colville Reservation	03/31/2022

Douglas County PUD	04/04/2022	Greater Bridgeport Water District	N/R
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* N/R = No Reply

One member of the public commented on the proposal. The comment contained concerns regarding water resources (Wells/ Irrigation) and the inability to serve the proposed lots.

PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Comprehensive plan consistency:

The proposal appears consistent with the goals and policies of the Douglas County Comprehensive Plan. The proposed lot sizes meet the density standards for the applicable land use designation. The development will be adequately served by a combination of existing and proposed utilities.

Consistency with the provisions of Title 17, "Subdivision", Douglas County Code.

As conditioned, the proposed subdivision is consistent with the provision of this title.

Consistency with the provisions of the RSC Zoning District, Chapter 18.32, DCC as adopted by Douglas County:

As conditioned, the following dimensional standards for the RSC zoning district (DCC 18.32.060) will be met for each proposed lot:

- A. Minimum lot area: 10,000 square feet;
- B. Minimum width of lot at building line: 70 feet. Corner lots shall have a minimum width of 100 feet of contiguous frontage with one side being not less than seventy feet;
- C. Maximum building height: 40 feet;
- D. Minimum setback distances:
 - 1. Front yard: 20 feet;
 - 2. Rear yard: 15 feet;
 - 3. Side yard: 5 feet.
- G. Buildings on corner lots shall observe the minimum front yard setback on both streets and shall provide at least one rear yard setback.

Consistency with the provisions of DCC Title 12 Road Standards

As conditioned, the proposal is consistent with the provisions of this chapter.

Consistency with the provisions of DCC Chapter 20.34 Stormwater Drainage

As conditioned, the proposal is consistent with the provisions of this chapter.

RECOMMENDATION

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria Title 17, 18, 19 and 20 of the Douglas County Code and the Douglas County Comprehensive Plan. Staff recommends approval of P-2021-05 subject to the following findings of fact and conditions:

Suggested Findings of Fact:

1. The applicant and owner is Armando Lopez-Castellanos, xx Whitlam Ave. Bridgeport Bar, WA 98813.
2. General Description An application for a 10 lot major subdivision. Proposed lots range from 0.5 acres to 2.57 acres in size.
3. Location: The property is located in the Rural Service Center (RSC) zoning district under Douglas County Code, and is further described as being located within Section 33, Township 30N, Range 25E, W.M. The Assessor's Parcel Number is 30253310028. The subject property is located at Whitlam Ave, Bridgeport Bar, WA 98813.
4. The applicant has submitted the following:
 - a. Preliminary Plat prepared by Erlandsen
 - b. SEPA Environmental Checklist prepared by the applicant
 - c. Preliminary Stormwater Report prepared by Erlandsen
 - d. Project Narrative prepared by
5. Site Information:

Total Project Size:	10.17 acres
No. of lots	10
Domestic Water:	Greater Bridgeport Water District
Sewage Disposal:	Septic
Power/Electricity:	Douglas County PUD
Fire Protection:	Douglas County Fire District #2
Telephone Service:	Varied
6. Site Characteristics: The topography is flat.
7. Surrounding Property:

North: Single family dwellings
South: Orchard
East: Orchard/ Vacant land
West: Single family dwellings
8. The subject property is designated Rural Service Center by the Douglas County comprehensive Plan.
9. The subject property is located in the Rural Service Center (RSC) zoning district.
10. Whitlam Avenue is classified as a rural local access and currently meets the minimum County road standards along the property frontage. Frontage improvements are not required.
11. McCormick Street is classified as a rural local access that does not meet current County road standards. A 20 foot right of way dedication and widening to meet County road standards as defined in Figure 3-2 shall be installed along the project frontage.
12. The stormwater mitigation plan submitted with the preliminary materials generally indicates that stormwater management will be provided for McCormack Street via the full dispersion BMP in the 2019 SWMMEW. This concept appears to be a

- viable alternative. A final stormwater report stamped by a professional civil engineer shall be submitted with the civil engineering plans.
13. Access to the proposed lots will consist of direct access to McCormick Street and Whitlam Avenue. No access easements are proposed.
 14. Douglas County issued a Determination of Non-Significance on 03/28/2022 in accordance with WAC 197-11-355 (Optional DNS).
 15. One member of the public commented on the proposal. The comment contained concerns regarding water resources (Wells/ Irrigation) and the inability to serve the proposed lots.
 16. Surrounding property owners were given the opportunity to comment on the proposals, can request a copy of the decision, and can appeal the decision subject to the requirements outlined in DCC 14.12.
 17. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
 18. Purveyors who responded to the project have indicated that adequate utilities/services are or can serve this project.
 19. As conditioned, the development will not adversely affect the general public, health, safety and general welfare.

Suggested Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the RSC zoning district.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interests will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Title 17 "Subdivisions", Title 18 "Zoning", Title 19 "Environment", and Title 20 "Development Standards", of the Douglas County Code and the Douglas County Comprehensive Plan.

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials of file except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals including, but not limited to:
 - a) Washington State Department of Ecology NPDES Construction Stormwater General Permit.
3. A plat certificate showing parties of interest from a title company must be submitted with the blueline drawings.
4. The final plat shall be submitted by a land surveyor licensed in the State of Washington, and shall comply with the standards set forth in Title 17 of the Douglas County Code.
5. All parties having an ownership interest in the subject property shall acknowledge the plat.
6. It is the responsibility of the applicant to contact the Douglas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
7. The final plat shall show the location of all easements serving or encumbering the subject property.
8. The location of existing utilities (i.e. power, sewer, water and irrigation lines, etc.) and utility easements shall be depicted on the face of the final plat.

9. Prior to earth disturbance, the applicant shall prepare, and submit, a Cultural Resource Survey. DAHP shall provide written approval/ concurrence of the Survey prior to any ground disturbance.
10. The developer shall install all utilities in accordance with the standards and specifications of the applicable utility purveyor.
11. The developer shall prepare final plans for the development and installation of utilities for the approval of the respective purveyors prior to site development. Final "as-built" drawings shall be delivered to purveyors upon completion.
12. Prior to final plat approval, Douglas County PUD shall provide written verification that all District requirements have been satisfied. Additional areas for utility easements may be required.
13. The final plat Mylar must include these notes "The Health District has not reviewed the legal availability of water to his plat development. Site evaluation may be required at the time of application for individual onsite septic system construction permits."
14. Per the Chelan Douglas Health District, a written statement from the utility, purveyor or owner is required, confirming water is available to serve the proposed lots. Include description on any system improvements needed or easements to be completed.
15. The applicant shall complete a Site and Soil Evaluation report for feasibility of onsite systems. Site and Soil evaluation reports must be completed by a state licensed designer or professional engineer, per WAC 246-272A.
16. Lots greater than one (1) acre are EXEMPT from proposed structures on proposed lots fire flow requirements PROVIDED that all structures located upon adjacent (neighboring) lots maintain no less than 50 feet of separation utilizing the closest and most direct path as measured from eave to eave.
17. All access longer than 150 feet must end in an approved Turn Around. The Turn Around must not be a part of a garage approach, must not counted as parking, must not be counted as a storage area, must account for seasonal snow accumulation, and must be capable of supporting the weight of emergency apparatus in all weather conditions.
18. Regarding lots 9 & 10, Hydrant credit is granted for pre-existing hydrants. Minimum Required Fire Flow is 1000 GPM at a minimum of 20 PSI for no less than a 2-Hour duration. A hydrant must be located no more than 250 feet from the nearest frontage access to each lot. Maximum hydrant spacing is 500 feet and as approved or required by the Fire Marshal.
19. Final construction plans designed by a Professional Civil Engineer licensed in the State of Washington shall be submitted to and accepted by Douglas County prior to construction. Construction plans shall be prepared in accordance with the requirements of the Douglas County Code and Road Standards. The construction plans shall include the design for McCormick Street per Figure 3-2.
20. Five (5) foot utility easements are required along all lots or tracts with County road frontage in accordance with Douglas County Road Standards. Utility purveyors may require easements in excess of five feet.
21. All existing and proposed easements shall be clearly delineated, with the AFN(s) noted as necessary, on the final plat map.
22. Per DCC Chapter 12.24, all new or revised driveways and accesses onto a county road (including temporary accesses) require an approved access permit. This will be processed at the time of building permit submittal for the lots after the plat is recorded.

23. Utility installation/replacement/upgrade within the Douglas County right-of-way shall be approved by Douglas County. A permit to perform work in the right-of-way shall be obtained prior to construction. Damage to existing roads resulting from construction activities (including utility extensions required to provide necessary services to the proposed development) shall be repaired to the satisfaction of Douglas County, by the applicant. The extent of repair and/or replacement will be determined during construction plan review and during field inspection of the proposed work within the right-of-way.
24. A final site-specific stormwater plan and report prepared by a Professional Civil Engineer (PE) licensed in the State of Washington that conforms to Douglas County Code and the 2019 Stormwater Management Manual for Eastern Washington (SWMMEW) shall be submitted to and accepted by Douglas County prior to construction.
25. Stormwater facilities for McCormick Street shall be located in the public right of way and maintained by Douglas County if the facilities are only mitigating runoff from the public right of way.
26. Provisions to provide access for inspection and maintenance of the stormwater facilities shall be addressed within the design plans, report, and on the face of the final plat.
27. Site specific stormwater design for the individual lots may be deferred until time of building permit submittal. A note shall be included on the face of the final plat which states:

“At the time of building permit submittal, an engineered site specific stormwater plan and report shall be submitted that conforms to Douglas County Code and the current edition of the Stormwater Management Manual for Eastern Washington. The Engineer of Record shall provide certification that the private on-site stormwater system has been completed in accordance with the accepted plans. A Declaration of Stormwater System Maintenance Covenants, prepared with standard Douglas County forms, shall be executed and recorded with the Douglas County Auditor.”
28. The Engineer of Record shall monitor construction and shall provide as-built drawings and report as necessary along with certification that the improvements have been completed in accordance with the applicable codes, regulations, and accepted plans. UIC registration shall be provided as applicable.

Respectfully Submitted,



Tanner Ackley– Principal Planner
Douglas County Transportation and Land Services

3/31/2022

To Whom It May Concern:

Regarding application # P-2021-05 applicant, Armando Lopez-Castellanos, for the development of Assessor Parcel # 30253310028 into 10 single-family residential dwellings, I oppose this application for the estate of Jerry Jordan.

The reasons are that there are times in the summer when the domestic well at 594 SR 173 runs low. Additional wells would draw on this already established domestic well and the water table it operates from. There are additional neighbors on this same water table.

Another reason is there is no additional water available from the irrigation district for those 10 properties. That means the property owners will water their yards and small pastures from their domestic wells creating additional depletion of the water table. over →

Last summer there were irrigation pressure issues at times due to the water demands. That indicates that the irrigation district does not have any additional water to supply to those 10 properties.

With our area continuing in a drought cycle, we cannot allow additional demand on the already marginal water table and irrigation supply.

Thank you for heeding our concerns and fears regarding our water sources.

Rae McKee
personal representative
for the Estate of
Jerry Jordan
594 SR 173, Brewster
WA 98812

RECEIVED

P-2021-05

By Douglas County TLS at 11:26 am, Mar 28, 2022



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

March 28, 2022

Shari Tincher
Douglas County
140 19th Street NW
East Wenatchee, WA 98802

In future correspondence please refer to:
Project Tracking Code: 2022-03-01860
Property: Douglas County_Lopez Plat (P-2021-05)
Re: Survey Requested

Dear Shari Tincher:

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 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. This is due, in part, to the proximity of the proposed project area to the Columbia River, a resource known to have been important to both Native Americans and settlers in the past. Additionally, the proposed project area abuts the Lake Pateros Archaeological District, which encompasses numerous sites. This suggests that additional sites may be present in the area that have not yet been identified. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

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 shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

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

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending to the right.

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov



Annette Jester (x6549)

From: Rebecca Gordon (HSY) <Rebecca.Gordon.HSY@colvilletribes.com>
Sent: Wednesday, March 30, 2022 4:53 PM
To: Shari Tincher (x6589); Annette Jester (x6549)
Cc: Guy Moura (HSY); DAHP SEPA (DAHP)
Subject: RE: REQUEST FOR AGENCY COMMENTS, P-2021-05

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon-

We have completed our review of permit application P-2021-05 for the proposed 10 single-family residential dwellings.

The proposed project lies within the traditional territory of the *uknaqin* (seeing over the top) or Okanogan Tribe, one of the 12 constituent tribes of the Confederated Tribes of the Colville Reservation (CTCR), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CTCR with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29. This area includes parts of eastern Washington, northeastern Oregon, the Palus territory in Idaho, and south central British Columbia.

We concur with the APE as presented.

Please be advised that the proposed project is located within less than a half mile from two Traditional Cultural Properties significant to the CTCR. TCPs are places important to the CTCR for the preservation and continuation of the community's traditional lifestyle. TCPs can be, but are not limited to, religious areas, sacred areas, resource gathering areas (plant, animal, fish, and mineral), places associated with stories and legends, archaeological and ethnographic sites, habitation sites, camp sites, pictograph and petroglyph locations, special use sites, trails, and places with Indian names.

We do not concur with the proponent's response to SEPA Checklist Section B.13, particularly subsection D. "None" is not an appropriate answer to this question. We concur with DAHP's recommendation for an archaeological survey to be conducted by a professional archaeologist prior to any ground disturbing activities occurring. If a survey is undertaken, we would like to request a copy of the survey report for our review and comment.

Thank you for consulting with the Confederated Tribes of the Colville Reservation. These comments are based on the information as currently presented. Any changes to the project will require additional consultation. We reserve the right to revise our comments as additional information becomes available. If you have any questions, please contact me at the number below.

Lámlamt (Thank you)

Rebecca L. Gordon, MA, RPA
Archaeologist Senior
History & Archaeology Program
Confederated Tribes of the Colville Reservation
P.O. Box 150
21 Colville Street

Shari Tincher (x6589)

From: Region2 Planning (DFW) <WDFWR2Planning@dfw.wa.gov>
Sent: Monday, April 04, 2022 10:00 AM
To: Shari Tincher (x6589)
Subject: RE: REQUEST FOR AGENCY COMMENTS, P-2021-05

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Shari,

Thanks to the Douglas Co. Transportation and Land Services Dept. for allowing the Washington Department of Fish and Wildlife (WDFW) an opportunity to review and comment on the proposed Lopez-Castellanos 10 Lot Subdivision (P-2021-05). A review of aerial imagery shows that parcel 30253310028 has been previously converted to agricultural use. WDFW's Priority Habitats and Species (PHS) map indicates the parcel may contain shrubsteppe and/or Eastside steppe habitat, but our review of the aerial imagery indicates that steppe habitat is no longer present. Therefore, parcel 30253310028 currently contains very little fish and wild habitat functions and values, and we will not be offering any further environmental comments regarding this proposal. Thanks again.

Eric

Eric Pentico
Washington Department of Fish and Wildlife
Habitat Biologist
Region 2 Office – Ephrata, WA
Office: (509) 754-4624 ext. 215
Cell : (509) 630-2729
Email : eric.pentico@dfw.wa.gov
Work Schedule: Mon.-Thurs - 6:30 a.m to 8:00 a.m. email and cellular phone
8:00 a.m. - 5:00 p.m. office hours

From: Pentico, Eric D (DFW) <Eric.Pentico@dfw.wa.gov>
Sent: Monday, April 4, 2022 9:50 AM
To: Region2 Planning (DFW) <WDFWR2Planning@dfw.wa.gov>
Subject: FW: REQUEST FOR AGENCY COMMENTS, P-2021-05

Note Detail



Type: Permit Workflow Step

Id: COMMENTS-DC PUD

Note Type:* APPLICATION COMMENTS

Note Code:

Text:* Applicant must contact the District to complete a Request for Service and coordinate with Engineering to develop a power/fiber design for the project.

Begin Date:* 04/04/2022

End Date:

Link:

Goto

Publish on Portal - Private: Public:

Attachments

Select Files

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RECEIVED

By Douglas County TLS at 6:06 am, Apr 12, 2022



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

April 11, 2022

Charity Duffy
Douglas County Transportation and Land Services
140 19th Street N.W.
East Wenatchee, WA 98802

Re: SEPA Register 202201364, P-2021-05

Dear Charity Duffy:

Thank you for the opportunity to comment on the Determination of Non Significance for the development of 10 single-family residential dwellings with associated road and utility development, proposed by Armando Lopez-Castellanos. We have reviewed the documents and have the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

The NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Wendy Neet** at the Dept. of Ecology, (509) 454-7277 or email wendy.neet@ecy.wa.gov with questions about this permit.

WATER RESOURCES

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes, stock watering or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

If you have any questions or would like to respond to these Water Resources comments, please contact **Christopher Kossik** at (509) 454-7872 or email at christopher.kossik@ecy.wa.gov .

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepa@ecy.wa.gov



Memorandum

TO: Shari Tincher, Douglas County, TLS
FROM: Scott Reynolds
DATE: 4/22/22
RE: Agency Comments- P 2021-05- Douglas County TLS (EHP 2474)

This plat application states a Group A Public Water and Onsite Septic Systems.

Health District requirements for plat approval are as follows:

NOTES REQUIRED TO APPEAR ON PLAT MYLARS:

- The final plat mylar must include these notes:
 - *“The Health District has not reviewed the legal availability of water to this plat development”*
 - *“Site evaluations may be required at the time of application for individual onsite septic system construction permits.”*

APPLICATIONS AND APPROVALS REQUIRED PRIOR TO APPROVING PLAT:

Developments Served by Existing Public Water Systems:

- Provide to the Health District:
 - A written statement from the utility, purveyor or owner is required, confirming water is available to serve the proposed lots. Include description of any system improvements needed or easements to be completed

Developments Served by On-site Sewage/ Septic Systems:

- Completion of a Site and Soil Evaluation report is required for feasibility of onsite systems
 - Site and Soil evaluation reports must be completed by a state licensed designer or professional engineer, per WAC 246-272A.

Fees for review of land-use applications have been established by the Chelan-Douglas Health District Board of Health. The District will bill the applicant upon receipt of these comments.

Project	CDHD 2021 fees
Plats with Municipal sewer and water	\$53
Short Plat, BSP < 5 lots Review (\$113 + ½ hour, then \$91/hr)	\$113+
Major Plat, BSP > 5-20 lots Review	\$619
Major Plat Review, per lot over 20 lots	\$35
Other Land Use Review comments (\$91/hour with a ½ hour minimum staff review fee)	\$91

Additional information and forms can be downloaded from the Chelan-Douglas Health District's website at: <http://www.cdhd.wa.gov/FormsandDocuments.htm>

DCFD Conditions

Condition

Lots greater than one (1) acre are EXEMPT from proposed structures on proposed lots fire flow requirements PROVIDED that all structures located upon adjacent (neighboring) lots maintain no less than 50 feet of separation utilizing the closest and most direct path as measured from eave to eave.

All access longer than 150 feet must end in an approved Turn Around. The Turn Around must not be a part of a garage approach, must not be counted as parking, must not be counted as a storage area, must account for seasonal snow accumulation, and must be capable of supporting the weight of emergency apparatus in all weather conditions.

Regarding lots 9 & 10, Hydrant credit is granted for pre-existing hydrants. Minimum Required Fire Flow is 1000 GPM at a minimum of 20 PSI for no less than a 2-Hour duration. A hydrant must be located no more than 250 feet from the nearest frontage access to each lot. Maximum hydrant spacing is 500 feet and as approved or required by the Fire Marshal.

DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES



TO: Charity Duffy

FROM: Mike Neer, PE

DATE: April 21, 2022

RE: P-2021-05 – Lopez 10-Lot Plat – Preliminary Approval
Transportation & Stormwater Comments

Suggested Findings of Fact:

1. Initial application materials reviewed by Douglas County Transportation and Stormwater include:
 - Preliminary Plat prepared by Erlandsen, received December 16, 2021.
 - Preliminary Stormwater Report prepared by Erlandsen, received December 16, 2021.
2. Whitlam Avenue is classified as a rural local access and currently meets the minimum County road standards along the property frontage. Frontage improvements are not required.
3. McCormick Street is classified as a rural local access that does not meet current County road standards. A 20 foot right of way dedication and widening to meet County road standards as defined in Figure 3-2 shall be installed along the project frontage.
4. The stormwater mitigation plan submitted with the preliminary materials generally indicates that stormwater management will be provided for McCormack Street via the full dispersion BMP in the 2019 SWMMEW. This concept appears to be a viable alternative. A final stormwater report stamped by a professional civil engineer shall be submitted with the civil engineering plans.
5. Access to the proposed lots will consist of direct access to McCormick Street and Whitlam Avenue. No access easements are proposed.

With incorporation of the conditions below, preliminary approval is recommended.

Suggested Conditions of Approval:

Transportation

1. Final construction plans designed by a Professional Civil Engineer licensed in the State of Washington shall be submitted to and accepted by Douglas County prior to construction. Construction plans shall be prepared in accordance with the requirements of the Douglas County Code and Road Standards. The construction plans shall include the design for McCormick Street per Figure 3-2.
2. Five (5) foot utility easements are required along all lots or tracts with County road frontage in accordance with Douglas County Road Standards. Utility purveyors may require easements in excess of five feet.
3. All existing and proposed easements shall be clearly delineated, with the AFN(s) noted as necessary, on the final plat map.
4. Per DCC Chapter 12.24, all new or revised driveways and accesses onto a county road (including temporary accesses) require an approved access permit. This will be processed at the time of building permit submittal for the lots after the plat is recorded

5. Utility installation/replacement/upgrade within the Douglas County right-of-way shall be approved by Douglas County. A permit to perform work in the right-of-way shall be obtained prior to construction. Damage to existing roads resulting from construction activities (including utility extensions required to provide necessary services to the proposed development) shall be repaired to the satisfaction of Douglas County, by the applicant. The extent of repair and/or replacement will be determined during construction plan review and during field inspection of the proposed work within the right-of-way.

Stormwater

1. A final site-specific stormwater plan and report prepared by a Professional Civil Engineer (PE) licensed in the State of Washington that conforms to Douglas County Code and the 2019 Stormwater Management Manual for Eastern Washington (SWMMEW) shall be submitted to and accepted by Douglas County prior to construction.
2. Stormwater facilities for McCormick Street shall be located in the public right of way and maintained by Douglas County if the facilities are only mitigating runoff from the public right of way.
3. Provisions to provide access for inspection and maintenance of the stormwater facilities shall be addressed within the design plans, report, and on the face of the final plat.
4. Site specific stormwater design for the individual lots may be deferred until time of building permit submittal. A note shall be included on the face of the final plat which states:

“At the time of building permit submittal, an engineered site specific stormwater plan and report shall be submitted that conforms to Douglas County Code and the current edition of the *Stormwater Management Manual for Eastern Washington*. The Engineer of Record shall provide certification that the private on-site stormwater system has been completed in accordance with the accepted plans. A Declaration of Stormwater System Maintenance Covenants, prepared with standard Douglas County forms, shall be executed and recorded with the Douglas County Auditor.”
5. The Engineer of Record shall monitor construction and shall provide as-built drawings and report as necessary along with certification that the improvements have been completed in accordance with the applicable codes, regulations, and accepted plans. UIC registration shall provided as applicable.