



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

File: SEPA Checklist (SE-24-00009)
Jansen SEPA Application

Description: The applicant is proposing the construction of a 4.5 mile road system and the installation of an irrigation system with services to the existing lots which would be accessed via Hunter Road. The project is proposed on a site that is zoned Agriculture 20 & Commercial Agriculture.

Proponent: Vic Janse, Applicant & Trav Story, PE, authorized agent

Location: The subject properties are parcel #'s 046433, 056433, 066433, 076433, 21465, 21466, 21467, 21468, 21469, 21470, 21471, 21472, 21473, 21474, 21475, 21476, 21477, 21478, 21479, 21480, 21481, 21482, 21483, 21484, 21485, 21486, 21487, 21488, 21489, 21490, 21491, 21492, 21493, 21494, 21495, 21496, 21497, 21498, 21499, 21500, 21501, 21502, 21503, 21504, 21505, 21506, 21508, 21509, 21510, 086433, 21512, 21513, 21514, 21515, 21516, 21517, 21518, 21519, 21520, 21521, 21522, 21523, 21524, 21525, 21526, and located approximately 1.75 miles west of the intersection of Killmore Road & Hunter Road west of Ellensburg, WA. in Section 22, Township 18, Range 17, in Kittitas County.

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 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 "State Environmental Policy Act (SEPA)" View Active Applications" using the file number "SE-24-00009 Jansen"

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:

Earth

- 1) A fill and grade permit is required pursuant to Kittitas County Code 14.05.050

Air

- 1) A dust control plan shall be developed and implemented during construction of the project.

- 2) During construction, reduction of construction caused dust and airborne contaminants shall be reduced through the use of water or other Department of Ecology approved methods.

Water

- 1) The applicant shall work with the Washington State Department of Health – Office of Drinking Water on a Group A public water system.
- 2) The applicant shall work with the Washington Department of Fish and Wildlife on Hydraulic Project Approval (HPA).
- 3) The applicant shall work with the U. S. Bureau of Reclamation on a Crossing License where it's required.

Stormwater

- 1) A Stormwater Plan prepared by a State of Washington licensed engineer, and approved by the Kittitas County Public Works Department is required.
- 2) The project shall have temporary erosion and sediment control measures implemented during construction.

Plants & Animals

- 1) The applicant shall work with the (WDFW) to develop a habitat mitigation plan for the Fish & Wildlife Habitat Conservation Areas (FWHCA) found on the project site.
- 2) The applicant shall work with the Washington Department of Natural Resources to determine if a Forest Practice Application is needed.

Noise

- 1) Development and construction practices during construction of this project shall only occur between the hours of 7:00 am to 7:00 pm to minimize the effect of construction noise on nearby properties.

Cultural Resources and Historic Preservation

- 1) A Cultural Resources Survey shall be conducted prior to any ground disturbing activities and survey results shall be submitted to DAHP and associated tribes.
- 2) Should ground disturbing or other activities related to the proposed plat 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 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.

Transportation

- 1) The applicant shall adhere to all applicable regulations as set forth in the current Kittitas County Road Standards.
- 2) The access locations shall be reviewed by the Kittitas County Department of Public Works to ensure that the access locations meet all applicable criteria for ingress/egress.
- 3) KCC 12.04.01.03 requires secondary access for developments with more than 30 lots. Recorded easements will be required.
- 4) Any further subdivisions or lots to be served by proposed access may result in further access requirements. See Kittitas County Roadway, Bridge, and Development Standards.
- 5) The applicant shall submit a transportation concurrency management application.

The Mitigated Determination of Non-Significance (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 5:00 p.m. on April 14, 2025.

Questions or Comments regarding this determination can be directed to Bradley Gasawski, 509.962.7539 or bradley.gasawski@co.kittitas.wa.us.

**Responsible
Official:**



Jamey Ayling

Title:

Planning Official

Address:

Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7506

Date:

March 31, 2025