



State Environmental Policy Act PRELIMINARY MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Description:** A party of applicants, (Dana Mallary & Jonathan Dykes, Jeff & Shelia Mallula, represented by Theo Leonard, P.E.) are proposing the development of a shared access driveway, individual driveways, and new single-family residences on two separate parcels. This project will involve the removal of trees within the areas of new accesses and residences, which will require an FPA permit from the Department of Natural Resources and a grading permit from Kittitas County Public Works. The subject parcel is zoned Rural-5 with a Rural Residential land use designation.
- Proponent:** Dana Mallary & Jonathan Dykes; Jeff & Shelia Mallula, Applicants.
Theo Leonard, P.E., Authorized Agent.
- Location:** Parcel# 952018 & 952019 located on R&R Heights Drive, in the SE ¼ of Section 7, Township 20, Range 15, bearing Assessor's Map# 20-15-07000-0023 and 20-15-07000-0024 in Kittitas County.
- 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:

Critical Areas

- 1) No identified critical areas or buffers exist on these parcels.

Transportation

- 1) The applicant shall adhere to all applicable regulations as set forth in the current Kittitas County Road Standards.
- 2) The access locations shall be reviewed by the Kittitas County Department of Public Works to ensure that the access locations meet all applicable criteria for ingress/egress.
- 3) The Kittitas County Grading Ordinance requires a permit if grading activity in excess of 100 cubic yards occurs pursuant to KCC 14.05. Contact Kittitas County Public Works for information relating to permitting at 509-962-7523.

Water and Waste Disposal

- 1) Adequate proof of water availability to serve the proposed project shall be provided to Kittitas County Water Resources to satisfy all requirements prior to or at the time of building permit submittal.
- 2) Any discharge of sewage into the ground shall require a site evaluation with the applicant working with a licensed on-site septic drainage system designer to design and install an appropriate system to handle any liquid waste generated by the project (WAC 246-272. Kittitas County Code chapter 13).

Stormwater

- 1) All stormwater and surface runoff generated by this project shall be retained and treated on-site. If any is to be discharged off site a NPDES Construction Stormwater General Permit is to be obtained through the Department of Ecology Prior to any clearing, grading or construction.

Fire

- 1) All structures must have adequate fire apparatus access.
- 2) Exterior siding and materials shall meet with wildland-urban interface requirements.
- 3) All future development must comply with the International Fire Code (IFC) and Appendices

Cultural Resources and Historic Preservation

- 1) Should ground disturbing or other activities related to the proposed project 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 DAHP. 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.

The County expects to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal, and will use the optional MDNS process authorized by WAC 197-11-350, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Thursday, March 14, 2024.

**Responsible
Official:**

Jamey Ayling

Title: Planning Official

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

Date: February 28, 2024