



**COMMUNITY DEVELOPMENT DEPARTMENT  
501 N. Anderson St., Ellensburg, WA 98926**

**State Environmental Policy Act (SEPA)  
MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

**Proponent:** Patti Johnson, Director, Kittitas County Solid Waste, owner.

**Description:** This SEPA Environmental Checklist is for the siting of an essential public facility, the proposed construction of the new Kittitas County Transfer station, and a new Lower County Public Works Maintenance Facility. A short plat is being processed concurrently to divide the current site located on Parcel ID# 611033 into two parcels, one 10.87-acres (for location of the Maintenance Facility) and one 38.84-acres in size (for location of the Transfer Station). The property is currently zoned Industrial Light (I-L), and the main access for both the Maintenance Facility and the Transfer Station will be provided along US 97.

**Location:** This proposal is located on what is currently Parcel ID# 611033. A two lot short plat has been proposed but is not finalized, which would divide this site into a 10.87-acre site, and a 38.84-acre site.

**Lead Agency:** City of Ellensburg

**File #:** P20-011

The City of Ellensburg acting as lead agency for this proposal, has determined that the proposal, as mitigated, does 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). 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 upon request.

The lead agency for this proposal has determined that certain **mitigation measures** shall be necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures herein will result in the issuance of a Determination of Significance (DS) for this project. **The mitigation measures include the following conditions which shall apply based on project specific analysis:**

**General**

1. The applicant shall comply with all requirements outlined in the City of Ellensburg Public Works division memo, dated 4/22/2020, regarding roadway and access, water, sewer, storm water, post office, and the Traffic Impact Analysis (TIA).
2. To ensure compliance with the City's adopted Level of Service standards, the signal at Reecer Creek Road and University Way will need to be constructed by the applicant, or demonstrate that funding is secured, prior to issuance of building permits.
3. The applicant shall comply with all requirements outlined in the State Department of Ecology letters, dated 4/21/2020 and 6/24/2020, regarding water quality and water

resources, along with any other applicable environmental regulations per state and/or federal law.

4. Requirements of all City Departments, the Fire District, all utility providers, and affected agencies must be satisfied, as outlined in adopted City Codes and other regulatory documents.
5. The applicant shall comply with all requirements included in the updated and approved Critical Area Determination (P18-163), issued on 7/2/2020.
6. The applicant shall comply with all requirements outlined in the Washington State Department of Transportation letter, dated 5/1/2020, regarding access to the property, and any other applicable environmental regulations per state and/or federal law.
7. In the event that previously unknown cultural resources or human remains are encountered during the implementation of the project, work in the vicinity of the discovery shall be halted and a professional archaeologist, the Washington State DAHP, and all affected tribes should be consulted before proceeding.
8. If the applicant wishes to add to, or change the proposed scope of work included in this application, a new SEPA proposal will need to be submitted to address any changes.

This **Mitigated Determination of Non-significance (MDNS)** is issued using the standard MDNS process under WAC 197-11-350.

**Responsible Official:** Kirsten Sackett  
**Title:** Community Development Director  
**Address:** City of Ellensburg  
Community Development Dept.  
501 N. Anderson St.  
Ellensburg WA 98926  
Phone: (509) 962-7232 Fax: (509) 925-8655

**Date:** July 6, 2020 **Signature:** Kirsten Sackett

**Appeals:** Pursuant to ECC 15.270.200, appeals must be submitted as required by the City of Ellensburg's administrative appeal procedures for Type II permits per ECC 15.230.040(B), and shall be made to the Hearing Examiner and meet all requirements contained in Chapter 15.230 ECC. Appeals must be filed within fourteen (14) days of this notice.