



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

Building Partnerships; Building Communities

MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: SEPA Checklist (CU-24-00003)
Schnebly Coulee Solar Farm Conditional Use Permit

Description: The applicants are proposing a ground-mounted photovoltaic (PV) solar power production facility that will generate up to 90 megawatts (MW) of renewable energy. The proposed project is located within Solar Overlay Zones 2 and 3. Solar Power Production Facilities may be permitted with a Conditional Use Permit under KCC 17.61C.

Proponents: Schnebly Coulee Solar Energy LLC
959 Southeast Division St.
Suite 350
Portland, OR 97214

Location: Twenty-two parcels, #190633, #950785, #030633, #040633, #020633, #641136, #010633, #060633, #921136, #951417, #951418, #951419, #951420, #951421, #951422, #080833, #290833, #050833, #870833, #070833, #210733, #640836. Approximately 1,314 acres. Located east of and adjacent to Stevens Road, 0.5 miles north of Interstate 90 and 0.5 miles south of Vantage Highway. Project and Transmission line area include all or portions of Township 17N, Range 20E, Sections 11, 13, 14 and Township 17N, Range 21E, Sections 8, 9, 17, 19, 20. Ellensburg, WA 98926.

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", "View Active Applications", and file number "CU-24-00003 Schnebly Coulee"

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 provide a cultural resource survey or otherwise satisfy cultural resource concerns, as directed by DAHP and/or the commenting concerned Tribes. Any survey shall be submitted to DAHP and the commenting affected Tribes for review and approval. If a survey results in the need for significant modification to the project as submitted, the applicant shall modify the project accordingly and submit such modification plans to Kittitas County CDS for approval 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), Yakama Nation, 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 obtain an approved access permit from Kittitas County Public Works prior to creating any new driveway access or altering the existing access.
- 4) The applicant shall satisfy Kittitas County Public Works transportation concurrency requirements.
- 5) Except as exempted in Section KCC 14.05.060, no grading or filling upon the site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).
- 6) 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.
- 7) All development shall comply with International Fire Code.
- 8) The project site shall have a Knoxbox access system for emergency services.
- 9) The applicant shall develop a fire management plan to be approved by the Kittitas County Fire Marshal.
- 10) The applicant shall receive joint approval on the project Habitat Management Plan by the Washington Department of Fish & Wildlife and Kittitas County prior to commencement of ground disturbing activities.
- 11) The applicant shall develop and employ a weed management plan to abate introduction or spread of noxious weeds.
- 12) The manufacturers or installers identification and appropriate warning signage shall be posted at the site in a clear and visible manner at the entrance and along any fencing.
- 13) A sign consistent with KCC 17.70 shall be provided that shall identify the owner of the facility and provide a 24-hour emergency contact and phone number.
- 14) All solar equipment shall comply with the most current edition of the National Electrical Code.
- 15) All solar panels shall be equipped with anti-reflective coatings.
- 16) Any proposed lighting shall be directed downward and away from neighboring properties or roadways.
- 17) The applicant shall develop and employ a dust control plan during the construction phase of the project.
- 18) All activities shall comply with the Kittitas County Noise Ordinance in KCC 9.45 as stated now or as amended.
- 19) The applicant shall demonstrate decommission assurances to Kittitas County in the form of a surety bond or escrow account to cover the cost of removal in the event the facility must be removed by Kittitas County.
- 20) The development shall comply with all applicable local, state, and federal codes and regulations.

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 **October 29, 2024, at 5:00 pm.**

Questions or Comments regarding this determination can be directed to Chace Pedersen, (509) 962-7637, chace.pedersen@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: October 15, 2024

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 Kittitas County Community Development Services, October 29, 2024. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.