



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

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JUN 19 2014
KITTITAS COUNTY
CDS

SEPA ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

\$560.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:

6/19/14

RECEIPT #

21034

PAID

JUN 19 2014

KITTITAS CO.

CDS
DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 4-21-11

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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:

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 non-project proposals:

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NON-PROJECT 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.

A. BACKGROUND

1. Name of proposed project, if applicable:

Anderson Hay and Grain Rezone

2. Name of applicant:

Steve Gordon, Chief Financial Officer, Anderson Hay and Grain

3. Address and phone number of applicant and contact person:

*Applicant: Steve Gordon, Anderson Hay and Grain,
P.O. Box 99, Ellensburg, WA, 98926
(509) 925-9818*

*Contact person: Cassandra Moore, Grette Associates, LLC,
2102 N 30th Street, Suite A, Tacoma, WA 98403
(253) 573-9300*

4. Date checklist prepared:

June 16, 2014

5. Agency requesting checklist:

Kittitas County Development Services

6. Proposed timing or schedule (including phasing, if applicable):

The proposed rezone will be pursued through the Kittitas County and City of Ellensburg docket rezone process. Docket amendments for both jurisdictions are anticipated to be approved or denied by December 30th of the submittal year (2014).

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The proposed rezone is necessary for the planned future construction of an office building for use by Anderson Hay and Grain. Application for the proposed building will be made after the proposed rezone has been completed.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A Washington State SEPA Environmental Checklist (Form update from May 2014) has been prepared for this proposal. This SEPA document has been provided to Kittitas County for review.

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.

There are no known pending applications for governmental approvals of other proposals that directly affect the property covered by this proposal.

10. List any government approvals or permits that will be needed for your proposal, if known.

The following application materials are being provided for this proposal:

- *Kittitas County Comprehensive Plan Amendment Docketing,*
- *Kittitas County Rezone Application,*
- *Kittitas County SEPA Environmental Checklist, and*
- *Kittitas County Transportation Concurrency Management Application.*

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.)

The proposal is to rezone six parcels and associated right-of-way, totaling approximately 26 acres, within the Ellensburg Urban Growth Area from Urban Residential to Light Industrial. The proposed rezone will more accurately reflect the current use of the majority of the property and will allow Anderson Hay and Grain to construct a commercial office building for their existing employees. In addition, the proposal will be used to clarify the zoning and jurisdiction of Kittitas Tax Parcel Number 916833, which is approximately 10 acres in size and located to the north of the subject rezone area.

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 subject rezone properties are located to the northwest of the intersection of Anderson Road and Damman Road in Kittitas County, WA. Refer to the attached vicinity map.

The proposed rezone includes the majority of the NW ¼ of the NW ¼ of Section 11 of Township 17N, Range 18E, W.M. excluding Kittitas County Tax parcel numbers 548633, 718633, 728633, 838633, 848633, 858633, 668633 and the portion of 418533 located therein.

The rezone also includes portions of right of way currently designated as urban residential that are located in the SW ¼ of the SW ¼ of Section 2, Township 17N, Range 18E, W.M..

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, or other _____

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

0-2%

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.

The following soils are mapped by the United States Geological Service (USGS) as possibly being located on the subject properties:

Brickmill gravelly ashy loam, 0 - 2% slopes; considered prime farmland soils only if irrigated

Deedale Clay Loam, 0 - 2% slopes; farmland of statewide importance

Kayak-Weiman complex, 0 - 2% slopes; considered prime farmland soils only if irrigated and drained

Nosal ashy silt loam, 0 - 2 % slopes; considered prime farmland soils only if irrigated and drained

Refer to the attached soils figure generated by the USGS Soils website on 5/12/2014 .

The proposed rezone will not involve the removal of any on-site soils. In addition, none of the sites are currently being used as agricultural land.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

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.

No filling or grading is associated with the propose rezone.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No clearing or construction is proposed with this rezone.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not applicable.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not applicable.

2. Air

- 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.

Not applicable.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable.

3. Water

- 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.

There are no natural streams or other waterbodies within the rezone area. The rezone area contains portions of the Clinesmith irrigation ditch.

- 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.

Not applicable.

- 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.

Not applicable - No fill/dredge material would be placed into or removed from surface water or wetlands for this rezone proposal.

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

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Portions of the subject parcels area located within the mapped 100-year floodplain. Refer to attached figure.

- 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.

No.

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.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, 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.

Not Applicable.

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.

Not applicable.

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

No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

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

Not applicable.

4. Plants

- a. Check the 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
- ___ 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?

None.

- c. List threatened and endangered plant species known to be on or near the site.

There are no threated and/or endangered plant species known to be on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable.

- e. List all noxious weeds and invasive species known to be on or near the site.

There are no known noxious weeds and/or invasive species known to be on or near the site.

5. Animals

- 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. Examples include: birds (hawk, heron, eagle, songbirds, other); mammals (deer, bear, elk, beaver, other); fish (bass, salmon, trout, herring, shellfish, other); etc.

The subject properties are likely to support urban species such as common songbirds, raccoons, and squirrels, and opossum.

- b. List any threatened and endangered species known to be on or near the site.

No threatened or endangered species are known to be on or near the subject properties.

- c. Is the site part of a migration route? If so, explain.

No.

- d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable.

- e. List any invasive animal species known to be on or near the site.

None.

6. Energy and natural resources

- 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.

Not applicable.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

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:

Not applicable.

7. Environmental health

- 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.

No.

- 1) Describe any known or possible contamination at the site from present or past uses.

None

- 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.

None

- 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.

None

- 4) Describe special emergency services that might be required.

None

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable.

b. Noise

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

None

- 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.

Not applicable.

- 3) Proposed measures to reduce or control noise impacts, if any:

Not Applicable

8. Land and shoreline use

- 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.

Kittitas COMPAS describes the existing land use as urban. It is a combination of urban residential and commercial use by Anderson Hay and Grain. Refer to Application Attachment A: Anderson Hay and Grain Rezone property summary.

The proposed rezone will more accurately reflect historic, existing and proposed site uses and is anticipated to have no effect on current land uses on nearby adjacent properties.

- 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 non-forest use?

None of the parcels within the subject area or adjacent area are currently being used as working farmlands or forestland. No agricultural or forest land of long-term commercial significance will be converted to other uses as a result of this proposal and no acres currently in farmland or forestland tax status will be converted to non-farm or non-forest use.

- 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:

No.

- c. Describe any structures on the site.

The subject rezone involves 6 separate parcels - The table below provides a list of structures for each subject tax parcel.

Tax Parcel Number	Existing structures
698633	None
708633	None
528633	None
688633	4 storage structures
538633	None
658633	Structure recently demolished per permit (number available on request)

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?

The current zoning classification of the subject parcels is Urban Residential.

- f. What is the current comprehensive plan designation of the site?

The City of Ellensburg comprehensive plan designation of the site is Urban Residential; the County does not prepare comprehensive plan designations.

- g. If applicable, what is the current shoreline master program designation of the site?

The majority of the subject properties are designated as rural under the current Shoreline Master Program. In addition, a small portion of the southwest corner of Kittitas County tax parcel number 688633 coincides with designated conservancy shoreline. The propose Shoreline Master Program update will remove all of the subject parcels from shoreline jurisdiction/designation.

- i. Has any part of the site been classified as a critical area by the city or county? If so, specify.

All of the subject properties contain areas that have been mapped by the Federal Emergency Management Agency (FEMA) as within the 100-year flood zone (Zone C). Refer to the attached figure. In addition, the subject properties are also designated by Kittitas County as being part of the shoreline jurisdiction. However, the Shoreline Master Program update that is currently underway will remove this designation from all of the subject properties once adopted.

The subject properties are not mapped as containing slopes that exceed 30%, priority habitat and/or threatened/endangered species; or wetlands.

Kittitas Tax Parcel Number 688633 is mapped as containing two channelized water conveyance areas a Type F and a non-classified water conveyance (Type X). Note: the Kittitas County COMPAS mapping system utilizes the previous DNR water typing system and designates these areas as Type 2 and 9 respectively.

- j. Approximately how many people would reside or work in the completed project?

Not applicable.

- k. Approximately how many people would the completed project displace?

Not applicable.

- l. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed rezone will result in the underlying zoning being more consistent with the existing and historic land use of the majority of the subject property. No further measures are proposed.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

The proposal would result in the rezoning of six parcels currently zoned for residential use, generally middle-income housing. None of these parcels currently support a residential use.

- c. Proposed measures to reduce or control housing impacts, if any:

Not Applicable.

10. Aesthetics

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

Not applicable.

- b. What views in the immediate vicinity would be altered or obstructed?

Not applicable.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable.

- c. What existing off-site sources of light or glare may affect your proposal?

Not applicable.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Not Applicable.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

The subject properties are located approximately 0.5 miles south of West Ellensburg Park.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable.

13. Historic and cultural preservation

- 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 located on or near the site? If so, specifically describe.

No.

- 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.

No.

- 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.

Review included query of the Washington Information System for Architectural and Archaeological Records data maintained by the Washington State Department of Archeology and Historic Preservation.

- 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.

Not applicable.

14. Transportation

- 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.

The subject properties have access to Damman Road and/or Anderson road. Existing accesses will not be modified as a part of this rezone proposal.

- 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?

The site is not currently served by public transit. Only limited downtown bus service is available in Ellensburg.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable.

- 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).

No.

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

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 non-passenger vehicles). What data or transportation models were used to make these estimates?

Not applicable.

- 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.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

Not applicable.

15. Public services

- 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.

The proposed rezone will result in a more accurate reflection of the overall existing land use and, as such, is not anticipated to result in an increased need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable.

16. Utilities

- a. Circle utilities currently available at the site: 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.

Not Applicable.

C. SIGNATURE

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 CASSANDRA MOORE

Position and Agency/Organization PLANNER / GRETTIE ASSOCIATES

Date Submitted: 6/17/2014

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (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.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. a. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed rezone is not anticipated to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or the production of noise.

- b. Proposed measures to avoid or reduce such increases are:

Not applicable.

2. a. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed rezone will occur in an area of existing development and is not anticipated to have any significant effect on plants, animals, fish or marine life.

- b. Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not applicable.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal is not anticipated to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

Not applicable.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed rezone is anticipated to have no direct impacts on the use or functionality of environmentally sensitive areas or areas designated for government protection. Future development proposals resulting from this rezone will be consistent with the zoning and development regulations applicable at the time of development.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Not applicable.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The subject area is currently owned by Anderson Hay and Grain and utilized for commercial purposes associated with business operation. As such, the proposal would not affect land use and the rezone as proposed will create an area that is more consistent with existing and neighboring land uses.

The proposal will have no impact on shoreline use. The subject properties are located in an area previously identified as part of the shoreline jurisdiction. However, the update to the Kittitas County Shoreline Master Program currently in process will remove this designation from all of the subject parcels.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Not applicable. Note: Future development proposals will be consistent with the zoning and development regulations applicable at the time of development.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed rezone is anticipated to have no direct impacts on demands to transportation, public services, and utilities. Future development proposals will be consistent with the zoning and development regulations applicable at the time of development.

Proposed measures to reduce or respond to such demand(s) are:

Not applicable.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed rezone is consistent with local, state, and federal laws as well as requirements for the protection of the environment.