



## State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Description:** Sweetwater Ranch Enterprises, LLC, landowners submitted a Conditional Use application for a small scale event center that will hold events including but not limited to weddings, barbeques, graduation parties, full season recreational activities, and other similar styled events ranging in size from 250 to 275 people, on approximately 68.80 acres. The subject property is zoned Agricultural-20.
- Proponent:** Sweetwater Ranch Enterprises, LLC, landowner.
- Location:** The project is located on Parcels 205736 and 558434 located at 1371 Charlton Road, Cle Elum, WA. In a portion of Section 29, Township 19N, Range 19E.
- 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. Wetland B, as is identified in the critical areas report submitted with the application, shall maintain a 200-foot buffer from the High Intensity Use and Development (Event Facilities). These requirements have been shown on the updated site plan submitted by the applicant on October 8, 2021.
- B. The applicant shall conform to the approved restoration/monitoring plan including revegetation of the disturbed areas of the creek and buffer located in the center of the property as identified on the plan within one (1) year of preliminary approval. Monitoring reports shall be submitted to Kittitas County CDS annually for three consecutive years from time of planting.

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:** November 18, 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, December 6, 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, December 6, 2021. Aggrieved parties are encouraged to contact the CDS at (509) 962-7506 for more information on appeal process.**