



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: SEPA Checklist (SE-24-00013)
Horish SEPA Application

Description: **Linda Horish** is proposing the construction of a 1200 foot driveway that would be accessed via Lower Peoh Point Road. The project is proposed on a site that is zoned Agriculture 5. The proposal is classified under Kittitas County Code (KCC) 12.5 as "driveway and access."

Proponent: Linda Horish, applicant & Bob Bailey, authorized agent

Location: The subject properties are parcel #'s 546534 & 516534, and 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. in Section 05, Township 19, Range 16, 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 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 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" using the file number "SE-24-00013 Horish".

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:

Earth

- 1) A fill and grade permit is required pursuant to Kittitas County Code 14.05.050

Air

- 1) A dust control plan shall be developed and implemented during construction of the project.

Cultural Resources and Historic Preservation

- 1) A professional archaeological survey of the project area is to be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.
- 2) Should ground disturbing or other activities related to the proposed plat 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

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.

The Mitigated Determination of Non-Significance (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 5:00 p.m. on September 18, 2024.

Questions or Comments regarding this determination can be directed to Bradley Gasawski, 509.962.7539 or bradley.gasawski@co.kittitas.wa.us.

**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:

September 5, 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, September 18, 2024. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.