



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Building Partnerships; Building Communities

MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: SEPA Checklist (LP-22-00002)
Mohar Farm Preliminary Cluster Plat

Description: The applicant, John Baker, is proposing a 7-lot cluster plat on 3 parcels totaling 38.47 acres of land. The proposal includes 7 residential lots ranging in size from 0.61 acres to 10.97 acres and 2 open space tracts totaling 23.13 acres. The subject parcels are zoned Rural 5 with a Rural Residential Land Use designation.

Proponent: John F. Baker
920 Mohar Road
Cle Elum, WA 98922

Location: The project area is located approximately 1.75 miles south of the City of Cle Elum off of Mohar Road. It includes 3 parcels: 19296, 205534 and 14362, in a portion of the western half of the southeast quarter of section 3, township 19, range 15, bearing Kittitas County Map numbers 19-15-03040-0020, 19-15-03040-0006, and 19-15-03040-0018.

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) and WAC 197-11. This decision was made after review of a completed environmental checklist, site visit with state agencies 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 Plat Applications" using the file number "LP-22-00002 Mohar."

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) Any grading over 100 cubic yards of material requires a grading permit through Kittitas County Public Works. Any grading over 500 cubic yards of material will require engineered grading and storm water plans. See Kittitas County Code chapter 14.05. The applicant shall not grade until their grading permit is issued.
- 2) The applicant will work with Washington Department of Fish & Wildlife to determine if an HPA permit is required. If it is determined one is required, the applicant will obtain and comply with any conditions of the HPA permit.

Cultural Resources

- 1) Should ground disturbing or other activities related to the grading and clearing 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 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 **July 8, 2022 at 5pm.**

Questions or Comments regarding this determination can be directed to Rachael Stevie, (509) 962-7637, rachael.stevie.cd@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: June 23, 2022

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, July 8, 2022. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.