



State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Description:** WLC Property Holdings, PLLC, landowner has submitted a conditional use application (CU-20-00006) for a self-storage facility including 12 mini-warehouses, 3 carport style roof-over-concrete structures, uncovered boat and RV storage and a single-family residence, a permitted use within the Forest and Range Zone, located on approximately 18.81 acres.
- Proponent:** WLC Property Holdings, PLLC, landowner.
- Location:** The project is located on Parcel 15445 located at approximate mile post 1.84 of State Route 970, Cle Elum, WA. In a portion of Section 32, Township 20N, Range 16E.
- Lead Agency:** Kittitas County Community Development Services

The lead agency 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:

I. Critical Areas

- A. The applicant shall comply with all local, State and Federal regulations and environmental standards in place at the time of building application submittal.
- B. The applicant shall submit a restoration plan including revegetation of the disturbed areas of wetland and buffer located on the northeast end of the property. The plan shall be submitted and approved by the Kittitas County Community Development Services Department prior to construction activities.

II. Historic and Cultural Preservation

- A. The applicant shall prepare an inadvertent discovery plan (IDP) and prepare construction crews for the possibility of encountering archaeological material during ground disturbing activities.

The above stated mitigation conditions listed above will be provided within conditions of the decision of the conditional use permit approval.

**Responsible
Official:**


Jeremy Johnston

Title:

Planning Official

Address:

Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7506

Date:

July 1, 2021

This Mitigated DNS is issued under WAC 197-11-350(3) and WAC 197-11-390; 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's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced on or before 5:00 pm, July 16, 2021.

Pursuant to Kittitas County Code Chapter 15, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1550.00 to Kittitas County Community Development Services, 411 N Ruby St., Suite 2, Ellensburg, WA 98926. Timely appeals must be received within 10 working days, or no later than 5:00 PM, July 16, 2021. Aggrieved parties are encouraged to contact the CDS at (509) 962-7506 for more information on appeal process.