

SEPA
MITIGATED DETERMINATION OF NONSIGNIFICANCE

**Description
Of Proposal:** Happy Trails, File No. P-06-30: 9-Lot Plat

Proponents: Cruse and Associates, Authorized Agent
PO Box 959
Ellensburg, WA 98926

Thomas J. Fenz, Landowner
3191 Killmore Road
Ellensburg, WA 98926

Location: Located North of Kittitas Hwy and west of No. 6 Road comprising a portion of the S ½ of Section 06, T. 17N., R 19E., W.M. in Kittitas County. Tax parcel number #17-19-06040-0027 .

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. Water and Soils

- a. Withdrawals of groundwater on the subject property will be subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology.
- b. The applicant will develop a Group "B" water system for the project. The Group B water system will be designed by a licensed engineer and approved by the Washington State Department of Health.
- c. The Group B water system shall be in place prior to final plat approval. Approval shall include drilling of the well along with demonstration that adequate water supply to support the proposed use.
- d. The Group B water system cannot be used for irrigation purposes.
- e. Flow meters must be installed both at the well head and each individual lot. Records documenting water usage both at the well head and each individual lot must be maintained and available for public inspection.

- f. Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by storm water runoff. A storm water construction permit may be required if there is a potential for discharge from a construction site larger than one acre. A Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is needed for all permitted construction sites.
- g. Location of the existing irrigation ditches shall be shown on the final mylars. An easement for maintenance of the existing ditch and or ditches will need to be recorded prior to final plat approval. Irrigation water rights of downstream users will need to be taken into effect.

II. Air

- a. The applicant must minimize the amount of dust in the air through water sprinkling and comply with all permitting and regulatory requirements set forth by the Washington State Department of Ecology Air Quality Program. This includes the preparation of a site-specific Fugitive Dust Control Plan (FDCP) prior to operation that must be followed during the duration of activity at the site.

III. Noise

- a. Construction activities shall comply with KCC 9.45 (Noise). Construction activities on site shall be conducted only between the hours of 7am to 7pm, Monday to Friday.

IV. Light and Glare

- a. Any on-site lighting shall be downward shaded and directed on-site.

V. Transportation

- a. The project will be subject to the rules and regulations of the Kittitas County Road Standards.
- b. The applicant will provide a safe location and passageway for a school bus stop. The local school district shall be consulted for the location of the stop and it shall be noted on the final mylars.
- c. Mail routes and/or boxes shall be approved by the local postmaster. Mailbox locations shall not create sight obstructions.

VI. SEPA Review

- a. Any future subdivision or development of lot 9, regardless of exemption shall be subject to additional SEPA review.

This Mitigated DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 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 on or before 5:00 pm, January 31, 2007.

**Responsible
Official:**

Scott Turnbull

Title:

Planner I

Address:

Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
(509) 962-7506 Fax 962-7682

Date: January 11, 2007

Pursuant to 36.70B.050 RCW and 15.04.210. KCC, the MDNS may be appealed by submitting specific factual objections in writing with a fee of \$300.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 108, Ellensburg, WA. 98926. Timely appeals must be received no later than 5:00 p.m., January 31, 2007.

Exhibit A

HAPPY TRAILS
SECTION 6, T. 17 N., R. 19 E., W.M.
KITTITAS COUNTY, WASHINGTON.
- PRELIMINARY PLAT -

