



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: Ponderosa Pines Preliminary Plat P-07-42

Description: Twelve Lot Plat in the Rural-5 Zone

Proponent: Cooper Pass LLC, landowner
206 West 1st Street
Cle Elum, WA 98222

Location: North of the City of Cle Elum, Cle Elum, WA 98922, within a portion of Section 24 & Section 26, T20N, R15E, WM in Kittitas County. Assessor's map number 20-15-25058-0004.

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 City of Cle Elum has jurisdiction over Columbia Avenue and may require participation in improving this arterial to city standards. WSDOT has jurisdiction over the SR 903 and Columbia Avenue intersection and may require participation in improving this intersection to state standards. The Level of Service (LOS) standard for both the state and the city at this location is LOS C. WSDOT may also require participation in improving the SR 903 and Columbia Avenue intersection to meet GMA concurrency requirements since the LOS is projected to reduce to LOS D at this location.
- B. Any future subdivision or development of the properties involved will be subject to review by WSDOT for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s).
- C. Creekside Road currently serves more than 40 lots. A second access shall be identified prior to final plat approval, and certified prior to the issuance of a building permit. The second access shall be constructed to meet or exceed the conditions of a Low-Density Private Road.
- D. The applicant will consult with the local school district and provide for and depict on the final mylars a safe location for a bus stop.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

II. Water

- A. Activities such as road widening, stump pulling and clearing, grading and 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.
- B. Storm water and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.
- C. In accordance with the comments from the Department of Ecology, Pondersosa Pines will be limited to one ground water exemption with a maximum withdrawal of 5000 gallons per day.
- D. Flow meters must be installed at each individual lot. Records documenting water usage at each individual lot must be maintained and available for review by authorized agencies.
- E. Withdrawals of groundwater on the subject property will be subject to the rules & regulations adopted and administrated by the Washington State Department of Ecology.

I. III. Air

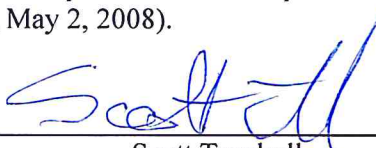
- A. The applicant must minimize the amount of dust in the air through water sprinkling and comply with all permitting and regulatory requirements set forth by the Washington State Department of Ecology Air Quality Program. This includes the preparation of a site-specific Fugitive Dust Control Plan (FDCP)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

IV Public Services

- A. Any future development must comply with International Fire Code (IFC) and Appendices.

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, May 2, 2008).

Responsible Official:



Scott Turnbull

Title: Staff Planner

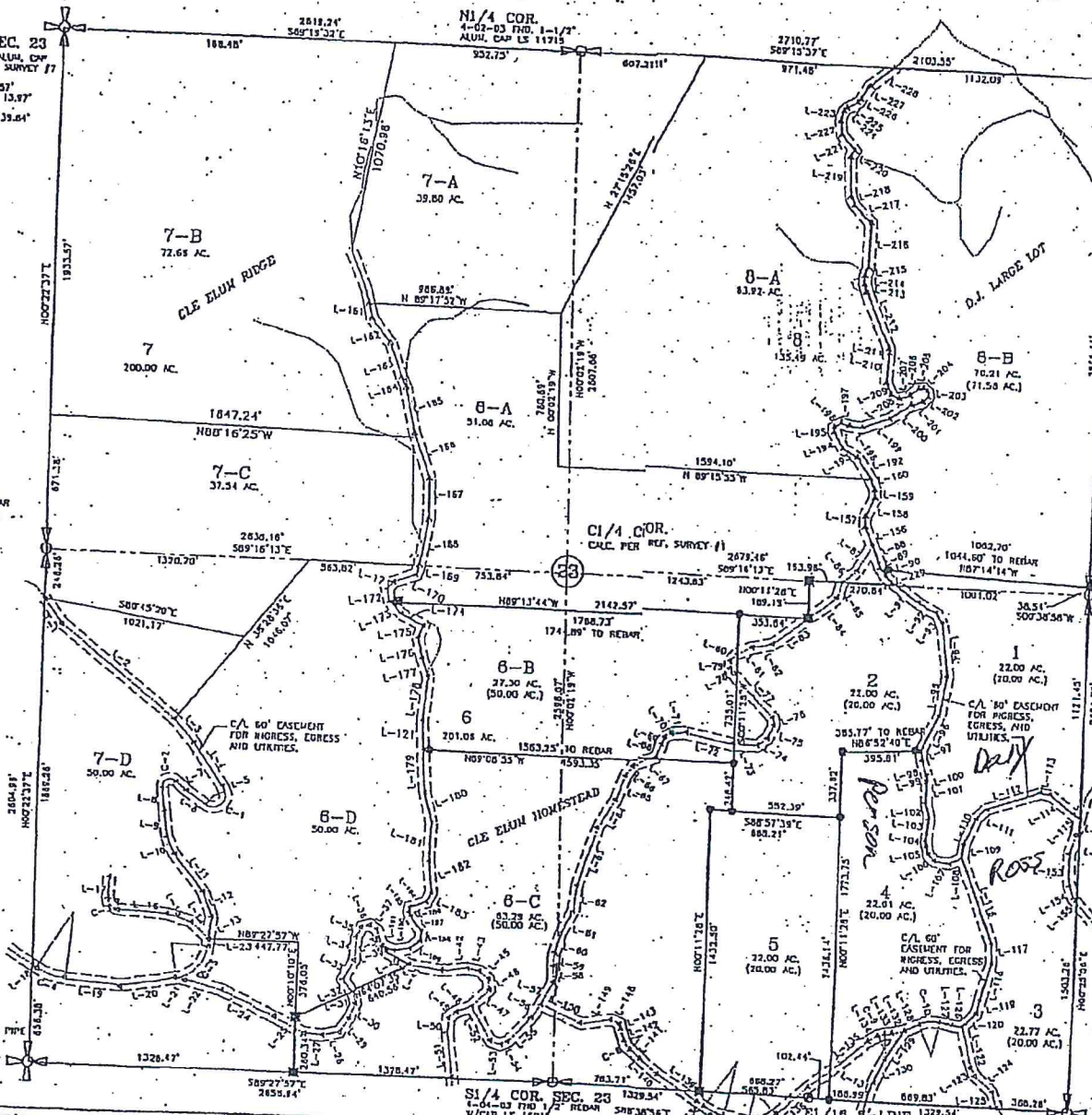
Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX 962-7682

Date: ~~May 7, 2008~~
APR 15, 2008
ST

Pursuant to Chapter 15A.07 KCC, this 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 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, May 2nd, 2008. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.

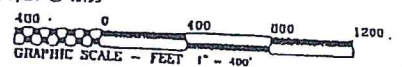


BOUNDARY LINE ADJUSTMENT
 SEC. 23 - T.20N. - R.15E., W.M.
 KITTITAS COUNTY, WASHINGTON



NOTE:
 THIS SURVEY IS TO ADJUST EXISTING
 PARCEL BOUNDARIES IN SECTION 23.

SEE PAGE 2 FOR LINE CALL AND CURVE TABLES.



METHOD OF SURVEY

SECTION CONTROL USING TRIMBLE 4800 GPS RECEIVER
 AND FIELD TRAVERSE USING TOPCON DTS-312
 (6000037) TOTAL STATION

LEGEND

- - SET 1/2" x 21" REBAR W/PLASTIC CAPS J. DENTLEY LS 292
- (ACRAGE) - OLD ACRAGE
- ▲ - ANGLE POINT
- - 60' EASEMENT FOR HIGHWAY, EGRESS, AND UTILITIES
- - PREVIOUSLY SET 1/2" REBAR LS 29266 ON REF. SURVEY

REFERENCE SURVEYS

- 1) SURVEY FILED IN VOL. 23, PG. 08 BY LS 33187
- 2) SURVEY FILED IN VOL. 27, PG. 01-30 BY LS 29269
- 3) SURVEY FILED UNDER APL 200207020001 BY LS 29269
- 4) CLE ELUM HOMESTEAD LARGE LOT SUB NO. SP 02-10 AS FILED UNDER APL 200309290059
- 5) D.J. LARGE LOT SUB. NO. SP 01-10 FILED UNDER APL 200309290060
- 6) CLE ELUM RIDGE LARGE LOT SUB NO. SP 02-01
- 7) REVERSED D.L.A. SURVEY FILED IN VOL. 20, PAGES 44-45 OF LS 29268

SE COR. SEC. 23
 3-02-02 FOUND 1" REBAR
 IN HOLE OF STAKE WITH
 1-1/2" x 1/2" IRON ON EAST
 SIDE OF HOLE.
 EXISTING R.P. # 1
 1) 15' PNE HIGH 26.78'
 2) 12' PNE HIGH 17.01'
 3) 8' PNE HIGH 108" 33.09'
 4) 16' PNE HIGH 24.83'



NW COR. SEC. 23
 3-10-02 FND 1" ALUM. CAP
 LS 11715 ON REF. SURVEY 17
 EXISTING R.P. # 2
 1) 0' PNE HIGH 5.53'
 2) 21' PNE HIGH 13.87'
 NEW R.P. # 2
 3) 30' PNE HIGH 39.84'

N1/4 COR.
 1-16-02 FND 1/2" REBAR
 4MI CAP LS 16918 ON
 REFERENCE SURVEY 17
 EXISTING R.P. # 3
 1) 12' PNE HIGH 22.34'
 2) 20' PNE HIGH 11.20'
 3) 8' PNE HIGH 11.70'

SW COR. SEC. 23
 2-02 FND 2-1/2" IRON PIPE
 CAP ON REF. SURVEY 17
 EXISTING R.P. # 4
 1) 12' PNE HIGH 1' HIGH
 2) 12' PNE HIGH 11.74'
 3) 16' PNE HIGH 30.10'

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 20th DAY OF July, 2007 AT
 2:47 P.M. IN BOOK 30 OF SURVEYS AT PAGE 108
 AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.
 David S. Bowen County Auditor

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME
 OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
 REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE
 REQUEST OF _____ DAVE BERRY
 IN _____ 30, 01
 JOHN C. BENTLEY - LICENSE NO. 29268

RECORD OF SURVEY DESCRIPTION
 LOTS 1-3 OF SURVEY FILED UNDER APL 200207020001
 LOTS 4-B AND 4-C OF LARGE LOT SUB NO. SP 02-10 AS
 FILED UNDER APL 200309290059
 LOT 4-B OF LARGE LOT SUBNO. SP 01-10 AS FILED
 UNDER APL 200309290060
 RECORDS OF KITTITAS COUNTY, WASHINGTON.

BLUHM & ASSOCIATES LAND SURVEYORS, INC.
 1068 S. MARKET BLDG. CHEWELLS, WA 98532
 PHONE (360) 748-1551 FAX (360) 748-6282
 DRAWN BY: K. HORTON DATE: JUNE 14, 2007 JOB / 02-182641-20
 CHECKED BY: KEVIN BLUHM SCALE: 1" = 400' COMP 4
 SHEET