



CHELAN COUNTY

Department of Community Development
316 Washington Street, Suite 301, Wenatchee, WA 98801
Telephone: (509) 667-6225 Fax: (509) 667-6475

SEPA NOTICE ISSUANCE OF MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Project Description: A SEPA Checklist along with associated Habitat Management and Mitigation Plan (HMMP) and Geologically Hazardous Site Assessment, was submitted to resolve Code Enforcement Violations (CE 21-0056, CE 21-0057) for excavation and grading exceeding SEPA exemption thresholds identified in Title 13.040.080

File Number: SEPA 24-167 / HMMP 24-168

Parcel Number: 22-20-07-000-125, 22-20-07-120-050, 22-20-07-000-100

Site Address: UNASSIGNED WENATCHEE, WA 98801

Owner: TYLER CHAMBERS
1214 MALAGA AVE., Wenatchee, WA 98801

Agent: N/A

Lead Agency: Chelan County Department of Community Development

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. Pursuant to WAC 197-11-800(1)(b) the proposed development is not exempt from environmental review.

Findings and Conditions:

1. Management and Mitigation measures listed in the HMMP, dated March 2024 prepared by Grette Associates, shall be in place prior to any additional development work commencing in order to mitigate for current and future impacts to Critical Areas.
 - 1.1. Development of the building envelopes to the west of the existing access road will require the construction of a stormwater retention area and overflow that will consist of a diffuser located to the north that will terminate outside of the 50 ft riparian buffer from the creek adjacent to No. 1 Canyon Rd. (Future stormwater retention area #1)
 - 1.2. The constructed road system and establishment of the building envelope will result in the construction of a stormwater retention area and overflow, culvert, and diffuser that will be located to the west of the proposed residence where the existing ravine is located. (Future stormwater retention area #2)
 - 1.3. Impacts to the riparian buffer will need to be mitigated for by the establishment of native vegetation within the 10' Utility easement and riparian buffer. The entire disturbed area will be seeded with a native grass and forb mixture

- 1.3.1. If certain seed species are not available, the species substituted with other like species (grass for grass or forb for forb). Regardless of species the application rate will be 14lbs per acre and either applied by hand or in a hydroseed mixture.
 - 1.3.2. The applicant/property owner shall provide a plan to adequately irrigate the "reseeding" and assure vegetation is reestablished. The applicant shall submit a monitoring report every 90 days until the native vegetation is established.
 - 1.4. To provide compensatory mitigation for the approximately 17.3 acres the remaining approximately 44.2 acres of intact habitat shall be left undisturbed throughout all three parcels, resulting in the 2.6:1 ration of undisturbed disturbed habitat. (See Figure 2 of Chambers HMMP identifying building envelopes and defined areas of disturbance). The applicant/owner shall provide permanent protection of the identified mitigation portions (44.2 acres) through either a conservation easement, acquisition by a qualified agency, or as identified open space with protective covenants in a subdivision/platting process.
 - 1.5. To prevent erosion the proposed project shall hydroseed (native grass and forb mixture) and install straw bedding to the steeply sloped cut and fill areas adjacent to the roadcuts for bank stabilization.
 - 1.6. A Silt Fence shall be installed downstream of disturbed areas to avoid stormwater runoff along with straw bales, with the straw bales being moved along corridor during roadway and building pad grading, pursuant to future disturbed areas for roadway and eastern most proposed building location.
 - 1.7. To minimize impacts to the creek excavation and installation of utilities shall occur when the creek is dry.
 - 1.8. The temporary erosion control measures put in place during excavation shall be monitored and maintained at all times until proper permeant measures have been installed. (i.e. reseeding, etc.)
 - 1.9. A Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan), prepared by a licensed professional engineer, shall be prepared and implemented for the existing disturbed areas, and future disturbed areas as additional excavation is proposed.
 - 1.10. Upon final grading the stormwater retention areas and facilities shall be installed and approved.
2. Management and Mitigation measures listed in the Geotechnical Investigation-Report dated August 15, 2024, prepared by De-Civil, PLLC, shall be in place prior to any additional development work commencing in order to mitigate for current and future impacts to Critical Areas.
 - 2.1 Areas to be graded should be cleared of deleterious matter including any existing structures, foundations, abandoned utility lines, debris and vegetation. The portions of the site covered with vegetation should be stripped of any forest duff and organic-laden soils. Stripping depths are anticipated to be on the order of 0-6 inches. The material can be stockpiled and later used for erosion control. Material that cannot be used on the site should be removed from the site.
 - 2.2 Where placement of fill material is required, the stripped/exposed subgrade areas should be compacted to a firm and unyielding surface prior to placement of any fill. Excavations for debris removal should be backfilled with structural fill compacted to the densities described in the "Structural Fill" section of this report (attachment A)

- 2.3 Upon removal of vegetation and topsoil stripping, and prior to the placement of structural fill, the subgrade conditions shall be inspected and evaluated by DE-Civil PLLC (or another licensed and qualified geotechnical engineer), and approved for continued development. The exposed subgrade soil shall be proof-rolled with heavy rubber-tired equipment during dry weather or probed with a ½ inch diameter steel rod during wet weather conditions.
- 2.4 Any soft, loose or otherwise unsuitable areas delineated during proof-rolling or probing shall be recompacted, if practical, or over-excavated and replaced with structural fill, based on the recommendations of the site representative from DE-Civil, PLLC (or another licensed and qualified geotechnical engineer).
- 2.5 All material placed as fill associated with mass grading, as utility trench backfill, under building areas, or under asphalt pavement should be placed as structural fill. The structural fill shall be placed in horizontal lifts of appropriate thickness to allow adequate and uniform compaction of each lift. Fill should be compacted to at least 95 percent of MDD (maximum dry density as determined in accordance with ASTM D-1557).
- 2.6 The appropriate lift thickness shall be evaluated by a field representative of DE-Civil, PLLC (or another licensed and qualified geotechnical engineer) during construction. Site monitoring by CSI Construction Special Inspection (or another soil compaction testing entity) shall continue during site grading activities to observe the work and perform field density testing.
- 2.7 During wet weather, the applicant shall use well-graded sand and gravel with less than 5 percent (by weight) passing the US No. 200 sieve based on that fraction passing the ¾-inch sieve, such as Gravel Backfill for Walls (9-03.12(2)). If prolonged dry weather prevails during the earthwork and foundation installation phase of the construction, higher fines content (up to 10-12 percent) will be acceptable. Material placed for structural fill shall be free of debris, organic matter, trash, and cobbles greater than 6-inches in diameter. The moisture content of the fill material shall be adjusted as necessary for proper compaction.
- 2.8 All excavations at the site associated with confined spaces, such as utility trenches and retaining walls, shall be completed in accordance with local, state, and federal requirements.
- 2.9 The shallow upper soils on the site are classified as Type A soils. According to WISHA, for temporary excavations of less than 20 feet in depth, the side slopes in Type A soils should be laid back at a slope inclination of 3/4H:1V or flatter from the toe to the crest of the slope. All exposed slope faces shall be covered with a durable reinforced plastic membrane, jute matting, or other erosion control mats during construction to prevent slope raveling and rutting during periods of precipitation. Flatter cut slopes will be necessary where significant raveling or seepage occurs, or if construction materials will be stockpiled along the slope crest.
- 2.10 Where it is not feasible to slope the site soils back at these inclinations, a retaining structure should be considered. Retaining structures greater than 4 feet (bottom of footing to top of structure) require both structural engineering and a building permit.
- 2.11 At the time of building permit application, the recommendations included for "Foundation support" and "Floor Slab Support" (pursuant to the August 15, 2024 DE-Civil, PLLC geotechnical report) shall be followed, unless the report has expired per CCC 11.86.070(3), at which time a new or updated report will be required.
- 2.12 Based on site observations by DE-Civil, PLLC, and in accordance with IBC guidelines, a setback distance of H/3 for slopes greater than 10 feet in height to a maximum of 20 feet from slopes greater than 33 percent.

2.13 Drainage:

2.13.1 No drainage of concentrated surface water or significant sheet flow onto or near the steep slope area

2.13.2 Grading shall be limited to providing surface grades that promote surface flows away from the top of the slope to an appropriate discharge location beyond the toe of the slope.

2.13.3 Exposed slopes steeper than 2:1 shall be protected with permanent stabilization such as vegetation or rock facing or other suitable erosion control BMP's.

2.13.4 All ground surfaces, pavements and sidewalks at the site shall be sloped away from the structures. Each lot shall be carefully graded to ensure positive drainage away from all structures and property lines. Surface water runoff from the roof areas, driveways, perimeter footing drains, and wall drains, shall be collected, tightlined and conveyed to an appropriate discharge point.

This Mitigated DNS is issued under WAC 197-11-350, and the comment period will end at 5 PM on October 18, 2024.

Responsible Official: Deanna Walter / Director / SEPA Responsible Official
Address: Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: (509) 667-6225

Signature Deanna Walter
Deanna Walter, SEPA Responsible Official

Date: October 3, 2024



CHELAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301, WENATCHEE, WA 98801
TELEPHONE: (509) 667-6225 FAX: (509) 667-6475

State Environmental Policy Act (SEPA)
Mitigated Determination of Non-Significance (MDNS)

Withdrawal Notice (SEPA 24-167)

The Mitigated Determination of Non-Significance (MDNS) issued pursuant to RCW 43.21(c) and the Chelan County Code, Title 13 on May 4, 2024 is hereby withdrawn.

Date:	June 24, 2024
Publication Date:	June 27, 2024
Lead Agency:	Chelan County Community Development 316 Washington Street Ste 301 Wenatchee, WA 98801
Agency Contact:	Deanna Walter, Director
Agency File Number:	SEPA 24-167
Applicant/Proponent:	Tyler & Wendy Chambers
Description of Proposal:	A SEPA Checklist along with associated Habitat Management and Mitigation Plan (HMMP) and Geologically Hazardous Site Assessment, was submitted to resolve Code Enforcement Violations (CE 21-0056, CE 21-0057) for excavation and grading exceeding SEPA exemption thresholds identified in Title 13.040.080
Location of Proposal:	Address unassigned, No. 1 Canyon Road, Parcel Numbers: 222007000125, 222007120050 and 222007000100
Reason for Withdrawal:	Additional truckloads of material brought/dumped on site since the initial MDNS issuance on May 4, 2024. The environmental review, including the Geo-hazard Assessment and stormwater plan, did not account for this additional material and the potential for runoff, or address the impact of slope instability Although the County only required a geo-hazard site assessment initially, with the comments received and the new material brought onsite after the environmental determination was issued, the MDNS is being withdrawn and the project will require a geotechnical report pursuant to CCC 11.86
Responsible Official:	Deanna Walter 
Title:	Community Development Director
Address:	316 Washington Street Ste 301 Wenatchee, WA 98801
Contact Number:	509-667-6225



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- 1.9. A stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for the existing disturbed areas as additional excavation is proposed in these areas.
- 1.10. Upon final grading the stormwater retention areas and facilities shall be installed and approved.

This Mitigated DNS is issued under WAC 197-11-355, and the comment period will end at 5 PM on June 10th, 2024.

Responsible Official: Deanna Walter / Director / SEPA Responsible Official
Address: Chelan County Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801
Phone: (509) 667-6225

Signature


Deanna Walter, SEPA Responsible Official

Date: _____ May 23, 2024 _____