



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Building Partnerships; Building Communities

MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: SEPA Checklist (SE-23-00009)
Nelson View SEPA Application

Description: Nelson View LLC is proposing a subdivision resulting in the creation of ten (10) new 5-acre lots to be made available for new residential homes and one lot around an existing residence. The project is proposed on a site that is zoned Agriculture 5 with a Rural Residential Land Use designation.

Proponents: Nelson View LLC
800 Pioneer Trl
Cle Elum, WA 98922

Location: The subject property is parcel #415436 and parcel #957098, approximately 7.0 miles west of Cle Elum, WA in Section 20, Township 20, Range 14, 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) 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-23-00009 Nelson View"

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 prepare an Inadvertent Discovery Plan (IDP) and prepare construction crews for the possibility of encountering cultural resources 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). 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 engineered grading permit for any earth movements associated with the proposed project. The applicant shall not grade until their grading permit is issued by Kittitas County Public Works.
- 4) A Transportation Concurrency Management Application shall be obtained from Kittitas County Public Works.

- 5) Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards.
- 6) A Forest Practices Application shall be obtained prior to timber harvest or stump pulling.
- 7) The applicant shall contact the Department of Ecology to determine if an NPDES Construction Stormwater Permit is needed. Applicant shall show in writing that this effort was made. If the Department of Ecology requires an NPDES Construction Stormwater Permit, the applicant shall obtain one and provide a copy to Kittitas County.

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 14, 2023, 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: June 29, 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 14, 2023. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.