



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Building Partnerships; Building Communities

MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: SEPA Checklist (LP-21-00001)
Bull Ranch Long Plat

Description: Steven Lathrop, registered agent for Lathrop Development Co, Inc., landowner, submitted an application for a one hundred and thirty-eight (138) single-family residential lot plat that includes seven (7) access tracts and associated utility infrastructure, on 1 parcel totaling 45.02 acres of land that is zoned Residential within the Urban Growth Area (UGA). Certain City of Ellensburg standards will apply to projects located within the UGA.

Proponent: Lathrop Development Co, Inc.
C/O Steven Lathrop
1572 Robinson Canyon Rd
Ellensburg, WA 98926

Location: The project area is located directly east of the City of Ellensburg along Kittitas Highway and Bull Rd. It includes one parcel owned by Lathrop Development Co, Inc. The subject property is parcel 298633, in the western half of the northeast quarter of Section 12, Township 17, Range 18, bearing Assessor's Map number 17-18-12010-0006.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it 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). 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, 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 "Long Plats" using the file number "LP-21-00001."

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:

Critical Areas

- 1) All final surveys shall include denotation of Lyle Creek and it's 50' buffer.
- 2) The applicant will work with WDFW to protect fish habitat and migration along Lyle Creek. This may include but is not limited to installation of fish screening and/or replacement of the Bull Road Culvert with a new water crossing structure. Compliance with any associated HPA conditions shall be required. Any encroachment into riparian buffer areas shall be mitigated consistent with WDFW recommendations and consistent with Kittitas County Code 17A.

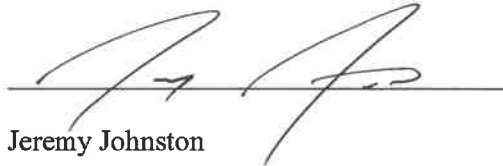
Cultural Resources

- 3) Should ground disturbing or other activities related to the proposed subdivision 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 Department of Archaeology and Historic Preservation (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.

This MDNS is issued under WAC 197-11-355; 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 on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before **June 4, 2021 at 5 p.m.** to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg WA 98926.

Questions or Comments regarding this determination can be directed to Jeremy Johnston, (509) 962-7065, jeremy.johnston@co.kittitas.wa.us.

**Responsible
Official:**



Jeremy Johnston

Title: Kittitas County CDS Planning Official

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

Date: May 20, 2021

Pursuant to Chapter 15A.07.010 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1550.00 to the Kittitas County Community Development Services, 411 N Ruby St. Suite 2, Ellensburg WA 98926. Timely appeals must be received no later than 5:00pm, June 4, 2021. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on appeal process.