



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

Project: McBeth Preliminary Plat (P-07-54)

Description: A 4-lot Preliminary Plat on approximately 12.00 acres zoned Rural 3.

Proponent: Brooks & Deborah McBeth
17915 Lull Street
Reseda, CA 91335

Location: The project is located southeast of South Cle Elum Ridge Road, south of Rocky Mountain Road, Cle Elum, WA 98922, and is located in a portion of Section 09, T19N, R15E, WM, in Kittitas County. Specific map number 19-15-09051-0004.

Lead Agency: Kittitas County Community Development Services

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). 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. 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:

I. Transportation

- A. The applicant shall be responsible for meeting or exceeding all conditions and requirements set forth by the Department of Public Works, as listed in the attached memorandum.

II. Air

- A. If the applicant plans to burn trees or debris from the property, the applicant shall obtain a burn permit from the Department of Ecology. Only natural unprocessed vegetation may be burned in an outdoor fire. It is the applicant's responsibility to contact the Department of Ecology regarding this permit.
- B. Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the project site. Additionally, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts or damaging property or business. As a result, the applicant shall be responsible for creating a site-specific Fugitive Dust

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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Control Plan (FDCP) before starting this project. The plan shall be followed throughout the duration of any activity and construction of the project.

III. Water

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology.
- B. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
- C. The applicant shall develop a "Group B" water system from the existing well located on Lot 1 of the McBeth Preliminary Plat (P-07-54) and the "Group B" water system shall be used to serve all 4 proposed lots, not to exceed the single daily withdrawal exemption of 5,000 gallons per day cumulatively, as set forth by the Department of Ecology.
- D. Flow meters shall be installed both at the well head and on each individual lot and records documenting water usage both at the well head and on each individual lot shall be maintained and available for public inspection by a Satellite Management Agency.
- E. The "Group B" water system cannot be used for irrigation purposes.
- F. The Washington State Department of Health issued a variance to allow the existing well to be used as a Group B system with the access road located within the normally required sanitary control area (100 foot radius). The roadway located within the sanitary control area shall be graded to slope away from the well.
- G. As a condition of the above mentioned variance and to protect the existing well from contamination, the access road ditches shall be lined at all points within the 100 foot sanitary control area.
- H. Washington Administrative Code (WAC) 173-150 provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If the water supply in your area becomes limited your use could be curtailed by those with senior water rights.

IV. Light and Aesthetics

- A. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.

V. Noise

- A. 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.

VI. Public Safety

- A. The applicant shall consult with the local school district and provide for and depict on the final mylars a safe location for a bus stop.
- B. Any future development shall comply with the International Fire Code (IFC) and its appendices.

VII. SEPA Review

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 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 within 10 working days (on or before 5:00 PM, Friday, May 16, 2008).

**Responsible
Official:**


Mackenzie Moynihan

Title: Staff Planner

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX 962-7682

Date: May 2, 2008

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, May 16, 2008. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.