



MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: SEPA Checklist (SE-21-00017)
Clear View SEPA Application

Description: Clear View Aspen Canyon Homes LLC is converting land from forested use to more urban development for a future short plat. The project is proposed on a site that is zoned Rural 5 within a Rural Residential Land Use.

Proponent: Clear View Aspen Canyon Homes LLC
Mark Couper
11912 149th St E
Puyallup, WA 98374

Location: Tax parcel 11884, located at the end of the Private Road: Whisper Creek Drive approximately 5 miles southwest from Downtown Cle Elum, in the south half of Section 01, Township 19N, Range 14E in Kittitas County.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it 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 completed environmental checklist, consideration of agency and public comments and other information on file with the lead agency. This information is available to the public on request or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Miscellaneous SEPA Applications" using the file number "SE-21-00017."

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

Cultural Resources

- 1) Should ground disturbing or other activities related to the grading and clearing result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP) and Yakama Nation. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

Grading/Engineering

- 2) Any grading over 100 cubic yards of material requires a grading permit through Kittitas County Public Works. Any grading over 500 cubic yards of material will require engineered grading and storm water plans. See Kittitas County Code chapter 14.05.
- 3) If there is a potential for stormwater discharge off-site from the project, an NPDES Construction Stormwater General Permit from Washington State Department of Ecology will be required.

Other

- 1) A Forest Practices Act permit shall be obtained

This MDNS is issued under WAC 197-11-355; 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 on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before **October 21, 2021 at 5 pm.**

Questions or Comments regarding this determination can be directed to Jeremiah Cromie, (509) 962-7046, jeremiah.cromie@co.kittitas.wa.us.

**Responsible
Official:**



Jeremy Johnston

Title: Kittitas County CDS Planning Official

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

Date: October 7, 2021

Pursuant to Chapter 15A.07.010 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1550.00 to the Kittitas County Community Development Services, 411 N Ruby St. Suite 2, Ellensburg WA 98926. Timely appeals must be received no later than 5:00pm, October 21, 2021. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.