

## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

### State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGFICANCE

- Description:** A 14-Lot Performance Based Cluster Plat to be served by a Group B well system with individual onsite septic.
- Proponent:** Todd Geiger and Terry Geiger  
11109 48<sup>th</sup> Street East  
Edgewood, Washington 98002
- Location:** The project is located southeast of Cle Elum off Upper Peoh Point Road near Watson Cutoff Road in a portion of Section 6, T9N, R16E, W.M. Kittitas County..
- Lead Agency:** Kittitas County Community Development Services


The lead agency for this proposal has determined that the proposal 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 and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

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

**The following conditions shall also apply based on the project specific analysis:**

1. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.
2. Development and construction practices for this project shall only occur between the hours of 7:00am to 7:00pm to minimize the effect of construction noise on nearby residential properties.

This Mitigated DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced on or before 5:00 pm, September 24, 2009.

**Responsible Official:**   
Dan Valoff

**Title:** Staff Planner

**Address:** Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA. 98926  
Phone: (509) 962-7506 Fax: (509) 962-7682

**Date:** September 10, 2009

**Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, September 24, 2009 Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.**