



MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: SEPA Checklist (SE-22-00015)
Thorp Landing SEPA Application

Description: The applicant, Thorp Landing LLC, is proposing to construct a 3,950-foot long by 24-foot wide shared driveway to serve multiple new single family residences. The project requires a Grading Permit through Kittitas County Public Works with which this SEPA review is associated. The subject parcels are in Ag 20 zoning with a Rural Working land use designation.

Proponent: Thorp Landing, LLC
c/o Aaron Greear
1410 W Dolarway Rd; Ste 301
Ellensburg, WA 98926

Location: Tax parcel numbers 443233, 19592, 19593, 19588, 19589, 19590 and 19591 located on Thorp Landing Lane, beginning at the intersection of Thorp Landing Lane and North Thorp Highway, in Section 11, Township 18, Range 17 E in Thorp, Kittitas County.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c) and WAC 197-11. This decision was made after review of a completed environmental checklist, site visit with state agencies and other information on file with the lead agency. This information is available to the public on request or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Miscellaneous SEPA Applications" using the file number "SE-22-00015."

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

Critical Areas

- 1) Any grading over 100 cubic yards of material requires a grading permit through Kittitas County Public Works. Any grading over 500 cubic yards of material will require engineered grading and storm water plans. See Kittitas County Code chapter 14.05. The applicant shall not grade until their grading permit is issued.
- 2) The applicant shall have a full Critical Areas Report conducted in the project area, including areas of critical area connectivity, pursuant to Kittitas County Code Title 17A.01.080. If County-regulated critical areas are identified, and development encroaches on the buffers, additional permitting and mitigation measures may be required. The report shall be submitted to Kittitas County CDS and include a mitigation plan for any regulated critical area encroachment.

- 3) The applicant shall work with Washington Department of Fish and Wildlife to determine if an HPA permit would be required. If an HPA permit is required, the applicant shall obtain one and comply with its conditions.

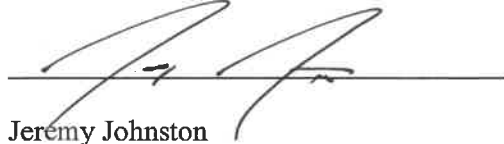
Cultural Resources

- 4) Should ground disturbing or other activities related to the grading and clearing result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
- 5) The applicant shall provide a post-cultural resource survey or otherwise satisfy cultural resource concerns, as directed by the Yakama Nation. Any survey shall be submitted to the Yakama Nation for review and approval. In the event that a survey results in the need for significant modification to the project as submitted, the applicant shall modify the project accordingly and submit such modification plans to Kittitas County CDS for approval prior to any ground disturbing activities.

This MDNS is issued under WAC 197-11-355; the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before **June 3, 2022 at 5 pm.**

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

**Responsible
Official:**



Jeremy Johnston

Title: Kittitas County CDS Planning Official

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

Date: May 19, 2022

Pursuant to Chapter 15A.07.010 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1550.00 to the Kittitas County Community Development Services, 411 N Ruby St. Suite 2, Ellensburg WA 98926. Timely appeals must be received no later than 5:00pm, June 3, 2022. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.