



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Building Partnerships; Building Communities

MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: SEPA Checklist (SE-24-00021)
Johnson Ag Utility Building SEPA Application

Description: The applicants are proposing the construction of a two story, 12,000 square foot agricultural utility building to be partially buried in a hillside. The project is proposed on a site that is zoned Forest & Range with a Rural Working land use designation.

Proponents: David Carson
1320 N 16th Ave
Suite C
Yakima, WA 98902

Location: The subject property is parcel # 145133, located at 11810 Manastash Road in Ellensburg WA 98926, approximately 3.51 miles west from the intersection of Manastash Road and Cove Road. The property is in Section 16, Township 17, Range 17 in Kittitas County. Map number 17-17-16010-0003.

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 "Miscellaneous SEPA Applications" using the file number "SE-24-00021 Johnson Ag Utility Building"

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) The applicant shall provide a cultural resource survey or otherwise satisfy cultural resource concerns, as directed by DAHP and/or the commenting concerned Tribes. Any survey shall be submitted to DAHP and commenting affected Tribes for review and approval. If a survey results in the need for significant modification to the project as submitted, the applicant shall modify the project accordingly and submit such modification plans to Kittitas County CDS for approval prior to any ground disturbing activities.
- 2) The applicant shall prepare an Inadvertent Discovery Plan (IDP) and prepare construction crews for the possibility of encountering cultural resources prior to any ground disturbing activities.
- 3) 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.

- 4) The applicant shall obtain an engineered grading permit for any earth movements associated with the proposed project. The applicant shall not grade until their grading permit is issued by Kittitas County Public Works.
- 5) All development shall comply with applicable International Fire Code standards.
- 6) All development shall comply with applicable WUI code standards.
- 7) A Knox key box shall be installed and access keys provided to the local fire department.
- 8) All development shall be located outside of the floodway boundary.
- 9) All development shall be in conformance with current Kittitas County Road Standards.
- 10) Any new uses of groundwater shall require mitigation. Proof of mitigation is required prior to applying for a building permit.
- 11) A Forest Practices Application shall be obtained from the Department of Natural Resources prior to commencement of development.
- 12) The applicant shall obtain an approved shoreline substantial development permit prior to commencement of development.

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 **September 17, 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.

**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: September 3, 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 17, 2024. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.