

REVISED
MITIGATED DETERMINATION OF NONSIGNIFICANCE AND ADOPTION OF
EXISTING ENVIRONMENTAL DOCUMENT
(PHASED REVIEW)
CPA 400/07

Description of current proposal:

Seattle Pacific University is requesting that the Island County Comprehensive Plan and Zoning Code be amended to designate the Casey Conference Center as the Camp Casey Existing Master Planned Resort, and to incorporate into the County Comprehensive Plan a Master Plan that meets the requirements of ICC 17.03.180.Y (2). The proposal is being review pursuant to WAC 197.11.060.(5) Phased review.

Documents provided by the Proponent and used in this determination are:

1. Camp Casey Master Plan, Seattle Pacific University (September 27, 2007) - The Camp Casey Master Plan provides a comprehensive overview of the facilities and uses that currently exist and those that are proposed to be developed. The Master Plan covers the development standards to be used, the historical and environmental significance of features of the site, conservation and enhancement strategies, and its attributes that qualify it as a Existing Master Planed Resort.
2. Camp Casey Forest Management Plan, Bruner Forestry (September 27, 2007) - Camp Casey Forest Management Plan is an evaluation and inventory of the existing conditions of the forest on the subject property. The plan also covers the future impacts of the proposed plan including methods to minimize those impacts through mitigation and BMP's.
3. SEPA Checklist for Camp Casey Master Plan and Existing Master Planned Resort Designation – Island County Comprehensive Plan and Zoning Code Amendments, Seattle Pacific University (September 27, 2007) - The SEPA checklist for the Camp Casey Master Plan provides answers to a series of questions about potential impacts of the proposal on each element of the environment.

Proponent:

Seattle Pacific University

Location of current proposal:

1276 Engle Road Coupeville, WA 98239

Title and date of documents being adopted:

Island County Planning and Community Development Determination of Non-Significance (DNS) (December 2, 2005) for adoption of amendments to the Island County Comprehensive Plan and Zoning Code.

Description of documents (or portion) being adopted:

Island County Planning and Community Development Determination of Non-Significance (DNS) is an evaluation and determination of environmental impacts related to the adoption of amendments to the Comprehensive Plan and Zoning Ordinance that created the Existing Master Planned Resort designation and criteria for sighting EMPRs.

If the document being adopted has been challenged (WAC 197-11-630), please describe:

There are no outstanding challenges to this document. This document included an opportunity for appeal.

The document is available to be read at (place/time):

Island County Department of Planning and Community Development, Island County Courthouse, 6th and Main Streets, Coupeville, WA 98239

Island County Planning and Community Development Mitigated Determination of Non-Significance (MDNS)

The lead agency for this proposal has determined that these amendments do not have a probable significant adverse impact on the environment provided that there is adherence to the conditions listed below. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- O This MDNS is issued under WAC 197-11-340(2) and WAC 197-11-350. Comments must be submitted by ***April 16, 2008***. Following the close of the comment period the lead agency will evaluate public comments and determine whether to retain, revise or withdraw the MDNS. The agency will notify parties of record of the decision to retain, revise or withdraw the MDNS by April 23, 2008. Pursuant to ICC 16.19.190.B.2 a SEPA threshold determination issued for a Type IV legislative action that is initiated pursuant to Chapter 36.70A RCW may be appealed to the Hearing Examiner within 14 days following completion of the public comment period (***April 30, 2008***). If the County revises the MDNS or modifies the conditions of the MDNS, the appeal period will be extended by an additional week. An appeal shall be accompanied by written statement of appeal and the \$70 fee. Appeals may be filed by a County Department or any aggrieved person. A more comprehensive statement of appeal setting forth in detail alleged errors and/or the basis for appeal must be submitted by the appealing person or Department within 30 days following completion of the public comment period (***May 16, 2008***), or the appeal is not properly filed and will be dismissed by the Hearing Examiner.

Mitigating conditions:

1. LID techniques shall be used. The additional development allowed will generate new storm water runoff. Island County will require LID so that surface water can perform recharge of the aquifer and reduce storm water discharge into the environment.
2. Island County will evaluate each proposal within the master plan and require all practical means for keeping water on site.
3. Island County will not allow an increase in the existing outfall size until it is demonstrated that no other practical alternatives exist for keeping water onsite. Any additional storm water that cannot be infiltrated on site will require water quality treatment.
4. For any onsite waste water and reclamation use planned and for any storm water infrastructure techniques, LID and an operation maintenance plan will be required.
5. No development shall occur in the Heritage Forest.
6. No buildings, roads or parking areas shall occur closer than 50 feet from trees within the Heritage Forest that have a Diameter Breast Height of 25 inches or greater.
7. Strictly enforce the Camp Casey Master Plan tree retention, site coverage and open space standards.
8. Avoid excavation or substantial grading of areas over the root zones of trees that are designated to be retained.
9. Design building and road locations to avoid as many large trees as practical within the scope of the proposed layout. If construction within the root zone of a designated leave tree becomes necessary

then enlist the aid of a qualified arborist who can oversee “root pruning” or other accepted method for safely removing some roots while maintaining overall rooting integrity.

10. Avoid motorized vehicle and trail bike access within the Camp Casey heritage forest and restrict pedestrian access to existing trails.
11. Prohibit the gathering of wood from the Camp Casey heritage forest and adjacent forest areas for fireplaces and campfires.
12. Use only native plants in the landscaping of the developed areas in Camp Casey.
13. Develop and implement an annual program of identifying and eradicating invasive species, both within the developed area and the Camp Casey heritage forest.
14. Follow the Best Management Practices of the Forest Management Plan.
15. No new development, including trails, shall occur in the vicinity of known current or historic locations of Golden Paintbrush.
16. Complete a signage plan prior to any building permits. No new signs or replacement of existing signs prior to building permit issuance.
17. Applications for each phase of development shall include detailed descriptions of how sustainable building practices and standards have been considered in the design of the proposed facilities.
18. The Forest Management Plan shall be revised to require a report from an arborist and approval by Island County Planning and Community Development prior to the removal of any tree with a Diameter Breast Height of 24 inches or greater that is located within 150 feet of the heritage forest boundary which could pose a hazard to existing and proposed structures, parking lots, roads and places of public assembly.
19. The Forest Management Plan shall be modified to identify methods to reduce the extent and impacts of informal trails in the heritage forest, including signage, re-vegetation and physical impediments to accessing informal trails, including strategically placed logs.
20. To manage storm water run-off for development occurring in the forested areas, rain gardens and other infiltration techniques shall be incorporated in locations and manners that will minimize impacts on the trees in the forest.
21. Island County Public Works will require Transportation Concurrency review prior to each applicable development activity. Provide a copy of an approved Transportation Concurrency Certificate and associated Traffic Report with each applicable development application.
22. Prior to occupancy of any new or remodeled building utilizing the existing northern access onto Engle Road (the access point near the existing office and swimming pool) - the access point shall be reconfigured to a near 90 degree approach. Prior to making any such access improvements an Access to County Right-of-Way Permit shall be submitted and approved by the County Roads Department.
23. As each phase of development is proposed Public Works will review project specific road requirements for consistency with ICC 11.01.
24. Prior to any land-disturbing activity a Clearing and Grading Permit will be required if any of requirements of ICC 11.02.080 apply.
25. A conversion forest practice permit obtained from the Washington Department of Natural Resources is likely required prior to any harvesting or removal of timber. Determining the need for said permit and obtaining the same is the responsibility of the applicant. Timber harvest or removal must not proceed until approval of Island County and DNR permits are obtained.
26. No work is proposed within the geologically hazardous areas of the site. Therefore no geotechnical review is anticipated unless project is revised to include activity within the geohazardous areas.

27. Prior to any future land use approval, proposed stormwater infrastructure improvements shall be reviewed and approved by Island County. Any required stormwater improvements or controls shall be installed and Public Works will require drainage certification and review prior to occupancy of proposed Buildings.
28. Prior to future building permit issuance applicant shall document fire flow compliance consistent with ICC 13.03A.100.

Name of agency adopting document: Island County Planning and Community Development

Contact person, if other than responsible official: Anthony Boscolo, Planner

Phone: 360-678-7824

Responsible official: Jeff Tate, Director of Planning and Community Development

Phone: 360-679-7341

Address: P.O. Box 5000, Coupeville, WA 98239

A handwritten signature in blue ink, appearing to read "Jeff Tate", is positioned above a horizontal line that serves as a signature line.

Date: April 23, 2008

Signature: _____