



SEPA ACTION MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: SEPA Checklist (SE-21-00005)
Ahler

Description: The project is for a 25,652 Square Foot building pad and compensatory flood plain storage. The project is proposed on a site that is zoned Highway Commercial within a Urban Land Use Designation

Proponent: John and Lynn Ahler
2111 Hidden Valley Road
Cle Elum, WA 98922

Location: Tax parcel 080836, located off of SR970, approximately 0.93 Miles east of the intersection of SR 970 and Spansky Way, in Section 31, Township 20N, Range 16E, W.M. in Kittitas County, bearing Assessor's map number 20-16-31051-0004.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal 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:

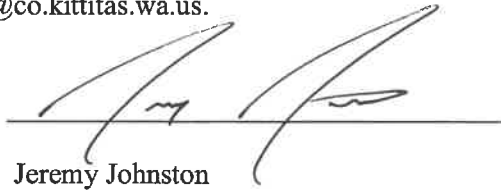
1. A site screening fence, no shorter than 8 (eight) foot shall be installed, at minimum, along the northern and eastern boundary of the concrete pad to shield neighboring residential property owners.
2. All Hazardous chemicals/materials shall be securely stored to prevent inadvertent contamination.

This MDNS is issued under WAC 197-11-350 and KCC Title 15. The lead agency will not act on this proposal for 10 business days. Any action to set aside, enjoin, review, or otherwise challenge this

administrative SEPA action's procedural compliance with the provision of Chapter 197-11 WAC shall be commenced within 10 working days (on or before 5:00 pm, June 4, 2021).

Questions or Comments regarding this determination can be directed to Kelly Bacon, (509) 962-7539, kelly.bacon.cd@co.kittitas.wa.us.

**Responsible
Official:**



Jeremy Johnston

Title: Kittitas County Planning Official

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX (509) 962-7682

Date: May 20, 2021

Pursuant to Chapter 15A.07.010 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1550.00 to the Kittitas County Community Development Services office at 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00pm, June 4, 2021. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.