



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

Project: Cabin Mountain Tree Farm Tracts Large Lot (LL-08-00006) and Cabin Mountain Tracts Large Lot (LL-08-00007)

Description: Adjacent Large Lot subdivision applications, one is to subdivide approximately 154.32 acres into 7 lots and the other is to subdivide approximately 160.56 acres into 8 lots. Both properties are zoned Forest & Range.

Proponent: Lodge Creek Land Company LLC, Landowner
PO Box 497
Easton, WA 98925

Location: The projects are located east of the Town of Easton, east of Interstate-90 and south of Burlington Northern-Santa Fe Railroad tracks on Cabin Mountain Road, Easton, WA 98925, and located in a portion of Section 08, T20N, R13E, WM, in Kittitas County. Assessor's map numbers 20-13-08000-0001 and 20-13-08000-0022.

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:

I. Transportation

- A. The applicant shall be responsible for meeting all conditions and requirements set forth by the Department of Public Works, as listed in the attached memorandum.
- B. Addresses of all new residences shall be clearly visible from both directions at the County road.
- C. The applicant shall provide a safe location and passageway for a school bus stop. The local school district shall be consulted regarding the location.
- D. Mail routes and/or boxes shall be approved by the local postmaster. Mailbox locations shall not create sight obstructions.

II. Water

- A. Activities such as road widening, stump pulling and clearing, grading, 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.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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- B. Stormwater and surface runoff generated from this project shall be retained and treated onsite.
- C. 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.
- D. The two projects combined propose 15 lots. The applicant shall eliminate one of the lots prior to submittal of final mylars so that the project does not exceed 14 lots and therefore the project will meet the minimum domestic well requirement of 350 gallons per day (per lot) achieved from their single exemption of 5,000 gallons per day for the entire project (5,000 gpd/ 14 lots = 357 gpl).
- E. The Cabin Mountain Tree Farm Tracts Large Lot (LL-08-00006) and Cabin Mountain Tracts Large Lot (LL-08-00007) shall be considered as one project and therefore shall be limited to one groundwater withdrawal exemption for all 14 lots combined. Each lot shall not exceed 350 gallons per day and, the cumulative groundwater withdrawal of all 14 lots combined shall not exceed the 5,000 gallon per day exemption limit set forth by the Department of Ecology and no more than 1/2 acre of lawn and garden shall be irrigated from this groundwater withdrawal.
- F. To comply with the 5,000 gallon per day limit, metering shall be required on all wells for these projects. An approved measuring device shall be installed and maintained for the source(s) in accordance with the rule "Requirements for Measuring and Reporting Water Use", WAC Chapter 173-173 and as prescribed by Kittitas County.
- G. Water use data from the source(s) shall be recorded at a prescribed interval and submitted to the Department of Ecology by January 31st of each calendar year.
- H. 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.

III. Light and Aesthetics

- A. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.

IV. Noise

- A. Construction activities shall comply with KCC 9.45 (Noise). Development and construction practices for this project shall only occur between the hours of 7:00 am to 7:00 pm to minimize the effect of construction noise.

V. Public Safety

- A. The subject property is outside a fire district and therefore shall adhere to all requirements of the 2006 International Wild land Urban Interface Code.
- B. A site visit shall be required prior to application for building permit to provide requirements of construction and defensible space, as defined in the 2006 IWUIC.

VI. Land Use

- A. The subject properties are currently under a Forest Practice Moratorium and shall not be converted to an active use incompatible with timber growing within six years after the approval date which was June 20, 2007.
- B. Final approval shall not be granted until the six year moratorium has expired, unless a process is created to enable the applicant/landowner to lift the moratorium prematurely, during which time the applicant/landowner shall be eligible to go through the applicable process.

VII. SEPA Review

- A. Any future subdivision of land or land use action on the subject properties shall require further SEPA review.

This MDNS is issued under WAC 197-11-350. 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's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced within 10 working days (on or before 5:00 PM, Thursday, October 2, 2008).

Responsible Official: 
Trudie Pettit

Title: Staff Planner

Address: Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX 962-7682

Date: September 18, 2008

Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of County Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, October 2, 2008. Aggrieved parties are encouraged to contact the Kittitas County Board of County Commissioners at (509) 962-7508 for more information on the appeal process.