



# 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"

March 29, 2024

Linda Horish  
6581 Lower Peoh Pt Rd  
Cle Elum, WA 98922

Robert L. Bailey  
4201 Highway 970  
Cle Elum, WA 98922

**RE: Horish SEPA Checklist (SE-24-00013) – Deemed Incomplete**

Parcel #'s: 546534 & 516534

Dear Linda Horish,

Kittitas County Community Development Services received a State Environmental Policy Act (SEPA) checklist on March 14, 2024, to build a driveway to access the property from the road. The subject property zoned Agriculture 5. The subject properties land use is Rural Residential. This parcel is located off Lower Peoh Point Road, east of the intersection of Upper Peoh Point Road & Lower Peoh Point Road by 3.5 miles in Cle Elum, WA. CDS has reviewed your submitted materials and has determined that the application submittal packet is not complete and additional information is required.

**Required Information:** Before staff can continue review of your application, please provide the following documentation and information:

1. SEPA checklist item B2(a) asks "What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known." This question was provided a "none" response. Please update this item to speak to any construction equipment exhaust or dust created by any dirt work & application of gravel driveway surface.
2. SEPA Checklist Item B3(a) asks about water bodies on or in the near vicinity which was answered "No". Based on the critical areas report submitted for this site, this is not true. Please update Section B3a, questions 1, 2 and 3 to reflect more accurate & appropriate answers.
3. SEPA Checklist Item B3(c) asks about stormwater runoff. The answers for questions 1 & 3 are not adequate (1. None, 3. No) Please update Section B3c, questions 1 & 3 to reflect more accurate & appropriate answers.

Upon receipt of the necessary materials outlined above, CDS will continue processing your application. This application shall expire at 5pm on September 25, 2024 if the above information is not submitted in accordance with KCC 15A.03.040(1)(b).

If you have any questions regarding this matter, I can be reached by e-mail at [bradley.gasawski@co.kittitas.wa.us](mailto:bradley.gasawski@co.kittitas.wa.us) or phone at 509-962-7539.

**RE: Horish SEPA Checklist (SE-24-00013) – Deemed Incomplete dated March 29,2024**

Required Information: email dated 03/29/24

1 SEPA Checklist item B2(a) Emissions

Emission type: diesel – CO2, Estimate 9 tons during construction; maintenance of driveway post construction, estimate 0.5ton/year. Dust abatement as needed during construction, water wagon; post construction, annual application of lignin.

2 SEPA Checklist item B3(a) 1 Water bodies

Yes, 2. A. Unnamed seasonal waterway, volume varies with the seasons and beaver dams. Flows southeasterly into the Yakima River. B. Unnamed pond. Flows southeasterly into another unnamed pond.

Checklist item B3(a) 2 Work over, in or adjacent to (within 200 feet) of described water.....

Between Stations (Sta) 8+00 to Sta 9+50, a distance of 150', is adjacent to said unnamed waterway. Furthest distance from driveway to said waterway: 53', N20°E; closest distance from said waterway, 30', N20°E. Elevation difference from driveway to water surface, -18'. Between Sta 5+25 to 5+75, a distance of 50', the said unnamed pond 30' distance and approximately 8' lower then the driveway.

Checklist item B3(a)3 Estimate amount of fill and dredge material.....

Between Sta 8+00 to Sta 20+00, a distance of 1200', the driveway is situated on pasture land southerly of tailwater runoff from irrigation water, in the buffer of a Class D wetland. Estimate 800cy of fill material to construct the driveway in said buffer. Source of fill material: Owner's existing stockpile of material on her adjacent property parcel 506534.

3 SEPA Checklist item B3(c)1 Storm water source.....

Source of runoff: rainfall and tailwater; collected with ditch adjacent to driveway. Flow, if any, will be southeasterly into the pond in vicinity of Sta 5+25 – 5+75; and into a portion of said unnamed seasonal waterway in the vicinity of Sta 8+00 – 9+50

Checklist item B3(c)3 alter or otherwise affect drainage patterns.....

The construction of the driveway does not adversely affect the existing drainage pattern on the pasture. Cross drains will be utilized where required to facilitate drainage issues.



4/3/24