



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: Lake Shore Meadows Shoreline Substantial Development (SDDP-08-01) and 14 lot Performance Based Cluster Preliminary Plats (P-08-09)

Description: A 14-lot Performance Based Cluster Plat on 31.04 acres of land zoned Rural-3 and within the Shoreline designation of Lake Cle Elum.

Proponent: Mr. Arastou (Al) Monjazeb
13817- NE 20th St.
Bellevue, WA 98005

Location: The project is located on a 31.04 acre parcel north of the town of Ronald, WA, west of Salmon La Sac Road along the east bank of Lake Cle Elum, in a portion of the West ½ of Section 21, T21N., R14E., WM in Kittitas County.
Map number 21-14-21000-0006.

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::

The following conditions shall also apply based on the project specific analysis:

I. Transportation

- A. The applicant shall be responsible for meeting or exceeding all conditions and requirements set forth by the Department of Public Works.

II. Air

- A. If the applicant plans to burn trees or debris from the property, the applicant shall obtain a burn permit from the Department of Ecology. Only natural unprocessed vegetation may be burned in an outdoor fire. It is the applicant's responsibility to contact the Department of Ecology regarding this permit.
- B. Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the project site. Additionally, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts or damaging property or business. As a result, the applicant shall be responsible for creating a site-specific Fugitive Dust

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Control Plan (FDCP) before starting this project. The plan shall be followed throughout the duration of any activity and construction of the project.

III. 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. It is the applicant's responsibility to contact the Department of Ecology.
- B. Stormwater and surface runoff generated from this project shall be retained and treated onsite and shall not be allowed to flow into County road right-of-ways.
- C. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administered 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 applicant will develop a Class "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.
- E. The Lake Shore Meadows Preliminary Plat (P-08-09) shall be considered as one project and therefore shall be limited to one groundwater withdrawal exemption for all 14 proposed lots combined. The cumulative groundwater withdrawal of all lots combined shall not exceed the 5,000 gallon per day exemption limit set forth by the Department of Ecology.
- F. 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.

IV. Land and Shoreline use

- A. Per KCC 17.30.080, setbacks shall be enforced for residences, accessory buildings, and on-site septic systems constructed or placed on shorelines or flood plains, particularly 100 feet (measured horizontally) from the ordinary high water mark (OHWM) or line of vegetation for lots abutting the shorelines or floodplains under the jurisdiction of the Washington State Shoreline Management Act. Per this project, the 100 foot setback should be delineated on the final plat for Lake Cle Elum.
- B. The location of the 100-year floodplain shall be delineated on the final plat map and a plat note shall be placed stating that "Portions of the subject area are located within the 100-year floodplain, all development will need to comply with KCC 17A (Critical Areas) and KCC 14.08 (Flood Damage Prevention).
- C. The applicant shall ensure that the private landowners do not trespass on the abutting National Forest Service System Land. A Licensed Professional Land surveyor shall identify the private property boundary from the National Forest System Lands. Appropriate signage shall be installed by the applicant to identify the boundary of the private lands from the National Forest Systems Lands.

V. Historic and Cultural preservation

- A. Prior to any ground disturbing activities the applicant shall prepare a professional archaeological/cultural resource survey of the entire area. The applicant shall consult with the Yakama Nation cultural committees and staff regarding the cultural resource issues. The final archaeological/cultural resource survey shall be submitted to Kittitas County Community Development Services prior to final plat approval.
- B. An excavation permit from the Washington State Department of Archaeology & Historic Preservation in accordance with RCW 27.53 shall be obtained by the developer and submitted to Kittitas County Community Development Services prior to final plat approval.

- C. The applicant shall immediately contact the Washington State Department of Archaeology & Historic Preservation, and the Yakima Nation if any items of possible cultural or historic significance are encountered during construction activities. Work shall be immediately halted with the area and a large enough perimeter established in order to maintain the integrity of the site.

VI. Light and Aesthetics

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

VII. Noise

- A. Development and construction practices for this project shall only occur between the hours of 7:00am to 7:00pm to minimize the effect of construction noise on nearby residential properties.

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 8, 2008).

Responsible _____
Official: Dan Valoff

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: April 23, 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 Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, May 8, 2008. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.