

## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Building Partnerships; Building Communities

### MITIGATED DETERMINATION OF NONSIGNIFICANCE

**File:** SEPA Checklist (SE-24-00023)  
Thayer SEPA Application

**Description:** The applicants are proposing to stockpile approximately 300,000 cubic yards of topsoil on the subject property for processing and sale. Approximately 12 acres of the subject property are expected to be covered by the topsoil.

**Proponents:** Todd Thayer  
Kyle Thayer  
2131 Riverbottom Rd.  
Ellensburg, WA 98926

**Location:** The subject property is parcel # 018933, located at 7800 Umptanum Road in Ellensburg WA 98926, approximately 2.93 miles south from the intersection of Manastash Road and Umptanum Road. The property is in Section 27, Township 17, Range 18 in Kittitas County. Map number 17-18-27000-0001.

**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, 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 "State Environmental Policy Act (SEPA)", "View Active Applications", and "SE-24-00023 Thayer"

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:

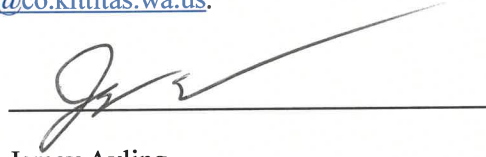
- 1) Should ground disturbing or other activities related to the development result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the findings are 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.
- 2) Stockpiling of material shall be limited to previously disturbed areas to the extent possible. Stockpiling which occurs in previously undisturbed areas shall require compensatory mitigation. Mitigation ratios shall be 1:1 for shrub steppe habitat which will be restored after project conclusion and 2:1 for habitat which will not be restored after project conclusion.

- 3) Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan.
- 4) The applicant shall obtain an access permit from Kittitas County Public Works.
- 5) The applicant shall employ best management practices to control dust associated with stockpiling.

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 15, 2024, at 5:00 pm.**

Questions or Comments regarding this determination can be directed to Chace Pedersen, (509) 962-7637, [chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us).

**Responsible  
Official:**

  
Jamey Ayling

**Title:** Kittitas County CDS Planning Manager

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

**Date:** October 1, 2024

**Pursuant to Chapter 15A.07.010 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1670.00 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 15, 2024. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.**