



State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: SEPA Checklist and Conditional Use Permit (CU-23-00001)
3 BR Custom Cuts

Description: **3 BR Custom Cuts** is proposing an Agricultural Processing Facility – a USDA certified full-service meat processing operation serving the local region, on approximately 14.90 acres. The subject property is zoned Agriculture 5 with a Rural Residential Land Use designation. Agricultural Processing Facilities are allowed in this zone with a Conditional Use Permit.

Proponent: Scott and Bonnie Toland, Applicant, Landowner

Location: 1 parcel # 214534, in a portion of Section 29, T18, R19, WM in Kittitas County, bearing Assessor's map number 18-19-29020-0007.

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:


- 1) Any grading over 100 cubic yards of material shall require a grading permit through Kittitas County Public Works. Any grading in excess of 500 cubic yards shall be accompanied by an engineered grading plan. All conditions must be met in any approved grading permit.
- 2) All development must comply with the International Fire Code (IFC) and Appendices.

- 3) The applicant shall operate the wastewater facility in accordance with Department of Ecology standards and conduct monitoring as proposed in the submittal materials.
- 4) The applicant shall comply with all Local, State, and Federal environmental standards and regulations in place at the time of building application submittal.
- 5) Adequate proof of water availability to serve the proposed project shall be provided to the Department of Health and Kittitas County Public Health Department to satisfy all requirements prior to or at the time of building permit submittal.
- 6) A Cultural Resources Survey shall be conducted in the project area where ground disturbance is anticipated. Survey results shall be submitted to DAHP and associated Tribes.
- 7) 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), and affected tribes. 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.
- 8) The well site must maintain a 100 foot sanitary control zone that is completely free of any potential sources of contamination per WAC 246-291-125(5).
- 9) A site obscuring buffer on the north side of the property along the proposed parking lot and wastewater storage pond shall be installed consisting of trees, shrubs, bushes and or a site obscuring fence.
- 10) An on-site sewage system designer/engineer must submit a design to Kittitas County Public Health for review for the drain field that will be required for the domestic wastewater from the facility.
- 11) The wastewater pond shall be secured with a fence to prevent unauthorized entry and aerated to reduce odor from stagnant water.
- 12) A wastewater discharge permit must be obtained from the Washington State Department of Ecology for the processing and land application of the wastewater pond.

This MDNS is issued under WAC 197-11-355. There is no further comment period on the MDNS; 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 **February 21, 2024, at 5 p.m.**

Questions or Comments regarding this determination can be directed to Jamey Ayling, (509) 962-7065 jamey.ayling@co.kittitas.wa.us

**Responsible
Official:**



Jamey Ayling

Title:

Planning Official

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Ellensburg, WA. 98926
Phone: (509) 962-7506

Date: February 7, 2024