



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

APPLICATION FEES:

\$600.00 Kittitas County Community Development Services (KCCDS)**
 \$950.00* Kittitas County Department of Public Works**
 \$260.00 Kittitas County Public Health

\$1,810.00 Total fees due for this application (One check made payable to KCCDS)

*2 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

** Note:KCCDS and PW fees are waived if project is a VSP sponsored fish enhancement project.

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): <u>Joel Weyand</u>	DATE: <u>1-10-22</u>	RECEIPT# <u>0023-00055</u>	RECEIVED JAN 10 2023 Kittitas County CDS DATE STAMP IN BOX
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A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Thorp Landing Plat

2. Name of applicant: [\[help\]](#)
Thorp Landing LLC,

3. Address and phone number of applicant and contact person: [\[help\]](#)
Joel Greear, 1410 W Dollyard Way Road, Suite 301, Ellensburg WA 98926

4. Date checklist prepared: [\[help\]](#)
1-2-23

5. Agency requesting checklist: [\[help\]](#)
Kittitas County Community Development Services Department

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
As soon as approvals are granted.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
There are no future plans at the current time. There is future activity associated with the approval of this plat in the form of future home construction etc.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
A previous SEPA (SE-22-00015) was reviewed and approved by Kittitas County (See Exhibit # 13). A critical areas report has also been completed for the subject property (See Exhibit # 12).

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
There is an existing SEPA completed, as part of the annual comprehensive plan docket cycle (See Exhibit # 8).

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
There are no known governmental approvals or permits needed for this proposed subdivision. If this ten lot subdivision gets approved there will be future permits needed for septic systems, address permits, and home construction for each lot. Kittitas County will also need to approved a group b water system serving this plat.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

This is a ten (10) lot subdivision proposal. Please see the project narrative describing the project in greater detail.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Please see the Exhibit # 2 regarding the plat map, legal description, boundaries of the site, and vicinity map. With Exhibit # 12 you can access the topography map along with other vicinity maps and photos of the site.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)
The subject property is fairly flat.

(circle one) **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
The subject property contains a slope of less than 1%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
The subject property contains two soil types, Metser clay loam and Vanderbilt ashy loam (See Exhibit # 12).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
There are no indications or history of unstable soils in the immediate vicinity to our knowledge.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
Road construction of 3,950 feet in length at 24" wide will consist of 12" base rock with 3" of top course and 3" of asphalt. Excavation and grading will occur on site using material from on site. Please note that this road construction was reviewed and approved under the existing SEPA (SE-22-00015, See Exhibit # 13). It is important to note that a portion of this road has been built along with an approved Road certification (See Exhibit # 15) and Grading permit (See Exhibit # 14) by Kittitas County.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
Erosion could possibly occur during a storm event. Pleaes note that the road design includes a road side ditch that will handle run off or erosion from road construction. Please note that this Road Construction is located within an areas that satisfied the Erosivity Wiaver Certificatin through the WA Dept. of Ecology (See Exhibit # 16).

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
It is estimated that less than 3% will be covered with impervious surfaces after project construction.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
Other than the road side ditches that will handing erosion and run off water there are no other measures needed. See Exhibit # 16 for the Erosivity Waiver with the WA ST Dept. of Ecology.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Air emissions could occur from the general construction activities that could occur with continued road building and home construction.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
None that we are aware of.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

No measures are needed.

3. Water [\[help\]](#)

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
There is a type 2 stream that runs along the southern shoulder of Goodwin Road (the northern most property boundary (See Exhibit # 12). there is a manmade irrigation ditch on the southern side of the property that convey irrigation water.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
This project will not require any work over, in, or adjacent to the Type 2 Stream. Within the Critical Area report a buffer has been established consistent with the Kittitas County Critical Areas Ordinance (See Exhibit # 12).

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

The subject property receives irrigation water from the Westside Ditch. This irrigation water applies to the proposed ten lot plat and irrigation water will be provided to each lot.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

The Yakima River is about .85 of mile away from this proposed plat. The Yakima floodplain expands across these areas and over these obstacles such as, the railroad, Thorp Hwy, irrigation ditches etc., before reaching the back portions of lots 6,7,8,9, & 10 of the proposed plat. These lots mostly contain 500yr floodplain with some lots containing both 500yr and 100yr floodplain. See Exhibit # 2 showing the floodplain on the proposed plat and also see Exhibit # 4.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No. There will be individual septic systems associated new single family homes that will be designed by a Licensed Engineer and approved by Kittitas County Env. Health. These septic system designs are based off of the number of rooms within a home and soil types.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Currently there is an approved and operating Group B water system serving lots (See Exhibit # 10). This existing system will serve two (2) lots of the proposed plat. The existing well is located on proposed lot 10 of this proposal. The remaining lots will be served by a new Group B water system. The well for this new system will be located on Lot 7 of this proposed plat and will serve the remaining 8 lots. This system will be designed and reviewed and approved by Kittitas County.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Each lot would contain its own individual septic system for a total of 10 septic systems for this proposal. Each individual septic system would be designed to the appropriate number of bedrooms within each residence. These individual septic systems could vary from pressurized systems to gravity systems, all of which would be approved through the Kittitas County Department of Environmental Health.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Water runoff (including stormwater) could be generated from the access road, in which storm water runoff will be channeled into roadside ditches for infiltration. This property has received a Erosivity Waiver, applied through the WA Dept. of Ecology, due to the size and lack of percipitation in the area therefore a construction stormwater permit is not required (See Exhibit # 16).

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
Waste materials are not expected to enter ground or surface waters. As this proposal progresses, there will be individual domestic septic systems associated with home construction. These will be designed and constructed in such a manner as to protect surface and ground waters, and meet all requirements of Kittitas County.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

Not to our knowledge.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

No measures are needed.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

In general vegetation will not be removed as part of the creation of lots. Since road construction has started under the approval of SE-22-00015 (See Exhibit # 13) existing hay ground as been graded off of the road width area, with a portion of the road already completed. See pictures in Exhibit # 15. The rest of the road will be continued to be built in spring or summer under the approval of Exhibit #13.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

No threatened and endangered species were identified to be on site per the Critical Area Report (See Exhibit # 12). Please note that the Yakima River, which is estimated at .85 miles away from the proposed plat, contains possible threatened and endangered species. Along this Yakima River corridor it is not uncommon to see bald eagles.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

The landscaping on this project will be the standard landscaping, but not limited to xerophytic types of landscaping, that is associated with single family residences.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Poison hemlock has been identified to be on site and is known as a Kittitas County Class A Noxious Weed (See Exhibit # 12).

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Hawks, herons, and songbirds have been identified on site, with eagles being near the site and along the Yakima River.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

No threatened and endangered species were identified to be on site per the Critical Area Report (See Exhibit # 12). Please note that the Yakima River, which is estimated at .85 miles away from the proposed plat, contains possible threatened and endangered species. Along this Yakima River corridor it is not uncommon to see bald eagles.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not our knowledge.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None to our knowledge.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Energy needed for this project is electricity with the possibility of propane. During construction there will be diesel and gasoline used by the machines used to create the proposed project. Homeowners will have electricity and install a propane tank for everyday house needs, but wood stoves, wood fireplaces and solar panels are all available as energy sources for the owners to use at their discretion.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Energy conservation for this project will include water metering for the

Group B Water System that serves each lot. A Satellite Management Agency (SMA) will monitor the system for any leaks or excessive water use and water testing. See Exhibit # 11 for the existing SMA document for the existing Group B System.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No. We do not foresee any environmental health hazards for this project. Structures that will eventually be built on the proposed plat will be required to abide by the cc&r's.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None that we know.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None that we know.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None that we know.

- 4) Describe special emergency services that might be required. [\[help\]](#)

Fire and Police emergency services will be served by local Fire district # 1 and the Kittitas County Sheriffs Department. Through 911 services, medical emergencies will be deployed from the county either to the Cle Elum or the Kittitas Valley Community Hospital in Ellensburg and local Urgent Care.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None.

- b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Traffic noise could be potential noise from I-90 and Thorp hwy.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Typical construction noise would be created with this project on a short term basis through equipment operation etc. Potential noise would begin no earlier than 7am and end no later than 7pm.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Potential construction noise would begin no earlier than 7am and end no later than 7pm.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The project site has been used as agricultural land and similar to the non conforming lots adjacent and nearby to the subject property.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

The project site has been used as agricultural land but is not designated as agricultural lands of long term commercial significance.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No.

c. Describe any structures on the site. [\[help\]](#)

There is a pumphouse associated with an existing well located on the proposed lot 10.

d. Will any structures be demolished? If so, what? [\[help\]](#)

None.

e. What is the current zoning classification of the site? [\[help\]](#)

Agriculture – 5 (See Exhibit # 5 & #8).

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Rural Residential (See Exhibit # 5 & #8).

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

There is no shoreline designation on the subject property. (See Exhibit #4).

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

The future lots may result in people residing on site (# unknown).

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

None.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

The plat will result in 10 lots being created.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No units will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

In order to reduce any negative housing impacts on the community, guidelines will be established in the CC&Rs to take into consideration housing style, colors, yards and the like. All conditions will help to enhance the sense of community in this area, while having the least amount of negative impact on surrounding neighborhoods.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

The tallest structure (home) will not exceed a height restriction within the zone or cc&rs.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
The CC&Rs, will be guidelines for style of house, vegetation and siding materials for example, in order to help unify the neighborhood and those nearby.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
None other than the standard house porch lighting etc, which would occur in the evening, morning, and nights.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
None to our knowledge.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
None.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
The Polouse to Cascades Trail is near the subject proposal that provides for hiking and horseback riding along with cross country skiing. The Yakima River is nearby which provides for recreational activities such as boating and fishing.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
None.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. [\[help\]](#)

There is nothing on site regarding buildings/structures or identified site (See Exhibit #17).

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None to our knowledge. (See Exhibit #17)

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

The applicant hired RLR Archaeology and Cultural Resources who reviewed the site (See Exhibit #17).

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

As described in the Cultural Resource Report by RLR on cultural items were located there no measures are proposed.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
Thorp Hwy serves as the main access, which provides access onto Thorp Landing Lane. Thorp Landing Lane provides immediate access the proposed 10 lot plat.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

No. The closest transit stop is at the Loves fuel station estimated to be 5 plus miles east.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

None

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)_____

Road construction has started under the approval of SE-22-00015 (See Exhibit # 13) with a portion of the road already completed establishing Thorp Landing Lane. See pictures in Exhibit # 15. Thorp Landing Lane will continue to be constructed this spring/summer establishing the rest of the road which will serve this proposed plat.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Upon approval of the ten (10) lot plat This project could generate 20 trips per day once complete. The peak volumes will occur before and after normal work hours.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None necessary.

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
This project will result in an increased need for public service, but the tax base generated by the addition of these homes would provide additional funds for Kittitas County to provide these services. Public services such as fire and police protection could possibly be increased, and potentially schools and health care services, but they are not yet known.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
No measures are needed.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)
The utilities proposed for this project are: water, electricity, telephone, propane, and individual septic systems. The electricity will be extended from Thorp Landing Lane and provided by PSE, while the propane will be individually purchased by the homeowner. The Group B Water System that serves each lot will be designed by a Licensed Engineer and approved by the respective departments of the county. The use of individual septic systems will be the responsibility of the new owner to pursue and obtain the proper approvals from Kittitas County. Telephone, cable, internet etc. will be provided by the local provider serving the area.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Joel Greear

Position and Agency/Organization Thorp Landing LLC

Date Submitted: 1-4-23

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.