

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-23-00003)
McAllister Summit Long Plat

Description: Louise McAllister Trust submitted an application for an 8-lot plat (subdivision) on 2 parcels totaling 11.27 acres of land. The proposal includes 8 residential lots ranging in size from 0.31 acres to 8.8 acres. The subject properties are currently zoned LAMIRD Type 1 - Residential with a LAMIRD land use designation.

Proponent: Louise McAllister Trust
4731 SW Birdsong Dr.
Corvallis, Oregon 97333

Location: Two tax parcels (707835 and 747835) located approximately .25 miles southeast of the intersection of Yellowstone Rd and I-90, off Yellowstone Rd in Section 9, Township 22, Range 11, W.M.; Kittitas County. The properties bear Kittitas County Map numbers 22-11-09011-0001 and 22-11-09011-0005.

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-23-00003 McAllister Summit."

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:

1. A cultural resources survey shall be conducted by a professional archaeologist prior to ground disturbing activities. The cultural resource survey report produced as a result of the survey shall meet DAHP's standards for cultural resource reporting. The report shall be shared with the Department of Archaeology & Historic Preservation and the Confederated Tribes of the Colville Reservation. This report shall be completed prior to final plat approval.
2. Should ground disturbing or other activities related to the proposed subdivision result in the inadvertent discovery of cultural resources 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) and the Confederated Tribes of the Colville Reservation. Work shall remain suspended until the findings are

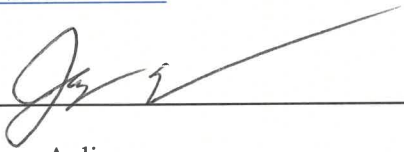
assessed, and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

3. If merchantable timber is removed/harvested as part of this development the applicant shall contact the Department of Natural Resources to determine if a Forest Practices Application shall be required.
4. All final surveys shall include denotation of the identified critical areas and associated buffers as found in the Critical Areas Report done by Sewall Wetland Consulting, Inc. on June 20, 2022.
5. The applicant shall obtain a grading permit for any grading or filling upon the site involving more than one hundred (100) cubic yards. Grading or filling in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan.
6. The applicant shall contact the Department of Ecology to determine if an NPDES Construction Stormwater Permit is required. The applicant shall show in writing that this effort was made. If the Department of Ecology requires an NPDES Construction Stormwater Permit, the applicant shall obtain one and provide a copy to Kittitas County.

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 **October 17, 2023, at 5 p.m.**

Questions or Comments regarding this determination can be directed to Chace Pedersen, (509) 962-7637, chace.pedersen@co.kittitas.wa.us

**Responsible
Official:**



Jamey Ayling

Title: Kittitas County CDS Planning Manager

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

Date: October 3, 2023

Pursuant to Chapter 15A.07.010 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1670.00 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, October 17, 2023. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on appeal process.