



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Building Partnerships; Building Communities

### MITIGATED DETERMINATION OF NONSIGNIFICANCE

**File:** ACU-23-00004 ACX

**Description:** Al Dahra ACX Global Inc. is proposing to construct a 100'x120' shop and a 100'x80' office building on the existing ACX site. Commercial Activities Associated with Agriculture may be authorized in Agriculture 20 and Commercial Agriculture zoning designations with an administrative conditional use permit. The subject property is zoned Agriculture 20. The ACX site also contains property zoned as Commercial Agriculture.

**Proponent:** Al Dahra ACX Global Inc., Aldo De La Rosa (Authorized Agent)

**Location:** One (1) parcel #524934, Section 33, T18 R19, WM in Kittitas County, bearing Assessor's map number 18-19-33040-0011.

**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 "Conditional Use Permits" using the file number "ACU-23-00004 ACX".

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 prepare an Inadvertent Discovery Plan (IDP) and prepare construction crews for the possibility of encountering cultural resources prior to any ground disturbing activities.
- 2) 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 the Confederated Tribes of the Colville Reservation. 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.
- 3) The applicant shall contact the Department of Ecology to determine if an NPDES Construction Stormwater Permit is needed. If the Department of Ecology requires an NPDES Construction Stormwater Permit, the applicant shall obtain one and provide a copy to Kittitas County.
- 4) The applicant shall contact Kittitas County Public Works to obtain a Transportation Concurrency Management Application or otherwise satisfy Kittitas County Public Works transportation requirements.

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 **November 1, 2023, at 5:00 pm.**

For questions contact Staff Planner: Chace Pedersen, 509-962-7637, [chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

**Responsible  
Official:**

  
\_\_\_\_\_  
Jamey Ayling  
Kittitas County Planning Manager

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

**Date:** October 18, 2023

**Pursuant to Chapter 15A.07 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 November 1, 2023. Aggrieved parties are encouraged to contact CDS at (509) 962-7506 for more information on the appeal process.**