

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGFICANCE

File: Sturgis Plat Preliminary Plat (LP-09-00005)

Description: Preliminary plat approval to create 9 lots from 49.48 acres of land zoned AG-5. All lots will be served by individual wells and septic systems.

Proponent: The Henley Group, Inc. (Chuck Cruse is agent)
10036 Valmay Avenue, NW
Seattle, Washington 98177

Location: Approximately 12 miles east of Cle Elum off Highway 97, west of Bettas Road and northeast of Low Road (a private road); in a portion of sections 4 and 9 T 19N, R 17E, W.M. Kittitas County, Washington. Kittitas County Assessor's map numbers 19-17-04051-0001 and 19-17-04051-0002.

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 are based on project specific analysis and include the following:

1. On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and approved by the County Engineer prior to final approval. The stormwater system construction

shall be included with the road certification and is required prior to the issuance of a building permit.

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, **October 29, 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:

October 15, 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, October 29, 2009. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.