



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

- File:** SEPA Checklist (SE-25-00019)
Schmaus SEPA Application
- Description:** The applicant is proposing grading/excavating for driveway and constructing an elevated earthen building pad for the single-family residence up to and above base flood elevation.
- Proponent:** Cameron Schmaus
- Location:** The subject property is parcel # 952175, off SR 970, east of the intersection of Red Bridge Road and SR 970 by approximately 1.7 miles near Cle Elum, WA. in Section 26, Township 20, Range 16, in 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 SEPA 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 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 "State Environmental Policy Act (SEPA)" View Active Applications" using the file number "SE-25-00019 Schmaus".

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:

Earth

- 1) Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). The applicant shall continue to work with Public Works to meet the requirements of the grading permit.

Air

- 1) A dust control plan shall be developed and implemented during construction of the project.

Water

- 1) Your project is located within the boundaries of WAC 173-539A so it may be subject to the rule. If you are planning on withdrawing groundwater for a new use within the boundaries of WAC 173-539A, your project must be water budget neutral. Before withdrawing or using any water please submit a Request of Determination of Water Budget Neutrality or an Application for a New Water Right Permit, depending on the size of your project either form may be required.

Stormwater

- 1) The project shall have temporary erosion and sediment control measures implemented during construction.
- 2) Stormwater or surface runoff generated by this proposal must be retained and treated on site. An approved utility permit is required for any discharge of water onto SR 970 right-of-way.

Floodplain

- 1) The applicant shall continue to work with Public Works to meet the requirements of floodplain development permit (FD-25-00021).
- 2) No new or substantially improved residences are allowed within the Floodway.

Shoreline

- 1) All development and ground disturbing activities shall stay outside of the 100' Rural Conservancy shoreline buffer, measured from the Ordinary High-Water Mark. If ground disturbing activities occur within the 100' shoreline buffer, then additional mitigation measure will need to be determined by the county and those mitigation measure will need to be fulfilled by the applicant.

Lighting

- 1) Any proposed lighting must be directed down towards the site and away from SR 970.

Cultural Resources and Historic Preservation

- 1) Should ground disturbing or other activities related to the proposed development 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 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.

Transportation

- 1) The applicant shall adhere to all applicable regulations as set forth in the current Kittitas County Road Standards.
- 2) The applicant shall work with Public Works on road certification and road naming & signing requirements.
- 3) Access to the property is via the permitted joint-use connection at milepost 4.83 right of State Route 970 (ACP 47283). No additional access will be permitted to State Route 970.

Noise

- 1) Development and construction practices during the building of this project shall only occur between the hours of 7:00 am to 7:00 pm to minimize the effect of construction noise on nearby properties.

The Mitigated Determination of Non-Significance (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 5:00 p.m. on March 4, 2026.

Questions or Comments regarding this determination can be directed to Bradley Gasawski, 509.962.7539 or bradley.gasawski@co.kittitas.wa.us.

**Responsible
Official:**



Jamey Ayling

Title:

Planning Official

Address:

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

Date:

February 19, 2026