



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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State Environmental Policy Act

RE-ISSUANCE

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Project: Sunset Short Plat (SP-07-70)

Description: Four lot Short Plat of approximately 12.06 acres zoned AG-5. SEPA Environmental Review is required in order to assess the potential cumulative impacts of proposed adjacent development in the area. (See Old Cedars Short Plat SP-07-24 and Coyote Creek Short Plat SP-06-98)

Proponent: Chuck Cruse of Cruse & Associates, Authorized Agent for Parlova Miller LLC

Location: Approximately 1/3 mile south of Interstate 90 off of Exit 73, West of Nelson Siding Road. The subject property is situated on a private road by the name of Old Cedars Road in Cle Elum, WA, 98922, located in a portion of Section 19, T20N, R14E, WM, in Kittitas County. Map Number 20-14-19010-0021.

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. Any future land use action, subdivision or development of the properties involved in this Short Plat will result in the enactment of road standards review. After this review is enacted, certification that road improvements comply with all applicable Kittitas County Road Standards,

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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9/6/05 edition, is required from an engineer licensed in the State of Washington before any building permits are issued.

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. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be sufficient to prevent soil from being carried into surface water (this includes storm drains) by storm water runoff. It is the responsibility of the applicant to contact the Department of Ecology for further permit information.
- B. Storm water and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards.
- C. Any future development of the properties contained within this Short Plat must satisfactorily address sewage disposal and water availability in accordance with local and state regulations.

III. Public Services

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

IV. Wetlands

- A. A study by a certified wetland biologist shall be submitted to Community Development Services prior to final approval of the Sunset Short Plat in order to establish appropriate buffer distances for the wetland situated to the south of the subject property and identified in the National Wetlands Inventory Map as a PSSC (Palustrine Scrub / Shrub Seasonal) wetland. Comments received from Department of Ecology Environmental Review Coordinator Gwen Clear during the comment period associated with the SEPA review for the Sunset Short Plat indicate that the referenced wetland qualifies as a Class I wetland. Department of Ecology recommends a 200 foot buffer in order to protect habitat function of the adjacent wetlands.

V. SEPA Review

- A. Any future subdivision of the properties involved within this Short Plat will be subject to additional SEPA review regardless of exemptions.

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 on or before 5:00 PM, April 30, 2008.

**Responsible
Official:**


Darryl Piercy

Title: Director

Address: Kittitas County Community Development Services
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April 17, 2008, April 24, 2008, Northern Kittitas County Tribune

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 April 30, 2008 at 5:00PM. Aggrieved parties are encouraged to contact the Board of County Commissioners at (509) 962-7508 for more information on appeal process.