

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-22-00003)
Haybrook Farms Ph. 3 Long Plat

Description: Matt Willard, authorized agent for Haybrook Land Holdings LLC, proposed a 9-lot plat on 1 parcel totaling 14.09 acres of land. The proposal includes 9 residential lots ranging in size from 1.02 acres to 3.07 acres. The subject parcel is zoned Urban Residential with an Urban Land Use designation. This property is located inside the Ellensburg Urban Growth Area.

Proponent: Haybrook Land Holdings (Matt Willard)
PO Box 1359
Ellensburg, WA 98926

Location: One tax parcel (639136), located just northeast of the City of Ellensburg off of Look Road in a portion of southwest quarter of section 30, township 18N, range 15E, W.M., Kittitas County. The property bears Kittitas County Map number 18-19-30030-0020.

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-22-00003 Haybrook Farms Ph. 3."

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 the identified Streams of the Critical Areas Report done by Sewall Wetland Consulting on June 6, 2022 and the associated buffers in accordance with KCC 17B.
- 2) All final surveys and plats shall show the boundary of the 100-year floodplain and floodway.

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. There is no further comment period on the MDNS; 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 **September 16, 2022 at 5 p.m.**

Questions or Comments regarding this determination can be directed to Jeremiah Cromie, (509) 962-7046, jeremiah.cromie@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: September 1, 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, September 16, 2022. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on appeal process.