



## 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-21-00006)  
Nunnally Holdings, LLC

**Description:** Nunnally Holdings LLC is proposing the construction of the private access roads to 13 existing tax parcels. The SEPA application is associated with Kittitas County Public Works Grading Permit GP-20-00020. The project is proposed on a site that is zoned Agriculture 20 within a Rural Working Land Use designation.

**Proponent:** Vic Jansen  
Nunnally Holdings, LLC  
PO Box 579  
Moses Lake, WA 98837

**Location:** Tax parcels 058333, 18115, 708433, 18116, 698433, 18117, 678433, 18118, 18119, 18121, 18122, 18125, 748433. located at approximate milepost 1.795 on Hanson Road and .87 miles west of the intersection of Hanson Road and Barnes Road, in Section 05, Township 17N, Range 18E, W.M. in Kittitas County.

**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). 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" and project file number "SE-21-00006 Nunnally."

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:

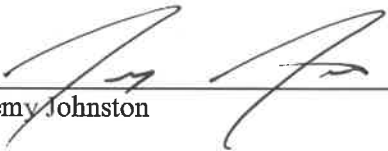
#### Cultural Resources

- 1) Should ground disturbing or other activities related to the proposed subdivision 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). 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.

This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen (14) days. Any person, affected tribe, or agency may submit comments to the lead agency within 14 days of the date of issuance of the MDNS, to the Kittitas County Community Development Services office at 411 North Ruby Street, Suite 2, Ellensburg, WA 98926. **The comment period ends Friday, June 10, 2022 at 5pm.**

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

**Responsible  
Official:**

  
Jeremy Johnston

**Title:** Kittitas County CDS Planning Official

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

**Date:** May 26, 2022