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Narrative Project Description:

This is a general commercial binding site plan proposal consisting of eleven lots that will vary in size from .71 to 3.34 acres. The proposal as a whole contains a total of approximately 11.33 acres of land that was rezoned in 2006 from General Industrial to General Commercial (Z-05-21). This change to General Commercial was approved by Ordinance No. 2006-12. The subject property is located at 9291 SR 903 in Ronald, Washington and is adjacent to the north of SR 903.

The John L. Scott Realty office, which sits on what will become Lot 8, is currently served by the Evergreen Valley Group "A" Water System. This entire proposal is currently within the retail service area of the above-mentioned water system. This water system is currently designed and built and has adequate capacity to serve this proposal along with its existing service area, which includes the Existing Evergreen Ridge Planned Unit Development. The Evergreen Valley Group "A" Water System meets the Washington State Department of Health requirements, including testing protocols, water monitoring, engineering, fire flows etc, and completed its 6 year comprehensive plan update process in 2006.

The sewage needs for this proposed planned unit development will be handled by LCU Inc. through community septic systems, and it is important to mention that the John L. Scott Realty Office is currently being served by said system. As the volume of sewage effluent increases to sufficient levels (approximately 10,000 gallons per day), a Class "A" Reclaimed Water System will be constructed to provide for the sewage needs for this proposal and the existing Evergreen Ridge Planned Unit Development. This system is currently approved and is in the design process; the facility is planned to be operational by summer of 2008.

All roads within this proposed commercial binding site plan would be privately owned and maintained, thereby relieving the county of any additional road maintenance expenses. All of the new roads will be engineered and built to Kittitas County Road Standards as private roads and will eventually connect with the existing Evergreen Ridge PUD.

This proposal will be accessed off of SR 903 at the existing access location where we will dedicate Road R/W to WSDOT. The existing access site is located at Lot 9 on the Ronald Mill Site IV Plat map submitted with this application. Additionally, we have a field access permit from WSDOT just east of LOT 1 at milepost 7.81 on SR 903 that can be used if needed. The use of this access location will require us to change our access permit from a field access to a commercial access.

The John L. Scott Realty Office is currently located on a portion of this subject property. Any number of the allowed uses of Kittitas County Code 17.40 may be implemented on the subject property. At this time it has not been determined exactly what types of uses may be in place on the subject property. Any of the uses allowed under KCC 17.40 may be used at a later date.

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those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a proposal to create eleven commercial lots through the binding site plan process varying from .71 to 3.34 acres in size on approximately 11.33 acres. This proposal is located at 9291 SR 903 Ronald, Washington and is adjacent to the north of SR 903. Currently, there is a John L. Scott Realty Office located on the subject proposal. It is not known exactly what types of uses will be performed on the subject property, but they will be compatible with the John L. Scott Realty Office. All uses will be allowed pursuant to KCC 17.40 General Commercial zone. Please see the narrative statement attachment for more 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.

The proposal is located on a portion of tax parcel number 20-14-12010-0011.

Please see Attachment A and Attachment B for the location and boundary of proposal along with the legal description of this proposal.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

This project site ranges from flat to steep slope.

- b. What is the steepest slope on the site (approximate percent slope)?

The subject property slopes about 1% from SR903 to a bank that slopes about 45% up to a flat area which continues to the back of the site.

- 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 prime farmland.

Numerous types of soil could be within the site. These types are as follows:

Roslyn-Racker Complex, 0 to 5 % slopes

Roslyn Sandy Loam, 5 to 25% slopes

This is non-irrigated agricultural land and is not considered prime farm land

(See Attachment E)

- d. Are there surface indications or history of unstable soils in the immediate vicinity?

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Construction of this reclaimed water facility will include a central treatment facility, underground collection and distributions systems, and storage facilities. The system will continue to use the community drain fields as an alternate location to dispose of the reclaimed water as allowed by the Class "A" Reclaimed Water plan for this project.

- c. Water Runoff (including storm water):
 - 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.

There are three naturally occurring sources of run off for this land.

- Summer Precipitation run-off:
- Winter Precipitation run-off:
- Spring Thaw (Snow melt) Precipitation run-off:

When precipitation occurs during the summer months the runoff infiltrates into the exiting ground and also flows down existing roadside ditches.

During the winter months, snow accumulates on the property. Rain on snow events can also occur during the winter, which creates additional runoff on the property. This rain on snow storm water event flows on top of the existing snow pack, as it has historically occurred, eventually reaching existing roadside ditches.

Finally, during the spring thaw/snow melt events, the historical spring snowmelt creates runoff from the property, which travel in ditches that eventually lead to roadside ditches.

After infiltration has reached its saturation point, the excess water will continue to flow down existing roadside ditches. There is an existing storm water permit that will be amended to include this property. There is an existing storm water pollution prevention plan (SWPP) developed for implementing measures to reduce and control storm water on property adjacent to this proposal and will also be amended to include the subject proposal. The SWPP describes the methods and collection systems (if required) that will help control storm water events (runoff). The SWPP also allows for flexibility, thus changes can be made if certain preventative measures (BMP's) need changing.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Waste materials, excluding sewage, are not expected to enter ground or surface waters.

This commercial binding site plan will use the existing approved community septic systems that serve other adjacent projects and the John L. Scott Realty Office that is located on the subject property. The community septic systems will treat the existing sewage that discharges to the ground as allowed by Washington State Law.

When the sewage volumes reach adequate levels to support operation, it is intended to construct a reclaimed water facility approved through the Washington State Department of Health and permitted by the Washington State Department of Ecology on the adjacent Planned Unit Development

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proposal. This reclaimed water facility will also serve this proposal as part of its approved service area. It is important to note that this Class A Reclaimed Water facility service area is compatible with the service area of the Evergreen Valley Group "A" Water System.

This facility will take domestic sewage from the project and treat it to a level that meets or exceeds Class "A" Reclaimed Water, the highest standard recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" Reclaimed Water is suitable for many beneficial uses including, but not limited to, irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, and fire fighting/protection. The standards for Class "A" Reclaimed Water established by Department of Health and Department of Ecology require treatment and disinfection to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria.

The system will be sized to adequately treat and reclaim the domestic sewage from the residences and facilities, served by the Group "A" Water System. This system is proposed to be operational by summer of 2008.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

As this Commercial binding site plan proposal progresses, storm water runoff will be addressed by amending an existing and approved storm water plan which was designed and constructed in accordance with the Best Management Practices (Bmp's) that meet the Washington State Department of Ecology requirements. This includes sediment and erosion control measures to address any runoff water impacts.

New technologies such as pervious asphalt, pervious concrete, and grasscrete will be investigated and possibly used in and around the proposed project where their application is appropriate.

4. PLANTS

- a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, 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?

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