

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

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NOTICE OF DECISION SEPA ACTION & PUBLIC HEARING

To: Department of Ecology
Department of Fish & Wildlife
James E. Brooks Library CWU
Board of County Commissioners
Kittitas Co. Environmental Health
Kittitas Co. Fire Marshal
Cascade Irrigation District
Applicant

Department of Natural Resources
Yakama Nation
Kittitas Co. Sheriffs Dept.
Kittitas Co. Enforcement
Kittitas Co. Public Works
Fire District #7
Adjacent Property Owners

From: Dan Valoff, Staff Planner

Date: May 30, 2008

Subject: **Tumbling Ridge PUD Rezone (Z-07-16) &
Tumbling Ridge 14-lot Preliminary Plat (P-07-61)**

Please find the attached Mitigated Determination of Nonsignificance (MDNS) for the above referenced project. The submitted application and related file documents were mailed with the Notice of Application on January 22, 2008.

Ann Watanabe authorized agent for Tumbling Ridge LLC landowners, has applied for a project specific Planned Unit Development (PUD) rezone and associated 14-lot Plat on approximately 17.74 acres of land that is currently zoned Rural-3. The project is located west of the City of Cle Elum off of Bullfrog Road and Jenkins Drive, Cle Elum, WA 98922 located in a portion of the North ½ of Section 31, T.20N. R. 15E, W.M., in Kittitas County. Map number 20-15-31050-0001.

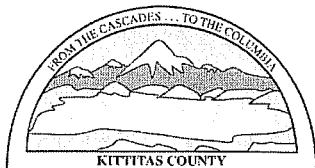
Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before June 13, 2008 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926. The complete application file (Z-07-16 & P-07-61) may be viewed at Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA. 98926, phone (509) 962-7506. Contact: Dan Valoff, Staff Planner.

An open record hearing is tentatively scheduled to go forward before the Kittitas County Planning Commission on **Tuesday June 24, 2008 at 6:30 PM**, in the Commissioners' Auditorium at the Kittitas County Courthouse located at 205 W. 5th Avenue, Ellensburg, WA. Interested persons are encouraged to verify hearing date and time by contacting the CDS office at (509)962-7506 prior to attending.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description: Tumbling Ridge Planned Unit Development (PUD) rezone (Z-07-16) and associated 14 lot Preliminary Plat (P-07-61) on 17.74 acres that is currently zoned Rural 3.

Proponents: Anne Watanabe, authorize agent for:
Tumbling Ridge LLC
P.O. Box 37
Cle Elum, WA 98922

Location: The project is located west of the City of Cle Elum off of Bullfrog Road and Jenkins Drive, Cle Elum, WA 98922 located in a portion of the North ½ of Section 31, T20N R15E, W.M, in Kittitas County. Map number 20-15-31050-0001.

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. Prior to final plat approval, the applicant shall provide a complete set of road plans including profiles, cross-sections, and a slope stabilization design that are signed and stamped by a licensed Professional Engineer to be reviewed and approved by Kittitas County Department of Public Works.

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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 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/Stormwater

- 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. The applicant shall develop an on-site storm water management plan that conforms to the specifications of the most current version of the Eastern Washington Stormwater Management Manual. Stormwater systems shall be designed to store storm water generated by a 24-hour, 25-year event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The storm water system construction and a copy of the design shall be included with the road certification and is required prior to the issuance of a building permit.
- C. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administrated 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 shall develop a "Group B" water system to be used to serve all 14 lots. Water withdrawals shall not exceed the single daily withdrawal exemption of 5,000 gallons per day cumulatively, as set forth by the Department of Ecology.
- E. Flow meters shall be installed both at the well head and on each individual lot and records documenting water usage both at the well head and on each individual lot shall be maintained and available for public inspection by a Satellite Management Agency.
- F. The "Group B" water system cannot be used for irrigation purposes.
- G. 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. Light and Aesthetics

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

V. 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 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, June 9, 2008.

Responsible Official: 
Dan Valoff

Title: Staff Planner

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

Date: May 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, June 9, 2008. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.