

State Environmental Policy Act
MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description: Sasse Ridge (LP-11-00002) is a proposed Preliminary Plat totaling 10 three acre single-family residential lots on 30.61 acres to be served by a community water system with individual onsite septic systems or a community drain field. The project is proposed on a site zoned R-3.

Proponent: Sasse Ridge, LLC

Location: One tax parcel, located approximately 7 miles northwest of the city of Roslyn, east of Salmon La Sac Road and north of Hex Mountain Drive, Ronald WA in a portion of Section 21, T. 21 N., R. 14 E., W.M., in Kittitas County, Washington. Assessor's map number: 21-14-21000-0016

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that the proposal 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) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

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 the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

Geotechnical

1. **Geotechnical:** This proposed subdivision is located on an identified landslide. Prior to final plat approval, the applicant shall conduct additional geotechnical analysis to better understand the site conditions and projected impacts of the proposed development on the identified landslide area. Results of this additional analysis may result in changes to the plat layout, including changes to the number of lots, location of internal access roads, location of septic drain fields, location of stormwater facilities, and other site elements. The analysis shall include a report indicating subsurface condition through subsurface exploration and appropriate analysis indicating overall stability.

2. Final Design: If the final design of the project changes because of geotechnical constraints or other reasons, the project will be re-evaluated for road construction requirements. Alterations to these requirements will be discussed and agreed upon by Public Works and the applicant.

Water and Septic

3. To satisfy the water requirements of Kittitas County Public Health Department, this project must meet the potable water requirements for preliminary and final approval as outlined in Resolution No. 2010-082 dated 8-17-10. This resolution has been attached to the MDNS.
4. Soil logs must be performed prior to the Public Health Department recommending preliminary approval of the plat application. Once the soil logs are conducted and approved by the Public Health Department, the requirement for septic availability will have been satisfied. Soil logs were conducted on 10/13/11 and were satisfactory to the Public Health Department.

Transportation

5. Grading Plan: A grading plan prepared by an engineer licensed in the state of Washington shall be presented to Public Works prior to final approval. Depending on the amount of fill to be imported and/or exported from the site, a haul route and road condition analysis may be required prior to approval of the grading plan. The grading plan shall be submitted in accordance with KCC 12.08.

Stormwater

6. 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.
7. Stormwater: On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented for review to Public Works prior to final approval. The stormwater system construction shall be certified by a licensed engineer. The certification shall be included with the road certification and is required prior to the issuance of a building permit. Stormwater plans shall be submitted in accordance with KCC 12.06 and 12.08.

Cultural Resources and Historic Preservation

8. The applicant shall immediately contact the Washington State Department of Archaeology & Historic Preservation, and the Yakama 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.

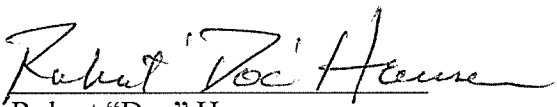
Light and Aesthetics

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

Noise

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

The above stated mitigation conditions listed above will be provided within conditions of the decision of the preliminary plat of approval.

Responsible Official: 
Robert "Doc" Hansen

Title: Planning Manager

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

Date: December 21, 2012

This Mitigated DNS is issued under WAC 197-11-355 and WAC 197-11-390; 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's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced on or before 5:00 pm, January 9, 2013.

Pursuant to Chapter 15A.04.020 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 within 10 working days, or no later than 5:00 PM, January 9, 2013. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION
NO. 2010- 082

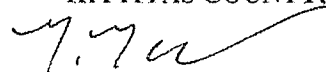
RATIFYING THE KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT ADMINISTRATIVE POLICY RELATED TO POTABLE WATER SUPPLY FOR SUBDIVISIONS

- WHEREAS, Chapter 58.17 RCW requires the local health department make a recommendation for each preliminary plat as to whether the applicant has made appropriate provisions for water supply; and
- WHEREAS, Chapter 58.17 RCW requires the County make a determination if an applicant seeking to divide land has made appropriate provisions for, among other things, potable water supply; and
- WHEREAS, March 16, 2004, an administrative policy (Resolution 2004-36) related to potable water for subdivisions was presented, discussed and ratified through a public hearing process by the Board of County Commissioners ; and
- WHEREAS, in 2009, Resolution 2004-36 was reviewed to address citizen concerns and applicability to new County policies and regulations; and
- WHEREAS, during a June 9, 2010 public hearing, the Board of County Commissioners determined that Resolution 2004-36 was still applicable to current regulations; and
- WHEREAS, during a July 20, 2010 public hearing the Board of County Commissioners considered a revision to Resolution 2004-36 presented by Kittitas County Public Health Department; and
- WHEREAS, the revision to Resolution 2004-36 presented by Kittitas County Public Health Department addressed updates to current County policy and practices; and
- WHEREAS, due notice of the public hearing had been given as required by law, and the necessary inquiry has been made into the public interest and purpose to be served by such publication; and
- WHEREAS, it is the desire of the Board of County Commissioners to ratify the Kittitas County Public Health Department's revision to Resolution 2004-36 to reflect the current administrative policy related to potable water supply for subdivisions.

NOW, THEREFORE BE IT RESOLVED the Board of County Commissioners, after due deliberation and in the best interest of the public, does hereby approve and ratify the Kittitas County Public Health Department administrative policy related to potable water supply for subdivisions and the same is attached hereto.

DATED this 17th day of August 2010, at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**



Commissioner Mark McClain, Chairman



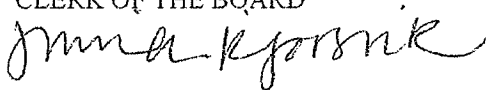
Commissioner Paul Jewell, Vice Chairman



Commissioner Alan Crankovich



ATTY
CLERK OF THE BOARD



APPROVED AS TO FORM:

Suzanne M. Becker, WSBA #40546

Kittitas County Public Health Department
Administrative Policy
Potable Water for Subdivisions

Applications for subdivisions (short plats and long plats) in Kittitas County shall include the type of water system proposed in order to acquire preliminary approval. Prior to receiving final approval for subdivisions in Kittitas County, applicants shall be required to make appropriate provision for potable water supplies which includes:

1. **GROUP A PUBLIC WATER SYSTEM:** Applicants shall submit a signed letter of agreement between the public water system purveyor or official and the land developer/owner granting delivery of potable water for the entire development. If the public water system is being developed specifically for the subdivision/plat, the water system must be approved by Washington State Department of Health (DOH), including issuance of a public water system ID number, prior to recommendation by KCPHD for final plat approval.
2. **GROUP B PUBLIC WATER SYSTEM:** Applicants shall have a well site inspection performed by KCPHD staff; complete and submit a Group B Public Water System Workbook to either KCPHD for water systems with 3-9 connections or Washington State Department of Health (DOH) for water systems with 10-14 connections or as amended by DOH; have the well(s) drilled; and submit a copy of an agreement with an approved Kittitas County Satellite Management Agency. All infrastructure for the Group B Water System including the well/pump house and storage tanks must be completed or the developer/owner can bond for completion. Final approval of the Group B Public Water System including issuance of the public water system ID number from DOH is required prior to recommendation by KCPHD for final plat approval. If a bond is in place, final approval will still be recommended but all infrastructure must be completed before issuance of the first building permit within the subdivision.
3. **INDIVIDUAL OR SHARED WATER SYSTEM:** Applicants shall submit a well log(s) from a well located within the subdivision of land. If a well log does not exist, a four (4) hour well draw down test shall be provided prior to recommendation by KCPHD for final plat approval. If shared wells are proposed, a recorded shared well user's agreement is required for each proposed parcel. If the proposed subdivision does not have an existing well within the boundaries, a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells must be submitted prior to recommendation for final plat approval. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed hydrogeologist.

All applications for subdivision (short plats and long plats) using the ground water exemption as defined in RCW 90.44.050 shall have the following note placed on the face of the final mylars:

"The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law."

Compliance with all current state and local rules and regulations is required. Applicants are required to certify that they are in compliance with WAC 173-539A or that WAC 173-539A does not apply to the Applicant.