



# DOUGLAS COUNTY

## TRANSPORTATION & LAND SERVICES

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### STAFF REPORT

### EDGEWATER ESTATES DIV 1 SUBDIVISION

TO: Douglas County Hearing Examiner  
FROM: Douglas County Land Services Staff  
RE: Edgewater Estates Div 1 (P-2020-01)  
DATE: June 29, 2020

#### I. GENERAL INFORMATION

Requested Action: A 10 lot cluster major subdivision ("Edgewater Estates Div 1"). The subject property is approximately 33.88 acres and zoned Rural Resource 5 (RR-5). Proposed lot sizes range from 1.0. to 1.6 acres. Lots are proposed to be served by private water and on-site sewer.

Location: The proposal is located east of Edgewater Dr. and north of US Hwy 97. The property is further described as located within Section 12, Township 26 N., Range 21 EWM, Douglas County, WA. The Douglas County Assessors Number is 26211230026.

#### II. SITE INFORMATION

Total Project Size:	33.88 acres
No. of lots	10
Domestic Water:	private water
Sewage Disposal:	on-site sewer
Power/Electricity:	Douglas County PUD
Fire Protection:	Douglas County Fire District #2
Telephone Service:	Varied

Site Characteristics: The subject property includes farm worker housing (to be removed) and orchard. The topography is rolling.

Uses adjacent to the subject properties:

North: Columbia River.

South: Single family homes and vacant land /orchard.

East: Single family homes and vacant land /orchard.

West: Single family homes and vacant land /orchard

Access: The subdivision will be accessed from Edgewater Drive. The proposal includes an internal road system. All roadway improvements would be the responsibility of the developer; and compliant with the Douglas County standards and specifications.

Zoning and Development Standards: The subject property is located within the Rural Resource 5 (RR-5) Zoning District, which allows for the cluster subdivision of land.

### Major Subdivisions:

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

### **III. COMPREHENSIVE PLAN:**

The Douglas County Comprehensive Plan designates this property as Rural Resource 5 (RR-5). The purpose of the RR-5 rural resource district is to provide an area for a variety of rural lifestyles, hobby farms, densities, and open space, while protecting the rural and resource characteristics in the vicinity. This district provides an opportunity for compatible rural land uses, and is sensitive to the site's physical characteristics. Areas may be located adjacent to urban growth areas or existing development of higher densities and, where appropriate, may serve as a transition and buffer area between commercial agricultural areas and other land uses. This district is also appropriate for areas that currently have a range of rural densities or land parcel sizes generally less than twenty acres in size and/or have adequate rural levels of services available such as roads, schools, and fire protection. Clustering or other innovative techniques for residential lots are encouraged; provided, that the density does not encourage urban levels of service and provides significant open space corridors and protection of critical areas. The following goals and policies set forth in the comprehensive plan are relevant to this development:

#### 4.1.1 Rural Lands Goals and Policies

GOAL: Provide a balance between maintaining the existing, traditional pattern of uses in the rural areas of Douglas County, including agricultural activities, while still providing opportunities for future, compatible development.

R-2. Continue to provide for the projected rural population growth through MPRs, family farm divisions, limited land segregation, Ag-to-Ag Transfers, rural clustering and rural service centers.

R-3. Establish land use designations that represent rural character and that protect the integrity of rural areas.

R-4. Concentrations of development will be encouraged in designated Master Planned Resorts (MPRs), fully contained communities, cluster developments and/or in designated rural service centers.

R-5. Encourage a diverse choice of housing types for all economic levels.

R-6. Encourage development in rural areas to be served by rural levels of service.

#### 4.3.1 Rural Development Goals and Policies

GOAL: Provide opportunities for continued smaller scale developments outside UGAs that will be compatible with and continue to preserve, maintain and enhance the vital agricultural uses in the County.

RD-1. Designated rural areas will be utilized to reduce the inappropriate conversion of agricultural lands, prevent sprawling low-density development and assure that rural

development is compatible with surrounding rural and agricultural areas. A variety of innovative techniques may be utilized including clustering, density transfer, design guidelines and conservation easements to protect rural character.

RD-4. Rural developments will not impact existing public facilities/services to the extent that the level of service for that facility is reduced below the adopted threshold and/or an acceptable operation capacity.

RD-5. The costs associated with implementing a rural development and providing the necessary utilities, facilities and/or services will be borne by the developer.

RD-8. Where there is a requirement to maintain a certain percentage of a development in open space/critical areas, that activity may remain in the ownership of the developer/property owner, or it may be transferred to other organizations, provided the land will remain or be utilized in accordance with the development plan.

RD-10. Clustering of residential development will be allowed in areas designated rural, with the exception of areas designated as limited areas of more intense rural development. Clustering allows the portion of an area that is most conducive to development while providing the opportunity to protect resource operations, rural character and critical areas consistent with the provisions of the Growth Management Act and the goals and policies of the comprehensive plan. Rural cluster developments shall be consistent with policies A-12 through A-14, in the Resource Lands Element.

#### 6.1.1 Transportation Goals and Policies

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.

#### 7.1.1 Capital Facilities Goals and Policies

GOAL: Ensure that adequate capital facilities and services are planned, located, designed and maintained in an economical and efficient manner in order to meet existing and future needs of Douglas County as demonstrated in the comprehensive plan.

#### 8.3 UTILITIES GOALS AND POLICIES

GOAL: Development in Douglas County will only 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.

### **IV. SHORELINE MASTER PLAN (SMP):**

The subject property is within the Rural Conservancy Environment.

The purpose of the rural conservancy environment is to protect ecological functions, conserve existing natural resources and valuable historic and cultural areas in order to provide for sustained resource use, achieve natural flood plain processes, and provide recreational opportunities. Examples of appropriate uses include but are not limited to low impact outdoor recreation uses, agricultural uses, aquaculture, low intensity

residential development, and other natural resource based low intensity uses.

SMP 3.4 Policy No. 8 Residential development standards shall ensure no net loss of shoreline ecological functions and should preserve the existing character of the shoreline consistent with the purpose of the environment. Meeting this provision will require rural density, lot coverage, vegetation conservation and other provisions.

#### SMP 5.12 Residential

Policy No. 1. New residential development should be planned and built in accordance with the policies and regulations of this Program, including without limitation Section 4.1 Ecological Protection and Critical Areas.

Policy No. 2. Single family residences are a priority use when developed in a manner consistent with control of pollution and prevention of damage to the shoreline.

Policy No. 3. Residential development, including appurtenant structures and uses, should be set back an adequate distance from steep slope areas and shorelines vulnerable to erosion to ensure that shoreline and/or soil stabilization structures will not be needed to protect the residential use. (i.e. bulk-heads, rip rap or other shoreline or slope stabilization structures.)

Policy No. 4. Residential development should be sited in locations sufficiently set back from flood prone areas to ensure that flood hazard protection measures are not necessary to protect the structure.

Policy No. 7. Allowable density of new residential development should comply with applicable comprehensive plan goals and policies, zoning restrictions and shoreline environment designation standards.

Policy No. 8. Residential structures or development of uses accessory to residential projects must be designed and constructed in a manner that will result in no net loss of shoreline ecological functions and processes.

Policy No. 9. Measures to conserve native vegetation should be implemented in conformance with Section 4.1, Ecological Protection and Critical Areas and Section 4.3

Policy No. 10. Whenever possible, non-regulatory methods to protect, enhance and restore shoreline ecological functions and other shoreline resources should be encouraged for residential development. Such methods may include resource management planning, low impact development techniques, voluntary protection and enhancement projects, education, and/or incentive programs.

Policy No. 11. Encourage residential development that provides common ownership of the shoreline to protect views of the shoreline, provide equitable access for property owners and to protect the natural character and functions of the shoreline consistent with other provisions in the Master Program.

#### SMP 4.3 Vegetation - Conservation. Policies

1. Native shoreline vegetation should be conserved to maintain shoreline ecological functions and/or processes and mitigate the direct, indirect and/or cumulative impacts of shoreline development, wherever feasible. Disturbance of native plant communities should be avoided. Disturbed areas should be revegetated with native plant species appropriate to the soil and hydrologic conditions.

#### 5.13 Shoreline bulk and dimensional standards

Policy No. 1. Standards for density, setbacks, height, and other provisions should ensure no net loss of shoreline ecological functions and/or processes, and should preserve the existing character of the shoreline, consistent with the purpose of the shoreline environment designations

#### SMP 5.16 Transportation

Policy No. 1 New public or private transportation facilities should be located inland from the water, preferably out of the shoreline

### **V. ENVIRONMENTAL REVIEW**

Douglas County issued a Determination of Non-Significance on May 7, 2020 in accordance with WAC 197-11-355 (Optional DNS).

### **VI. AGENCY AND PUBLIC COMMENTS:**

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

No public comments have been received.

### **VII. 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 is consistent with the goals and policies of the Douglas County Comprehensive Plan. The proposed lot sizes meet the density standards for residential lots. Development will be served concurrently with services.

#### Consistency with the provisions of the Shoreline Master Program (SMP):

The subject property is within the Rural Conservancy Environment. The purpose of the rural conservancy environment is to protect ecological functions, conserve existing natural resources and valuable historic and cultural areas in order to provide for sustained resource use, achieve natural flood plain processes, and provide recreational opportunities. Examples of appropriate uses include but are not limited to low impact outdoor recreation uses, agricultural uses, aquaculture, low intensity residential development, and other natural resource based low intensity uses.

#### SMP 4.3 Vegetation conservation Regulations

1. Shoreline developments shall address conservation and maintenance of vegetation through compliance with the critical area standards in Section 4.1 Ecological Protection and Critical Areas.
2. Where impacts to buffers are permitted under Section 4.1, Ecological Protection and Critical Areas, new developments shall be required to develop and implement a management and mitigation plan. When required, management and mitigation plans shall be prepared by a qualified biologist and shall be consistent with the requirements in Appendix H. Management and mitigation plans shall describe actions that will ensure no net loss of ecological functions. Vegetation shall be maintained over the life of the use and/or development by means of a conservation easement or similar legal instrument recorded with the County Auditor.
6. Vegetation removal not associated with a development permit application requires the submittal and approval of a management and mitigation plan prepared by a qualified biologist, and must be consistent with the provisions of Section 4.1, Ecological Protection and Critical Areas.

SMP 5.12 Residential Regulations:

1. New residential development will not be approved in cases when it can be reasonably foreseeable that the development or use would require structural flood hazard reduction measures within the floodway during the life of the development or use.
2. New residential development shall assure that the development will not require shoreline or slope stabilization measures. Where located in a designated geologically hazardous area, a geotechnical analysis of the site and shoreline characteristics shall demonstrate that shoreline stabilization is unlikely to be necessary; setbacks from steep slopes, bluffs, landslide hazard areas, seismic hazard areas, riparian shoreline and erosion areas, shall be sufficient to protect structures during the life of the structure; and impacts to adjacent, downslope or down-current properties are not likely to occur during the life of the lots created.
3. New over-water residential structures, including floating homes, are prohibited.
4. Minimum required setbacks from critical area buffers and side property lines, maximum height limits and density standards are contained in Section 5.13 Shoreline Bulk and Dimensional Standards.
5. Residential development shall make provisions for vegetation conservation in conformance with Section 4.3 Vegetation Conservation.
6. Shoreline access for residential development shall incorporate access to publicly owned shorelines or public water bodies as provided for in Section 4.6, Public Access.

5.13 Shoreline bulk and dimensional standards Regulations

1. Table 2 establishes the minimum dimensional requirements for development. Dimensional standards are measured on the horizontal plane, as applicable. Dimensional standards relating to critical areas are governed by the provisions of Section 4.1 Ecological Protection and Critical Areas. The total default setback from the Ordinary High Water Mark is 165ft.

2. Bulk and dimensional standards shall be coordinated with locally adopted zoning and development standards to protect the natural character of the shoreline and ensure no net loss of shoreline ecological functions and processes consistent with the purpose of the environment designation. In the event the provisions of this Program conflict with provisions of federal, state, county or city regulations, the more protective of shoreline resources shall prevail, when consistent with Shoreline Management Act policy.
3. Critical area buffer: See Appendix H for critical areas buffer standards within shoreline jurisdiction.
4. Density of development: Where permitted, multi-family development, duplexes, subdivisions and short plats outside of urban growth boundaries shall not exceed the following maximum density standards, in addition to compliance with all other applicable provisions of this Program: Rural conservancy: 1 dwelling unit per 2 acres. Density for subdivisions, short plats, and multi-family and duplex development shall be calculated based on the total area of the parent parcel including those areas located outside of shoreline jurisdiction. Submerged lands within the boundaries of any waterfront parcel that are located waterward of the ordinary high water mark shall not be used in density calculations
5. Lot frontage: Lot frontage standards of underlying zoning districts and/or development standards of each jurisdiction may be more restrictive. The most restrictive lot frontage standard shall apply. Lot frontage refers to the minimum lot frontage for any division or exempt parcel transfer, or parcel boundary modification permitted by a local jurisdiction on the shoreline. Lot frontage shall be measure at right angles along a horizontal distance, between the side lot lines, at the most landward point of the ordinary high water mark. Lot frontage requirements are measured in feet. –Table: 100 ft (Rural Conservancy)
6. All residential development shall have access to the shoreline. Multi-unit residential development and land divisions shall provide community access to the shoreline.
7. If moorage is to be provided as part of a new residential development of two or more dwelling units, moorage facilities shall be joint use or community docks. New residential developments shall contain a restriction on the face of the plat and restrictive covenants prohibiting individual docks and requiring joint use or community dock facilities. Community dock facilities should be encouraged.

*As conditioned, the proposal is consistent with the above provisions.*

Consistency with the provisions of Title 17, “Subdivision”, DCC:

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

Consistency with the provisions of the RR-5 Rural Resource Zoning District, Chapter 18.30:

According to DCC 18.30.020 Permitted uses, the following uses are permitted outright in the RR-5 district: J. Cluster divisions in accordance with DCC Section 18.16.046;

According to DCC 18.30.060 Development standards,

B. Lot Size. Five acres, or one one-hundred-twenty-eighth of a section minimum, including that area to the centerline of public rights-of-way, except for lots created under the provisions of DCC Sections 18.16.044, 18.16.046 and 18.16.220;

C. Lot Width. One hundred feet minimum, except for lots created under the provisions of DCC Sections 18.16.044, 18.16.046 and 18.16.220. These lots shall have a minimum width of seventy feet;

According to DCC 18.30.080 Density. The maximum density in the RR-5 district shall be one dwelling unit per five acres, except as provided in DCC Chapter 18.16 for accessory dwelling units, accessory agricultural housing, family farm support divisions, and limited land segregations. This density may be increased by fifty percent for cluster divisions created pursuant to DCC Section 18.16.046.

Parcel Number 26211230026 is approximately 34.02 acres. According to 18.30.080, the density may be increased by fifty percent for cluster divisions created pursuant to DCC Section 18.16.046 which allows for an adjusted density (cluster) of 10 lots. Each lot is greater than 100 ft in width and 200 ft in depth.

*As applied, the proposal is consistent with the provisions of 18.16.046 Cluster divisions and the SMP.*

Consistency with the provisions of the 18.16.046 Cluster divisions

Pursuant to DCC 18.16.046 Cluster divisions (A), the purpose of this section is to provide for an innovative land division technique that allows development to occupy that portion of a project site that is most conducive to development while providing the opportunity to protect rural character, resource lands and critical areas consistent with the provisions of the Growth Management Act and the goals and policies of the comprehensive plan.

Cluster divisions create two types of lots:

- a. Individual lots that meet minimum dimensional standards; and
- b. The reserve lot that is the portion of a proposed cluster division that is intended for one or a combination of the following uses: critical area, agriculture, forestry, open space, historic/cultural area, undeveloped area, recreation, and/or other similar use. The reserve lot is included as a lot for the purpose of determining the applicable land division process in accordance with Chapter 58.17 RCW.

Pursuant to DCC 18.16.046 (D) the maximum density permitted for cluster divisions is the same as specified for the zoning district. Cluster divisions shall not transfer density/clustered residential lots from a rural zoning district to an irrigated agriculture (AC-5 or AC-10) zoning district. Density is calculated for all of the original parcel(s) of record, with calculations listed individually for the area within each zoning district that falls within the development boundaries. Traditional mathematical conventions for rounding shall be used for determining allowed densities and numbers of lots. Calculations ending in decimal numbers .50 and greater shall be rounded to the next higher whole number. Calculations ending in decimal numbers less than .50 shall be rounded to the next lower whole number.

Parcel Number 26211230026 is approximately 34.02 acres. According to 18.30.080, the density may be increased by fifty percent for cluster divisions created pursuant to DCC Section 18.16.046 which allows for an adjusted density (cluster) of 10 lots.



Pursuant to DCC 18.16.046 (E) (1) Individual lots within cluster divisions will be the minimum required by the Chelan-Douglas Health District to address provisions for domestic water and sewage disposal and not less than one-half acre.

Pursuant to DCC 18.16.046 (E) (2) Individual lots must identify an adequate building envelope that accommodates minimum setback requirements of the district.

Pursuant to DCC 18.16.046 (E) (3) Individual lots shall not exceed a size of two acres unless adjusted to: meet health requirements, follow physical features that act as obstacles to resource production, meet special setbacks or encompass existing improvements. Proposed lot sizes range from 1.0. to 1.6 acres

The proposed lot sizes for Lots 1 - 9 are consistent with DCC 18.16.046(E), which requires individual lots within cluster divisions to be the minimum required by the Chelan-Douglas Health District.

Pursuant to DCC 18.16.046 (E) (4) Reserve lots shall remain at least equal in size to seventy percent of the original parcel of record for the initial cluster division. Once reduced to seventy percent of the original parcel of record, reserve lots may not be further subdivided until such time as the zoning of the area would allow further subdivision. If the reserve lot is then developed, the existing lots from the previous cluster subdivisions must be included when calculating the maximum number of lots allowed.

The reserve lot is 23 acres which is approximately 70% of the parent parcel (33.88 acres calculated with total of 34.02)

A management plan is required for the reserve lot. The plan shall be submitted and approved with the preliminary application. The plan shall identify permitted uses and management of the reserve lot so that it maintains its designated functions and provides for the protection of all critical areas. The management plan shall identify the responsibility for maintaining the reserve lot. The plan shall also include a description of any construction activities (trails, fencing, recreation, buildings or similar improvements) and vegetation clearing that may occur on-site. All subsequent activities must be conducted in conformance with the approved management plan. Management plans may be modified pursuant to DCC Section 14.10.020.

*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.*

Consistency with the provisions of DCC Title 12 Road Standards

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

Agency comments:

Agency Notified	Response Received	Agency Notified	Response Received
Chelan-Douglas Health District	05/28/2020	Chelan County PUD	02/26/2020
Douglas County PUD	04/21/2020	Douglas County GIS/Addressing	04/29/2020
WA State Dept. of Ecology	02/18/2020	Douglas County Assessor	02/11/2020
Douglas County Fire Marshal	05/04/2020	Colville Confederated Tribes	02/20/2020
Dept. of Arch. & Historical Preservation	N/R	Douglas County Transportation & Storm Water	04/27/2020
Douglas County Land Services	02/26/2020	WA State DOT	02/20/2020

\* N/R = No Reply

Agency comments have been included as suggested conditions of approval, as applicable.

### VIII. 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 associated with Title 17, 18, 19 and 20 of the Douglas County Code. Staff recommends approval of P-2020-01 subject to the following findings of fact and conditions:

#### Suggested Findings of Fact:

1. The applicant and owner is DD Vineyard LLC, 116 Orchard Place Orondo, WA 98843.
2. General Description: A 10 lot cluster major subdivision ("Edgewater Estates Div 1"). The subject property is approximately 33.88 acres and zoned Rural Resource 5 (RR-5). Proposed lot sizes range from 1.0. to 1.6 acres. Lots are proposed to be served by private water and on-site sewer.
3. Location: The proposal is located East of Edgewater Dr. and North of US Hwy 97. The property is further described as located within Section 12, Township 26 N., Range 21 EWM, Douglas County, WA. The Douglas County Assessors Number is 26211230026.
4. Site Information:

Total Project Size:	33.88 acres
No. of lots	10
Domestic Water:	private water
Sewage Disposal:	on-site sewer
Power/Electricity:	Douglas County PUD
Fire Protection:	Douglas County Fire District #2
Telephone Service:	Varied
5. Site Characteristics: The topography is rolling.

6. Surrounding Property:  
North: Columbia River.  
South: Single family homes and vacant land /orchard.  
East: Single family homes and vacant land /orchard.  
West: Single family homes and vacant land /orchard
7. The subject property is designated as Rural Resource 5 (RR-5) which allows for the division of property by cluster short subdivision. Pursuant to DCC 18.30.020 (J), the following uses are permitted outright in the RR-5 district: Cluster divisions in accordance with DCC Section 18.16.046.
8. The purpose of the RR-5 rural resource district is to provide an area for a variety of rural lifestyles, hobby farms, densities, and open space, while protecting the rural and resource characteristics in the vicinity. This district provides an opportunity for compatible rural land uses, and is sensitive to the site's physical characteristics. Areas may be located adjacent to urban growth areas or existing development of higher densities and, where appropriate, may serve as a transition and buffer area between commercial agricultural areas and other land uses. This district is also appropriate for areas that currently have a range of rural densities or land parcel sizes generally less than twenty acres in size and/or have adequate rural levels of services available such as roads, schools, and fire protection. Clustering or other innovative techniques for residential lots are encouraged; provided, that the density does not encourage urban levels of service and provides significant open space corridors and protection of critical areas.
9. The subject property is within the Shoreline Master Program – Shoreline Conservancy Environment.
10. The applicant has submitted a Riparian Buffer Assessment for 72 Edgewater Dr (DD Vineyards a LLC Property), Orondo, Douglas County dated December 5, 2019, prepared by Larry Lehman, Senior Biologist with Grette Associates. According to the Riparian Buffer Assessment, "Based on the results of the site assessment, site characteristics and the responses to the criteria presented above, 72 Edgewater Dr does not warrant the establishment of a Zone 2 buffer. Figure 3 presents the existing conditions on the properties and the 100 ft Zone 1 buffer.
11. Pursuant to DCC 18.16.046 Cluster divisions (A), the purpose of this section is to provide for an innovative land division technique that allows development to occupy that portion of a project site that is most conducive to development while providing the opportunity to protect rural character, resource lands and critical areas consistent with the provisions of the Growth Management Act and the goals and policies of the comprehensive plan.
12. Cluster divisions create two types of lots:
- Individual lots that meet minimum dimensional standards; and
  - The reserve lot that is the portion of a proposed cluster division that is intended for one or a combination of the following uses: critical area, agriculture, forestry, open space, historic/cultural area, undeveloped area, recreation, and/or other similar use. The reserve lot is included as a lot for the purpose of determining the applicable land division process in accordance with Chapter 58.17 RCW.
13. Pursuant to DCC 18.16.046 (D) the maximum density permitted for cluster divisions is the same as specified for the zoning district. Cluster divisions shall not transfer density/clustered residential lots from a rural zoning district to an

- irrigated agriculture (AC-5 or AC-10) zoning district. Density is calculated for all of the original parcel(s) of record, with calculations listed individually for the area within each zoning district that falls within the development boundaries. Traditional mathematical conventions for rounding shall be used for determining allowed densities and numbers of lots. Calculations ending in decimal numbers .50 and greater shall be rounded to the next higher whole number. Calculations ending in decimal numbers less than .50 shall be rounded to the next lower whole number.
14. Parcel Number 26211230026 is approximately 34.02 acres. According to 18.30.080, the density may be increased by fifty percent for cluster divisions created pursuant to DCC Section 18.16.046 which allows for an adjusted density (cluster) of 10 lots.
  15. Pursuant to DCC 18.16.046 (E) (1) Individual lots within cluster divisions will be the minimum required by the Chelan-Douglas Health District to address provisions for domestic water and sewage disposal and not less than one-half acre.
  16. Pursuant to DCC 18.16.046 (E) (2) Individual lots must identify an adequate building envelope that accommodates minimum setback requirements of the district.
  17. Pursuant to DCC 18.16.046 (E) (3) Individual lots shall not exceed a size of two acres unless adjusted to: meet health requirements, follow physical features that act as obstacles to resource production, meet special setbacks or encompass existing improvements. Proposed lot sizes range from 1.0. to 1.6 acres
  18. The proposed lot sizes for Lots 1 - 9 are consistent with DCC 18.16.046(E), which requires individual lots within cluster divisions to be the minimum required by the Chelan-Douglas Health District.
  19. According to the Chelan-Douglas Health District, reviewed the development proposal to create a 10 lot cluster major subdivision located at county tax parcel: 26211230026 consisting of 10.46 acres was conducted. The proposed lot sizes range from 1.0 acre to 1.24 acres and will be served by a new Group A public water system and individual on-site septic systems. One of the lots will serve as a reserve tract. The Chelan-Douglas Health District recommends further approval of the project with conditions.
  20. Pursuant to DCC 18.16.046 (E) (4) Reserve lots shall remain at least equal in size to seventy percent of the original parcel of record for the initial cluster division. Once reduced to seventy percent of the original parcel of record, reserve lots may not be further subdivided until such time as the zoning of the area would allow further subdivision. If the reserve lot is then developed, the existing lots from the previous cluster subdivisions must be included when calculating the maximum number of lots allowed.
  21. Lot No. 10 (reserve lot) is 23 acres which is approximately 70% of the parent parcel (33.88 acres calculated with total of 34.02)
  22. The applicant has submitted a Reserve Lot Management Plan.
  23. The Douglas County Fire Marshal has reviewed the project, and subject to the recommended conditions, the proposal can be granted.
  24. According to the WA State Department of Transportation, "WSDOT reviewed the development's Traffic Impact Study and concur with its results. ... With the Friday heavy traffic preexisting and no history of accidents occurring on Fridays, I recommend the proposed development not be required to mitigate for this

- preexisting substandard condition especially when there are no traffic accidents over the past 10 years that occurred on a Friday.”
25. According to the Confederated Tribes of the Colville Reservation, .....In light of the nearby TCPs and the high to very high probability for cultural resources, we recommend both projects be fully surveyed with systematic shovel probes prior to any ground disturbing activities commencing. Relying solely on an Inadvertent Discovery Plan to address cultural resource concerns, as suggested by the response to Section 13, subsection D of the Environmental Checklist, is not advisable in this instance. We would like to receive a copy of the resulting survey report for our review and comment.
26. According to the Cultural Resource Survey for the Edgewater Estates Project, Douglas County, Washington dated June 26, 2020 prepared by Adam Sackman, Brooke J. Cohen, and David A. Harder with Plateau Archaeological Investigations, “Plateau recommends that the proposed undertaking will result in No Historic Properties Affected, and no further archaeological investigations are recommended prior to, or during, execution of this project.”
27. The applicant for P-2020-01, Edgewater Estates Division 1 and P-2020-02, Edgewater Estates Division 2, has proposed to utilize shared transportation and stormwater infrastructure. The applicant has stated that the infrastructure for each plat is intended to be built concurrently with each plat being recorded concurrently. The findings of fact and recommended conditions of approval have been prepared under one cover for the two plats as the plats are dependent upon each other. Each plat shall have reciprocal easements granted to the HOA(s) and/or Lot Owner’s, as applicable, for the transportation and stormwater infrastructure.
28. Initial application materials reviewed by Douglas County Transportation and Stormwater include:
- a. Civil Plans prepared by Pacific Engineering, received January 22, 2020.
  - b. Preliminary Plats prepared by Northwest Geodimensions, received January 22, 2020.
  - c. Preliminary Stormwater Report prepared by Pacific Engineering, received January 22, 2020.
  - d. Traffic Impact Analysis prepared by TENW, received January 22, 2020.
  - e. SEPA Checklists prepared by Northwest Geodimensions, received January 22, 2020.
29. The civil plans depict dedication of additional public right of way to accommodate and construct a cul-desac as required for dead-end County roads per DCC 12.52.040L. Additionally, the plans depict the location of the proposed private roads. The roads appear to be designed to support the traffic generated by the proposed subdivisions. Possible locations have been identified within the plans for stormwater management facilities.
30. The stormwater report adequately addresses stormwater management feasibility through a discussion of on-site soil types, existing conditions, upstream runoff impacts, and rainfall depth for the 100-year storm. The site has sufficient space for drainage facilities and well-draining soils.
31. The traffic impact study utilizes a full-time resident to part-time resident ratio of 1:4 (20% full-time) and assumes full buildout of Sun Cove and the proposed development. Both developments ultimately access WSDOT right of way through use of Sun Cove Road. Using the ratio described above, the applicant’s consultant applied the ITE’s land use code 210 for Single-Family Detached

- Housing to the full-time residents and land use code 260 for Recreational Homes to the part-time residents. The results in the study indicated an ADT approximately three times higher than the 2019 traffic count performed on Sun Cove Road by Douglas County. Upon further investigation it appears that the traffic count was performed in the middle of July over a three-day period beginning on a Monday. The most recent iteration of the ITE indicates that Recreational Home communities, such as this, experience the highest volume of traffic over a weekend (i.e. Friday/Sunday). The critical time being the PM peak hour on a Friday. Comments received from WSDOT (attached) indicated the same but they also agreed with the study's recommendation that no additional mitigation is necessary at this time.
32. In order to meet the state requirements for Enhanced 911 service, all lots within this plat need addressing and internal roads naming.
  33. Comments from reviewing agencies have been considered and addressed where appropriate.
  34. Douglas County issued a Determination of Non-Significance on May 7, 2020 pursuant to WAC 197-11-355 (Optional DNS).
  35. 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 Title 14.
  36. Proper legal requirements were met and surrounding property owners were given the opportunity to comment on the proposal at a public hearing.
  37. Purveyors who responded to the project have indicated that adequate utilities/services are or can serve this project.
  38. Douglas County Code Section 17.24.015 engineering plan and technical report review requirements:
    - a. Engineering plans and technical information reports shall be prepared consistent with the applicable requirements of the plans, policies and codes in DCC Section 17.04.050 as they now exist or may hereafter be amended, and the conditions of preliminary approval. Each plan set or document shall be stamped, signed and dated by an engineer and other qualified professionals as appropriate to the plan and information.
    - b. Plans for roads, controls and other proposed or conditioned improvements proposed to be located within a public right-of-way shall be submitted for review and acceptance by the county engineer.
    - c. Plans for proposed sanitary sewer and water systems shall be submitted for review and approval by the Chelan-Douglas Health District and/or the appropriate utility purveyor.
    - d. Plans and soils reports must document site development conformance with DCC Chapter 15.36, Grading and Excavation.
    - e. No improvement work shall be undertaken until preliminary approval has been issued and the plans have been approved by the county engineer and other agencies as applicable. The county engineer shall be notified before any improvement work is begun.
    - f. The subdivider, upon completion of improvements, shall file maps and documents with the department that shall show all improvements as-built.
    - g. Plans accepted by the county engineer in accordance with subsection A of this section shall be valid for a period of thirty-six months following acceptance unless an extension of time has been granted by the county engineer.

39. The Washington State Department of Ecology provided comments regarding NPDES permitting and historic soils.
40. 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 Douglas County Comprehensive Plan.
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 "Subdivision", Title 18 "Zoning," Title 19 "Environment", and Title 20 "Development Standards", of the Douglas County Code.

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials of file dated 01/22/2020, 04/06/2020 and 07/01/2020 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.
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. During construction, all work associated with the proposed project shall occur between the hours of 6:00 a.m. to 7:00 p.m., Monday through Friday and 7:00 a.m. to 7:00 p.m., Saturday. Construction activities on Sunday shall not commence before 8:00 a.m. and shall conclude by 7:00 p.m.
8. The final plat shall show the location of all easements serving or encumbering the subject property.
9. The applicant shall include legend that reflects the annotations within the subdivision.
10. The applicant shall adhere to the Shoreline Master Program, to include but not limited to:
  - a. Utilities serving new development shall be located underground.
  - b. The shoreline buffer shall be clearly annotated.
  - c. New residential developments shall contain a restriction on the face of the plat and restrictive covenants prohibiting individual docks and requiring joint use or community dock facilities.
  - d. The applicant/proponent shall file at the time of permit submittal for the dock a legally enforceable joint use agreement or other legal instrument that, at minimum, addresses the following:
    - i. Provisions for maintenance and operation;
    - ii. Easements or tracts for community access; and
    - iii. Provisions for joint or community use for all benefiting parties

- e. The existing access road within the Shoreline Jurisdiction shall be removed, or converted to a compliant access trail with permits and mitigation.
  - f. All structures within the Shoreline Jurisdiction shall be removed. This excludes the agricultural operations pump and access. All applicant shall document that the facility cannot be feasibly located outside of shoreline jurisdiction due to the uses served or the need to cross shorelands to connect specific end points. An analysis of alternatives may be required
  - g. New or expanded public or private utilities should be located inland from the water, preferably out of shoreline jurisdiction
11. The location of existing easements shall be depicted on the face of the final plat.
  12. The developer shall install all utilities in accordance with the standards and specifications of the Chelan-Douglas Health District, Douglas County PUD, and Douglas County Fire District #2.
  13. The developer shall prepare final plans for the development and installation of infrastructure for the approval of the respective purveyors prior to site development. Final "as-built" drawings shall be delivered to purveyors upon completion.
  14. Prior to final plat approval, Douglas County PUD shall provide written verification that all District requirements have been satisfied.
    - a. Additional easements on lots 4 and 20 required. Payment to provide service to the plat must be received prior to final approval.
  15. According to the Chelan County PUD, the following items need to be corrected:
    - a. On page 2/4 on the plat, the label for the District's Exhibit G line has three AFNs listed. None of those documents apply to the subject property. Delete those three AFNs and replace with the correct one: 288376
    - b. The same correction as above needs to be made on page 4/4
  16. Lots greater than one (1) acre are EXEMPT from fire flow requirements PROVIDED all structures maintain no less than 50 feet of separation.
  17. Access greater than 150 feet in length must terminate in an approved turn around. The turn around must not be counted as parking, must not be a part of a garage approach, must account for seasonal snow accumulation, and must be capable of supporting the weight of emergency apparatus in all weather conditions.
  18. Access greater than 150 feet in length (where applicable) must provide turn outs every 300-450 feet. The turn out must be no less than 20 feet wide, fifty feet long, not be counted as parking, must account for seasonal snow accumulation, and must be capable of supporting the weight of emergency apparatus in all weather conditions..
  19. Grades between 10%-12% must be paved. Grades beyond 12% are approved by the Fire Marshal on a case-by-case basis.
  20. The final plats for Edgewater Estates Divisions 1 & 2 (P-2020-01 & P-2020-02) shall be recorded concurrently based on the proposed shared transportation and stormwater infrastructure. Each final plat shall include reciprocal easements for the transportation and stormwater infrastructure. A plat amendment and revised conditions of approval will be required should the applicant chose to separate P-2020-01 and P-2020-02.
  21. Final construction plans designed by a Professional 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 Douglas County Code.
  22. Off-site transportation improvements are required to be completed to the public portion of Edgewater Drive. This includes right of way dedication to accommodate



extension of the road and construction of a permanent 96' diameter cul-de-sac (min. 55' ROW radius). Paved snow storage (20' x 20') is required at the end of the cul-de-sac.

- a. Access easements shall be a minimum of 30' in width. Access easements for the private roads shall be reciprocal between the two plats as necessary.
23. The location of any cluster mailbox units proposed for the subdivision shall be shown on the construction plans. Location to be accepted by the County Engineer and USPS Postmaster prior to plan acceptance; additional right of way may be required.
24. Five-foot utility easements (min.) are required along all lots or tracts with County road frontage in accordance with applicable road standards. Utility purveyors may require easements in excess of five feet.
25. All existing and proposed easements shall be clearly delineated with the Auditor's File Number(s) noted as necessary on the final plat.
26. A Private Access Operation and Maintenance Agreement shall be prepared, executed, and recorded by the applicant; the Auditor's File Number(s) shall be noted on the final plat map.
27. Prior to final plat acceptance and/or release of financial security, the Engineer of Record shall provide written certification that the frontage improvements, off-site improvements, internal roads, utility infrastructure, stormwater systems, and grading have been constructed/completed in accordance with the Conditions of Approval, applicable codes, and the accepted construction plans. Monitoring shall be required as determined appropriate by the Engineer of Record and in accordance with the Road Standards, with final reports submitted to Douglas County along with the certification.
28. Final acceptance shall be processed in accordance with Douglas County Code (DCC) Section 12.56.110 Final Acceptance and a Warranty Assurance Agreement shall be completed per DCC 12.50.110 prior to final plat acceptance.
29. Per DCC Chapter 12.24, all new or revised accesses onto a County road (including temporary accesses) require an approved access permit.
30. 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.
31. A final site-specific stormwater plan and report prepared by a Professional 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.
32. 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:
  - a. "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 Private Stormwater Operation and Maintenance Agreement, prepared with standard Douglas County forms, shall be executed and recorded with the Douglas County Auditor's Office."

33. Stormwater facilities shall be located on a separate tract(s) or easement(s) under the functional control of the Homeowners' Association(s) (HOAs) and/or Lot Owner's, as applicable, with each lot owner having an undivided interest and responsibility for the stormwater facilities. Storm drainage easements shall be reciprocal between the two plats as necessary.
34. Provisions to provide access for inspection and maintenance of the stormwater tract(s) shall be addressed within the design plans, report, and on the face of the final plat.
35. Prior to any on-site grading occurring or prior to construction plan acceptance (whichever comes first), a Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sediment Control Plan (TESC Plan) shall be submitted to and accepted by Douglas County. The SWPPP and TESC Plan shall be kept on-site at all times and updated as necessary to address and prevent sediment and sediment laden water from leaving the project site.
36. As applicable, registration of facilities that are regulated under the Washington State Department of Ecology's Underground Injection Control Program shall be completed prior to construction.
37. 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.
38. Prior to final plat acceptance, a Private Stormwater Operation and Maintenance Agreement shall be executed on standard Douglas County forms. The site plan, details, certification, and operation and maintenance recommendations are provided to the County. County staff then prepares the agreement for signature and recording by the applicant. A note shall be included on the face of the final plat which states:
  - a. "Douglas County will not maintain the private stormwater facilities located within this subdivision. Responsibility for the long term maintenance of the private stormwater facilities is described within the Declaration of Stormwater System Maintenance Covenants recorded under AFN \_\_\_\_\_."
39. Individual/common plan development for this proposal exceeds 1-acre of disturbed ground. This would meet the threshold by the Washington State Department of Ecology (WSDOE) in administering their general permit to discharge stormwater associated with construction activity. The applicant is responsible for acquisition of all applicable permits prior to beginning ground breaking activities, including but not limited to: Construction Stormwater General Permit, Sand & Gravel Stormwater General Permit, and/or Industrial Stormwater General Permit. Compliance with the Washington State Department of Ecology's regulations is the responsibility of the applicant.
40. In order to meet the state requirements for Enhanced 911 service, all lots within this plat shall be addressed and internal roads shall be named prior to final plat approval.
  - a. The applicant shall work with the GIS office in naming the 2 private cross roads to Edgewater Drive.
41. Domestic water service shall be by a new public supply that has yet to be developed. Individual service shall be available to each lot. This system must be reviewed and

- approved by the Health District/State Department of Health, and construction of the system certified as per State Board of Health Regulations prior to final plat approval.
42. Group A and B public water systems using a well point must show and describe the sanitary control area/radius around the well. All necessary easements and covenants for access and protection of the public water supply must be shown or described on the final plat drawing. The Washington State Dept. of Health has more information and examples of the following protective covenants (DOH publication 331-048b). A Restrictive Covenant is necessary for that part of the 100' sanitary control radius that falls outside the well owner's property and is recorded to the neighboring property owner's parcel(s). A Declaration of Covenant is necessary for that part of the 100' sanitary control radius that falls completely within the well owner's property and is owned in fee simple by the well owner. Some wells will have both protective covenants. The Health District recommends the plat developer consult an attorney about these covenants. Protective covenants for each public well point must be declared in the dedicatory language on the plat as follows:
- a. "A Declaration of Covenant recorded as a notice to title with [name of county] as AFN: \_\_\_\_\_ establishes a sanitary control area with a 100' radius around the public well shown [as well tag # \_\_\_\_\_]. No source of contamination may be constructed, stored, disposed of, or applied within the sanitary control area without the specific recorded permission of the well owner(s) and the Washington State Dept. of Health."
  - b. "The Declaration of Covenant and Restrictive Covenant(s) recorded as a notice to title with [name of county here] as AFN: \_\_\_\_\_ establishes a sanitary control area with a 100' radius around the public well shown [as well tag # \_\_\_\_\_]. No source of contamination may be constructed, stored, disposed of, or applied within the sanitary control area without the specific recorded permission of the well owner(s) and the Washington State Dept. of Health."
43. The dedicatory language on the final plat shall carry these notes:
- a. "The Health District has not reviewed the legal availability of water to this development."
  - b. "The combined water use by all the wells in this development may not exceed 5000 gallons per day or be used to irrigate more than ½ acre unless a ground water withdrawal permit is obtained from the Department of Ecology (RCW 90.44.050)."
44. Subject to specific application approval and issuance of permits by the Health Officer, the property is generally suitable for placement of individual on-site sewage disposal systems.
45. Test holes have been examined on the subject property by Tower Designs via a report dated 12/20/19.
46. The dedicatory language on the final plat shall contain this statement:
- a. "Site evaluations may be required at the time of application for individual septic system"
47. With construction plan set submittal, the applicant shall prepare a final Reserve Lot Management Plan. The Reserve Lot Management Plan needs include specifics to address DCC 18.16.046 (F) (3). The plan shall identify permitted uses and management of the reserve lot so that it maintains its designated functions and provides for the protection of all critical areas. The management plan shall identify

- the responsibility for maintaining the reserve lot. The plan shall also include a description of any construction activities (trails, fencing, recreation, buildings or similar improvements) and vegetation clearing that may occur on-site.
48. The Reserve Lot Management Plan must be signed and recorded with the Douglas County Auditor's office, and must be referenced on the face of the plat.
  49. Structures/buildings shall not be allowed within reserve lots except as described in the management plan and necessary for associated recreational uses, historic buildings, public facilities or agricultural accessory structures essential to an agricultural use.
  50. The following notes shall be placed on the final plat:
    - a. The reserve lot shall only be utilized for the purposes identified by DCC Section 18.16.046, and as specifically identified in the Reserve Lot Management Plan recorded under A.F.N. \_\_\_\_\_.
    - b. The subject property is located within or near designated agricultural lands, forest lands or mineral resource lands on which a variety of activities may occur that are not compatible with residential or other type of development for certain periods of limited duration. Such activities may include but are not limited to noise, dust, smoke, odors and hours of operations resulting from harvesting, planting, fertilizing, pest control and other resource-related activities associated with usual and normal resource management practices which, when performed in accordance with county, state and/or federal law, shall not be subject to legal action as public nuisances.
  51. Should ground-disturbing activities reveal any cultural materials (e.g., structural remains, European American artifacts, or Native American artifacts), activity will cease and the Washington State Historic Preservation Officer should be notified immediately. The results and recommendations in this document concern the specified APE. The proponent is advised that the results and recommendations reported herein do not apply to areas of potential effect altered or expanded after the cultural resource survey. A supplementary cultural resource review will be necessary should the APE be altered or changed, as per 36 CFR 800.4.
  52. If ground-disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the State provides notice to proceed. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the DAHP who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or NonIndian and report that finding to any appropriate cemeteries and affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.
  53. According to the Washington State Department of Ecology, the proponent shall obtain a NPDES Construction Stormwater General Permit. This permit requires that

the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. The permit also requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction. In the event that an unpermitted stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action. Any and all monitoring and compliance complaints shall be with the Washington State Department of Ecology.

54. According to the Washington State Department of Ecology Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. The following note shall appear on the face of the final plat:

*“Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels, Ecology recommends that potential buyers be notified of their occurrence.”*

This note shall not be required to be placed on the final plat if a professional with adequate credentials samples the soils and verifies that the site does not contain lead and arsenic and organochlorine pesticides at concentrations above the MTCA cleanup levels.

Respectfully Submitted, Nathan Pate, AICP - Principal Planner

Attachments