



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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ADDENDUM

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Project: Low Ridge Short Plat (SP-07-120)

Description: A 4-lot subdivision of approximately 12.01 acres of land zoned Ag-3.

Proponent: Lynn Romans
George Faucher
12180 Teanaway Road
Cle Elum, WA 98922

Location: The project is located east of the City of Cle Elum, south of Highway 970, west of Hidden Valley Road, Cle Elum, WA 98922, and is located in a portion of Section 25, T20N, R17E, WM, in Kittitas County. Map number 20-17-30030-0014.

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, both included herein and also all conditions included in the memorandum issued by the Department of Public Works.
- B. As a condition of final plat approval, the previously recorded portion of easement "Q" connected to SR-970 at milepost 6.99 is no longer valid and is required to be removed. There shall be no access to the plat at milepost 6.99 on State Road-970.
- C. All access to the plat from SR-970 shall be at milepost 6.90, south of the Teanaway Road intersection (easement "R").
- D. The applicant will provide a safe location and passageway for a school bus stop. The local school district shall be consulted regarding the location and it shall be shown on the final mylars.
- E. Mail routes and boxes shall be approved by the local postmaster. Mailboxes shall not create site obstructions.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

II. Air Quality

- A. The applicant shall obtain a burn permit from the Department of Ecology if they are planning to burn trees or debris from the property. Only natural, unprocessed vegetation may be burned in an outdoor fire. It is the applicant's responsibility to contact the Department of Ecology.
- B. Washington Administrative Code 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the site. The applicant shall create a site-specific Fugitive Dust Control Plan (FDCP) before starting this project, to be followed for the construction and duration of all activity on the property. It is the applicant's responsibility to contact the Department of Ecology for further information.

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 will develop one "Group B" water system for this project, the Big Ridge Short Plat (SP-07-115), and the Lockwood Short Plat (SP-07-117) combined, to serve all 11 (eleven) proposed lots. The "Group B" water system will be designed by a licensed engineer and approved by the Washington State Department of Health.~~
- D. CORRECTION TO ITEM C: The applicant will develop one "Group B" water system for this project and the Big Ridge Short Plat (SP-07-115) combined, to serve all 8 proposed lots. The "Group B" water system shall be approved by Kittitas County Environmental Health.
- ~~E. The required "Group B" water system shall be in place prior to final plat approval. Approval shall include the drilling of the well along with demonstration that adequate water supply exists to support the two proposed plats.~~
- F. CORRECTION TO ITEM E: The required "Group B" water system shall either be in place prior to final plat approval or be legally bonded for the cost of construction by the applicant prior to final plat approval. The applicant shall complete a Group B Workbook application which includes drilling a well/wells and design of the well house/structure, pump tanks and storage tanks.
- G. The "Group B" water system cannot be used for irrigation purposes.
- H. Flow meters must be installed both at the well head and on each individual lot. Records documenting water usage both at the well head and each individual lot must be maintained and available for public inspection by a Satellite Management Agency (SMA).
- I. 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. Cultural Archaeology

- A. No disturbance or development of the site areas can be undertaken by the property owner until an archaeological excavation permit has been obtained from the Department of Archaeology & Historic

Preservation.

- B. Prior to any ground disturbing activities the applicant will consult with the Department of Archaeology & Historic Preservation on a professional archaeological study regarding the subject property to protect any and all archaeological resources.

V. Light and Aesthetics

- A. All outdoor lighting shall be shielded and directed down toward the site and away from SR-970.
- B. All outdoor lighting shall also be directed in a way as to minimize the effect on nearby residential properties.

VI. Noise

- A. Construction activities shall comply with KCC 9.45 (Noise). Construction hours shall be from 7:00am to 7:00pm.
- B. It is the developer's responsibility to dampen or deflect any traffic noise for this development. It shall not be the responsibility of WSDOT to create noise dampening facilities or structures within this development.

VII. Animals

- A. This property lies within the Swauk Prairie Mule Deer Wintering Range. Any proposed fencing shall be a two-rail split fence design no greater than 42 inches in height in order to facilitate wildlife passage.

VIII. SEPA Review

This MDNS is issued under WAC 197-11-350. There is no comment period on this SEPA Addendum.

**Responsible
Official:**


Trudie Pettit

Title: Staff Planner

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Date: February 21, 2008

There is no appeal period to this SEPA Addendum.