



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Building Partnerships; Building Communities

MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: SEPA Checklist (SE-23-00014)
Shin (Summit Chevron Remediation) Application

Description: The applicant, Bob Shin and Authorized Agent, Justin Folien of Aerotech Environmental Consulting are performing remedial excavation on the property including the following actions:

1. The installation of nine soil borings on the north and east of the proposed excavation area to further delineate the impacted area and more accurately estimate the size of the excavation;
2. To remove as much Petroleum Contaminated Soil (PCS) as practicable via excavation in two areas along the west portion of the property, with backfill with clean imported fill and
3. Installation of a subsurface vault consisting of either a combination of oil-water separator and catch basin with an activated carbon filter, or successive oil-water separator vault followed by a catch basin vault with filter. These corrective options are proposed to prevent future releases to the dry well from surface water runoff at the service station.

The project is proposed on a site that is zoned Planned Unit Development within a LAMIRD (Limited Area of More Intense Rural Zoning) land use designation.

Proponent: Bob Shin
PO Box 169
Snoqualmie Pass, WA 98068

Justin Folien
Aerotech Environmental Consulting Inc.
14247R Ambaum Blvd SW
Burien, WA 98166

Location: 521 SR 906 Snoqualmie Pass, WA 98068, Parcel Number 131936 (Map # 22-11-04051-0002)

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-23-00014 Shin (Summit Chevron Remediation)."

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) Any grading over 100 cubic yards of material requires a grading permit through Kittitas County Public Works. The applicant shall not grade until their grading permit is issued. All conditions in the approved grading permit shall be adhered to.
- 2) An approved access permit shall be required from the Kittitas County Department of Public Works and WSDOT prior to creating any new driveway access or altering an existing access. Refer to Chapter 12 of the Kittitas County Code for access requirements. Please contact WSDOT at 509-577-1600 for their standards.
- 3) A professional archaeologist shall be on site to monitor all ground disturbing activities and excavation.
- 4) A monitoring report for ground disturbing activities shall be uploaded on WISAARD and shared with DAHP, Snoqualmie and Colville Tribes.
- 5) Should ground disturbing or other activities related to the grading and clearing 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), Colville and Snoqualmie Tribes. Work shall remain suspended until the find is 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.
- 6) Petroleum Contaminated Soil (PCS) can't be used as clean fill and needs to be treated prior to any use.
- 7) No additional access shall be allowed from State Route 906 (SR 906)
- 8) All loads transported on WSDOT rights-of-way must be within the legal size and load limits or have a valid oversize and/or overweight permit.
- 9) State Route 906 shall be kept free of debris.
- 10) Best Management Practices (BMPs) shall be implemented to control erosion and groundwater. They shall include but are not limited to the following:
 1. Silt Fencing around the site
 2. Erosion Control Straw Wattles
 3. Sediment Traps
 4. Covering Stockpiles and all stockpiles must be placed and plastic sheeting and stabilized.
 5. Catch Basin silt barriers.
- 11) All required state permits shall be acquired for this project and compliance with state laws shall occur.

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 **July 27, 2023 at 5 pm.**

Questions or Comments regarding this determination can be directed to Jeremiah Cromie, (509) 962-7046, jeremiah.cromie@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: July 13, 2023

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, July 27, 2023. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.