

# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

CU-09-00007

## ZONING CONDITIONAL USE PERMIT APPLICATION

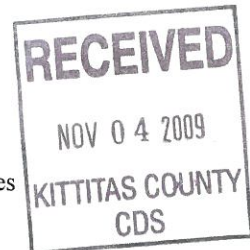
*(Proposing a use such as a Bed & Breakfast or Campground)*

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

### REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA SHALL EXTEND FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION. See attached Exhibit 1.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED BUILDINGS POINTS OF ACCESS, ROADS, PARKING AREAS, SEPTIC TANK, DRAINFIELD, DRAINFIELD REPLACEMENT AREA, AREAS TO BE CUT AND/OR FILLED, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.
- SEPA CHECKLIST (UNLESS EXEMPT)



### APPLICATION FEE:

\$2,030.00 (\$1,560 fee + \$470 SEPA) for Community Development Services

\$130.00 for Fire Marshal

(One check made payable to KCCDS)

\*\*\*Accessory Dwelling Units and Special Care Dwellings are exempt from SEPA\*\*\*

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY:

(CDS STAFF SIGNATURE)

*[Handwritten Signature]*

DATE:

11.04.09

RECEIPT #

\_\_\_\_\_



NOTES:

\_\_\_\_\_

1. **Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form.*

Name: Evelyn Allenbaugh  
Mailing Address: 1051 Sorenson Road  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: (509) 929-1401  
Email Address: spirit@elltel.net

2. **Name, mailing address and day phone of authorized agent, if different from land owner of record:**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Jeff Slothower, Attorney at Law  
Mailing Address: P.O. Box 1088  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: (509) 925-6916  
Email Address: jslothower@lwhsd.com

3. **Street address of property:**

Address: 1051 Sorenson Road  
City/State/ZIP: Ellensburg, WA 98926

4. **Legal description of property:**

Lot 61 of the Roy short Plat No. 296-11 being a portion of Section 22, Township 17 North, Range 19 EWM

5. **Tax parcel number:** 17-19-22051-0001 (11673)

6. **Property size:** 3 acres (acres)

7. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

The applicant seeks a Conditional Use Permit to operate a riding academy on the property pursuant to KCC 17.31.030 (14). The riding academy is a conditional use under the current zone. The riding academy would specialize in providing equine-assisted activities to individuals with disabilities and would be affiliated with NARHA, which was formerly referred to as the North American Riding for the Handicapped Association. NARHA has been in existence since 1969 and provides equine-assisted activities and therapy programs throughout the United States and Canada through a network of 800 riding academies. The facility would be owned and operated by Ms. Allenbaugh, the owner of the property, who has gone through the NARHA training and desires to use her property part-time for a training center.

It is anticipated that individuals who attend the riding academy would be on the property one hour per week from 3:30 p.m. to 7:00 p.m. Tuesday through Saturday. The riding activities would be conducted in a completely enclosed indoor riding arena. The riding academy would use horses which belong to the applicant and which are stabled on the property.

8. Provision of the zoning code applicable: KCC 17.31.030(14)
9. A conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria is met for this particular project (attach additional sheets as necessary):

A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.

The proposed use is desirable to the public's convenience because it provides a therapeutic riding activity to individuals with disabilities that is not otherwise available in Kittitas County. The benefits of this therapeutic activity are well known, and attached hereto as Exhibit A is a brief statement the benefits of therapeutic riding. Currently, there is one NARHA facility located in Woodinville, Washington and another in the Lower Yakima Valley. These are the only two NARHA facilities in close proximity to Ellensburg. Oftentimes, the individuals who benefit from this type of therapy are unable to travel great distances because of their physical limitations and/or do not have the financial means to travel. The existence of a local facility will provide these individuals with a close, safe and inexpensive facility.

The activity would be conducted entirely on the applicant's property and the applicant's property is configured in such a way that the activity would occur within an enclosed riding arena, creating no potential for activities off-site to interfere with the riding academy and no interference with any ongoing land use activities on adjacent property. The proposed use is not detrimental or injurious to the public health, peace, safety or the character of the surrounding neighborhood. The applicant has contacted all of the neighbors whose property adjoins the applicant's property. Each of those adjoining neighbors have indicated in writing that, not only is the proposed conditional use not injurious to them as neighbors, but they fully support the proposed activity. (See letters attached as Exhibit B). In addition, the applicant contacted other property owners who live in the general vicinity of the applicant's property. Those individuals also support the activity. Letters from other members of the neighborhood are attached hereto as Exhibit C.

B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that (1) it will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or (2) that the applicant shall provide such facilities; or (3) demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

The proposed use is not unreasonably detrimental to the economic welfare of the county and it will not create excessive public cost for facilities and services because of the following:

- a) The existing facility is located on private property that is accessed by a county road;
- b) The activity will not require increased police or fire protection;
- c) The activity is not dependent upon irrigation or drainage structures, nor will it have any impact on schools.

As depicted on the map attached as Exhibit D, the property is well served by a variety of county roads and is less than one mile from an existing fire station.

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

X Evelyn M Allenbaugh

Date:

11-4-09

Signature of Land Owner of Record  
(REQUIRED for application submittal):

X Evelyn M Allenbaugh

Date:

11-4-09

**EXHIBIT 1**  
**LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL**

**Parcel: 11674**

**Address:** SORENSON RD ELLENSBURG

**Owner Name:** LAUB, MIKE ETUX

**Legal Description:** ACRES 17.00, ROY SHORT PLAT NO. 2 96-11; LOT G2 SEC. 22; TWP. 17; RGE. 19

**Parcel: 11672**

**Address:** S FERGUSON RD ELLENSBURG

**Owner Name:** LAUB, MIKE ETUX

**Legal Description:** ACRES 26.28, ROY SHORT PLAT NO. 1 96-10; LOT F2 (PARCEL J, B30/P122) SEC. 22; TWP. 17; RGE. 19

**Parcel: 11671**

**Address:** 00901 SORENSON RD ELLENSBURG

**Owner Name:** LYYSKI, RYAN A ETUX

**Legal Description:** ACRES 3.00, ROY SHORT PLAT NO. 1 96-10; LOT F1 LESS .9 CO. RD. SEC. 22; TWP. 17; RGE. 19

**Parcel: 13492**

**Address:** S FERGUSON RD ELLENSBURG

**Owner Name:** GIBB FAMILY TRUST

**Legal Description:** ACRES 3.00, CD. 9931-4; SEC. 22, TWP. 17, RGE. 19; PTN S1/2 SW1/4 & PTN SW1/4 SE1/4 (PARCEL K, B30/P122)

**Parcel: 11676**

**Address:** SORENSON RD ELLENSBURG

**Owner Name:** LAUB, MIKE ETUX

**Legal Description:** ACRES 17.00, ROY SHORT PLAT NO. 3 96-12; LOT H2 SEC. 22; TWP. 17; RGE. 19

**Parcel: 954502**

**Address:** SORENSON RD ELLENSBURG

**Owner Name:** SORENSON, GERALD J. ETUX

**Legal Description:** ACRES 20.66; PTN NE 1/4 (PARCEL 3, B34/P200-201); SEC 27, TWP 17,~RGE 19~

**Parcel: 954501**

**Address:** SORENSON RD ELLENSBURG

**Owner Name:** SORENSON, GERALD J. ETUX

**Legal Description:** ACRES 20.66; PTN NE 1/4 (PARCEL 2, B34/P200-201); SEC 27, TWP 17,~RGE 19~

**Parcel: 516336**

**Address:** SORENSON RD ELLENSBURG

**Owner Name:** SORENSON, GERALD J. ETUX

**Legal Description:** ACRES 16.67, CD. 9988-1; PTN NE 1/4 (PTN PARCEL 1, B34/P200-201)~(LESS MPO, MUST BE SOLD WITH 17-19-27000-0002); SEC 27, TWP 17, RGE~19~

**Parcel: 110133**

**Address:** 00870 SORENSON RD ELLENSBURG

**Owner Name:** SORENSON, GERALD J. ETUX

**Legal Description:** ACRES 4.00, CD. 9988; PTN NE 1/4 (PTN PARCEL 1, B34/P200-201)(MPO,~MUST BE SOLD WITH 17-19-27000-0021); LESS .90 CO RD; 1.50 DITCH R/W~;SEC 27, TWP 17, RGE 19~

**Parcel: 11250**

**Address:** SORENSON RD ELLENSBURG

**Owner Name:** GIBB, RONALD J ETUX TRUSTEES &

**Legal Description:** ACRES 34.30, CD. 9990-1; SEC. 27; TWP. 17; RGE. 19; PTN. NE1/4 NW1/4 (PTN. TAX 3); (MUST BE SOLD WITH MPO 17-19-27000-0003)

**Parcel: 440133**

**Address:** 03001 DENMARK RD ELLENSBURG

**Owner Name:** SORENSON, PAUL J ETUX

**Legal Description:** ACRES 67.82, CD 9932; SEC 22; TWP 17; RGE 19; PTN SE1/4; LESS .80~CO RD; 2.50 RD

**Parcel: 270133**

**Address:** 00660 SORENSON RD ELLENSBURG

**Owner Name:** GIBB, RONALD J ETUX TRUSTEES &

**Legal Description:** ACRES 1.50, CD. 9990; SEC. 27; TWP. 17; RGE. 19; PTN. NE1/4 NW1/4 (PTN. TAX 3); (MPO, MUST BE SOLD WITH 17-19-27000-0023)

**Parcel: 707336**

**Address:** SORENSON RD ELLENSBURG

**Owner Name:** GIBB, RONALD J ETUX TRUSTEES &

**Legal Description:** ACRES 75.12, CD. #9987-1; SEC. 27; TWP. 17; RGE 19; PTN. E1/2 NE1/4

# **EXHIBIT A**

Exhibit A  
To Zoning Conditional Use Permit Application

Individuals With Disabilities Who Participate In Therapeutic Riding Programs  
Benefit In The Following Ways:

**1. Physical Benefits**

- a. **Improved balance.** As the horse moves, the rider is constantly thrown off-balance, requiring that the rider's muscles contract and relax in an attempt to rebalance. This exercise reaches deep muscles not accessible in conventional physical therapy. The three-dimensional rhythmical movement of the horse is similar to the motion of walking, teaching rhythmical patterns to the muscles of the legs and trunk. By placing the rider in different positions on the horse (therapeutic vaulting), we can work different sets of muscles. Stopping and starting the horse, changing speed and changing direction increase the benefits.
- b. **Strengthened muscles.** Muscles are strengthened by the increased use involved in riding. Even though riding is exercise, it is perceived as enjoyment, and therefore the rider has increased tolerance and motivation to lengthen the period of exercise.
- c. **Improved coordination, faster reflexes, and better motor planning.** Riding a horse requires a great deal of coordination in order to get the desired response from the horse. Since the horse provides instant feedback to every action by the rider, it is easy to know when you have given the correct cue. Repetition of patterned movements required in controlling a horse quickens the reflexes and aids in motor planning.
- d. **Stretching of tight or spastic muscles.** Sitting on a horse requires stretching of the adductor muscles of the thighs. This is accomplished by pre-stretching prior to mounting the horse, and starting the rider off on a narrow horse, gradually working to wider and wider horses. Gravity helps to stretch the muscles in front of the leg as the rider sits on the horse without stirrups. Riding with stirrups with heels level or down helps to stretch the heel cords and calf muscles. Stomach and back muscles are stretched as the rider is encouraged to maintain an upright posture against the movement of the horse. Arm and hand muscles are stretched as part of routine exercises on the horse and by the act of holding and using the reins.
- e. **Decreased spasticity.** Spasticity is reduced by the rhythmic motion of the horse. The warmth of the horse may aid in relaxation, especially of the legs. Sitting astride a horse helps to break up extensor spasms of the lower limbs. Holding the reins helps to break flexor spasm patterns of the upper limbs. Many of the developmental vaulting positions are also designed to break up or reduce spasticity. Fatigue also helps to decrease spasticity by producing relaxation.
- f. **Increased range of motion of the joints.** As spasticity is reduced, range of motion increases. Range of motion is also improved by the act of

mounting and dismounting, tacking up, grooming, and exercises during lessons.

- g. **Reduction of abnormal movement patterns.** If spasticity is reduced and range of motion increased, it follows that abnormal movements will be inhibited. Relaxation techniques while riding also help to inhibit abnormal movement.
- h. **Improved respiration and circulation.** Although riding is not normally considered a cardiovascular exercise, trotting and cantering do increase both respiration and circulation.
- i. **Improved appetite and digestion.** Like all forms of exercise, riding stimulates the appetite. The digestive tract is also stimulated, increasing the efficiency of digestion.
- j. **Sensory integration.** Riding stimulates the tactile senses both through touch and environmental stimuli. The vestibular system is also stimulated by the movement of the horse, changes in direction and speed. The olfactory system responds to the many smells involved in a stable and ranch environment. Vision is used in control of the horse. The many sounds of a ranch help to involve the auditory system. All of these senses work together and are integrated in the act of riding. In addition, proprioceptors (receptors that give information from our muscles, tendons, ligaments and joints) are activated, resulting in improved proprioception.

## 2. Psychological Benefits

- a. **General sense of well-being.** Exercise in the fresh air of a ranch, away from hospitals, doctors office, therapy rooms, or home help to promote a sense of well-being.
- b. **Improved self-confidence** Confidence is gained by mastering a skill normally performed by able-bodied people. The ability to control an animal much larger and stronger than oneself is a great confidence builder. Participating in events such as shows and play days add to the sense of achievement.
- c. **Increased interest in the outside world.** For those confined by a disability, the world tends to shrink in size. Riding increases interest in what is happening around the rider, as the rider explores the world from the back of a horse. Even exercising becomes interesting when done on horseback.
- d. **Increased interest in one's own life.** The excitement of riding and the experiences involved stimulate the rider, encouraging the rider to speak and communicate about it.
- e. **Improved risk-taking abilities.** Riding is a risk sport. The rider learns to master fears though the act of staying on the horse, as well as attempting new skills and positions on the horse.
- f. **Development of patience.** Since the horse has a mind of its own, the rider learns patience as he or she attempts to perform skills on the horse when the horse is not cooperating. Repetition of basic riding principles also helps to develop patience.



- g. **Emotional control and self-discipline.** The rider quickly learns that an out-of-control rider means an out-of-control horse. Shouting, crying, and emotional outbursts upset the horse, which in turn frightens the rider. Riders learn to control these emotions and appropriately express them.
- h. **Sense of normality.** By being able to master a skill considered difficult by the able population, the rider experiences him/herself as being normal.
- i. **Expansion of the locus of control.** The rider begins to view him/herself as having control over his/her world as control over a powerful animal increases.

### 3. Social Benefits

- a. **Friendship.** Although riding can be a solitary activity, it is normally performed in groups. Riders share a common love of horses and a common experience of riding -- a good foundation on which to build a friendship.
- b. **Development of respect and love for animals.** Horses require a great deal of care and attention. Riders find themselves bonding with the animals. They develop an interest in them and learn to care for them. They learn to put the needs of the horse first.
- c. **Increased experiences.** The varieties of experiences involved in riding are endless. From tacking and grooming to trail riding, from going to horse shows to learning the parts of a horse, the rider is constantly experiencing and growing. The horse also provides the rider with the ability to go places otherwise inaccessible due to the disability.
- d. **Enjoyment.** There is no doubt about it, riding a horse is fun. Riders experience excitement and pleasure every time they come for a lesson.

### 4. Educational Benefits

- a. **Remedial Reading.** Before one can read, it is necessary to recognize the difference in shapes, sizes, and even colors. These can be taught more easily on horseback, as part of games and activities. There is less resistance to learning when it is part of a riding lesson. Through the use of signs placed around the arena, letters can be taught, and reading of individual words by word recognition can also be learned. Games involving signs for "exit", "danger", "stop" etc., help to teach important life skills involving reading.
- b. **Remedial Math** Counting is learned by counting the horse's footsteps, objects around the arena, or even the horse's ears and legs. Number concepts are gained as the rider compares the number of legs on a horse to the number of his own legs. Addition and subtraction are taught through games involving throwing numbered foam dice and adding or subtracting the numbers. Because the concepts are taught through games, resistance to learning is decreased.
- c. **Sequencing, patterning and motor planning.** Something as simple as holding and using a pencil requires a great deal of motor planning. Knowing which comes first in a sequence of events is an important part of most activities. These and other similar skills are taught on horseback

though the use of obstacle courses, pole bending, drill team, and many other games and activities.

- d. **Improved eye-hand coordination.** Eye hand coordination is necessary for such skills as writing. These skills are taught in tacking the horse, as well as various activities and exercises.
- e. **Visual/spatial perception.** This includes our awareness of form and space, and our understanding relationships between forms in our environment. Included in this area are directionality (knowing right from left); space perception, which allows us to differentiate between items close in shape but spatially different (i.e. "h" versus "b"); form perception (i.e. differentiating "h" and "m"); figure ground (picking out an object from the background); and visual sequential memory (such as remembering symbols in a particular sequence or pattern). Both reading and math concepts involve visual spatial perception. Visual spatial perception improves as a natural result of control of the horse. Additional exercises are done on the horse to increase ability in this area.
- f. **Differentiation.** The rider learns to differentiate significant from less significant stimuli in the environment. An improvement in this area occurs as the rider learns to attend to his horse and those things that may influence the horse as opposed to attending the environment in general.

# **EXHIBIT B**

July 30, 2009

Kittitas County Board of Adjustment

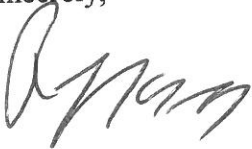
Dear Board of Adjustment:

The undersigned own property immediately adjacent to Evelyn Allenbaugh's property. We understand that Evelyn is applying for a Conditional Use Permit to open a riding academy specializing in providing equine assisted activities to people with disabilities. As an adjacent property owner, we fully support the County granting Ms. Allenbaugh's Conditional Use Permit application. We do not believe Ms. Allenbaugh's proposed riding academy will be injurious to the neighborhood, nor will it impact the public health, safety or welfare of the county. Further, we do not believe Ms. Allenbaugh's proposed academy will interfere with the activities we conduct on our property. The undersigned believes the riding academy proposed by Ms. Allenbaugh is one that is not available locally and will provide what is understood to be a much-needed service in Kittitas County.

Please contact us at the following address if you have any questions or concerns:

901 SORENSON RD  
ELLENBURG, WA 98926

Sincerely,



RYAN LYYSKI & BOBETTE LYYSKI

July 30, 2009

Kittitas County Board of Adjustment

Dear Board of Adjustment:

The undersigned own property immediately adjacent to Evelyn Allenbaugh's property. We understand that Evelyn is applying for a Conditional Use Permit to open a riding academy specializing in providing equine assisted activities to people with disabilities. As an adjacent property owner, we fully support the County granting Ms. Allenbaugh's Conditional Use Permit application. We do not believe Ms. Allenbaugh's proposed riding academy will be injurious to the neighborhood, nor will it impact the public health, safety or welfare of the county. Further, we do not believe Ms. Allenbaugh's proposed academy will interfere with the activities we conduct on our property. The undersigned believes the riding academy proposed by Ms. Allenbaugh is one that is not available locally and will provide what is understood to be a much-needed service in Kittitas County.

Please contact us at the following address if you have any questions or concerns:

Lewon J. Gibb  
1060 Sorenson Road  
Ellensburg, WA 98926

Sincerely,

July 30, 2009

Kittitas County Board of Adjustment

Dear Board of Adjustment:

The undersigned own property immediately adjacent to Evelyn Allenbaugh's property. We understand that Evelyn is applying for a Conditional Use Permit to open a riding academy specializing in providing equine assisted activities to people with disabilities. As an adjacent property owner, we fully support the County granting Ms. Allenbaugh's Conditional Use Permit application. We do not believe Ms. Allenbaugh's proposed riding academy will be injurious to the neighborhood, nor will it impact the public health, safety or welfare of the county. Further, we do not believe Ms. Allenbaugh's proposed academy will interfere with the activities we conduct on our property. The undersigned believes the riding academy proposed by Ms. Allenbaugh is one that is not available locally and will provide what is understood to be a much-needed service in Kittitas County.

Please contact us at the following address if you have any questions or concerns:

Mike Louf  
12551 Thrall Rd  
Ellensburg Wa 98926

Sincerely,

July 30, 2009

Kittitas County Board of Adjustment

Dear Board of Adjustment:

The undersigned own property immediately adjacent to Evelyn Allenbaugh's property. We understand that Evelyn is applying for a Conditional Use Permit to open a riding academy specializing in providing equine assisted activities to people with disabilities. As an adjacent property owner, we fully support the County granting Ms. Allenbaugh's Conditional Use Permit application. We do not believe Ms. Allenbaugh's proposed riding academy will be injurious to the neighborhood, nor will it impact the public health, safety or welfare of the county. Further, we do not believe Ms. Allenbaugh's proposed academy will interfere with the activities we conduct on our property. The undersigned believes the riding academy proposed by Ms. Allenbaugh is one that is not available locally and will provide what is understood to be a much-needed service in Kittitas County.

Please contact us at the following address if you have any questions or concerns:

Deirdre Sorenson 870 Sorenson Rd.  
Marilyn Sorenson

Sincerely,

# **EXHIBIT C**



July 30, 2009

Kittitas County Board of Adjustment

Dear Board of Adjustment:

The undersigned own property in the general area of Evelyn Allenbaugh's property. We understand that Evelyn is applying for a Conditional Use Permit to open a riding academy specializing in providing equine assisted activities to people with disabilities. As a property owner, we fully support the County granting Ms. Allenbaugh's Conditional Use Permit application. We do not believe Ms. Allenbaugh's proposed riding academy will be injurious to the neighborhood, nor will it impact the public health, safety or welfare of the county. Further, we do not believe Ms. Allenbaugh's proposed academy will interfere with the activities we conduct on our property. The undersigned believes the riding academy proposed by Ms. Allenbaugh is one that is not available locally and will provide what is understood to be a much-needed service in Kittitas County.

Please contact us at the following address if you have any questions or concerns:

Sherry McDonald  
1631 Sorenson Road  
Ellensburg, WA 98926

Sincerely,

*Sherry McDonald*

July 30, 2009

Kittitas County Board of Adjustment

Dear Board of Adjustment:

The undersigned own property in the general area of Evelyn Allenbaugh's property. We understand that Evelyn is applying for a Conditional Use Permit to open a riding academy specializing in providing equine assisted activities to people with disabilities. As a property owner, we fully support the County granting Ms. Allenbaugh's Conditional Use Permit application. We do not believe Ms. Allenbaugh's proposed riding academy will be injurious to the neighborhood, nor will it impact the public health, safety or welfare of the county. Further, we do not believe Ms. Allenbaugh's proposed academy will interfere with the activities we conduct on our property. The undersigned believes the riding academy proposed by Ms. Allenbaugh is one that is not available locally and will provide what is understood to be a much-needed service in Kittitas County.

Please contact us at the following address if you have any questions or concerns:

Eslinger Farms  
3530 S. Ferguson  
Ellensburg, WA 98926

968-3493

Sincerely,

*Karen Eslinger*

July 30, 2009

Kittitas County Board of Adjustment

Dear Board of Adjustment:

The undersigned own property immediately adjacent to Evelyn Allenbaugh's property. We understand that Evelyn is applying for a Conditional Use Permit to open a riding academy specializing in providing equine assisted activities to people with disabilities. As an adjacent property owner, we fully support the County granting Ms. Allenbaugh's Conditional Use Permit application. We do not believe Ms. Allenbaugh's proposed riding academy will be injurious to the neighborhood, nor will it impact the public health, safety or welfare of the county. Further, we do not believe Ms. Allenbaugh's proposed academy will interfere with the activities we conduct on our property. The undersigned believes the riding academy proposed by Ms. Allenbaugh is one that is not available locally and will provide what is understood to be a much-needed service in Kittitas County.

Please contact us at the following address if you have any questions or concerns:

Paul J. Jorgensen  
3500 McG Rd  
Ellensburg WA 98926

Sincerely,

July 30, 2009

Kittitas County Board of Adjustment

Dear Board of Adjustment:

The undersigned own property in the general area of Evelyn Allenbaugh's property. We understand that Evelyn is applying for a Conditional Use Permit to open a riding academy specializing in providing equine assisted activities to people with disabilities. As a property owner, we fully support the County granting Ms. Allenbaugh's Conditional Use Permit application. We do not believe Ms. Allenbaugh's proposed riding academy will be injurious to the neighborhood, nor will it impact the public health, safety or welfare of the county. Further, we do not believe Ms. Allenbaugh's proposed academy will interfere with the activities we conduct on our property. The undersigned believes the riding academy proposed by Ms. Allenbaugh is one that is not available locally and will provide what is understood to be a much-needed service in Kittitas County.

Please contact us at the following address if you have any questions or concerns:

Norma M. Boothman  
3741 S. Ferguson Rd  
Ellensburg, WA

Sincerely,

July 30, 2009

Kittitas County Board of Adjustment

Dear Board of Adjustment:

The undersigned own property in the general area of Evelyn Allenbaugh's property. We understand that Evelyn is applying for a Conditional Use Permit to open a riding academy specializing in providing equine assisted activities to people with disabilities. As a property owner, we fully support the County granting Ms. Allenbaugh's Conditional Use Permit application. We do not believe Ms. Allenbaugh's proposed riding academy will be injurious to the neighborhood, nor will it impact the public health, safety or welfare of the county. Further, we do not believe Ms. Allenbaugh's proposed academy will interfere with the activities we conduct on our property. The undersigned believes the riding academy proposed by Ms. Allenbaugh is one that is not available locally and will provide what is understood to be a much-needed service in Kittitas County.

Please contact us at the following address if you have any questions or concerns:

Kim Snider  
3960 S Ferguson Rd  
Ellensburg WA 98920

Sincerely,

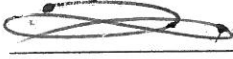
July 30, 2009

Kittitas County Board of Adjustment

Dear Board of Adjustment:

The undersigned own property in the general area of Evelyn Allenbaugh's property. We understand that Evelyn is applying for a Conditional Use Permit to open a riding academy specializing in providing equine assisted activities to people with disabilities. As a property owner, we fully support the County granting Ms. Allenbaugh's Conditional Use Permit application. We do not believe Ms. Allenbaugh's proposed riding academy will be injurious to the neighborhood, nor will it impact the public health, safety or welfare of the county. Further, we do not believe Ms. Allenbaugh's proposed academy will interfere with the activities we conduct on our property. The undersigned believes the riding academy proposed by Ms. Allenbaugh is one that is not available locally and will provide what is understood to be a much-needed service in Kittitas County.

Please contact us at the following address if you have any questions or concerns:

  
1090 Emerson Rd  
Ellensburg, WA 98926

Sincerely,

July 30, 2009

Kittitas County Board of Adjustment

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Please contact us at the following address if you have any questions or concerns:

2180 S. FERGDSON RD  
ELLENBURG, WA. 98920

Sincerely,



July 30, 2009

Kittitas County Board of Adjustment

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Please contact us at the following address if you have any questions or concerns:

Lamma Estinger  
3070 S Ferguson Rd  
Ellensburg WA 98926

Sincerely,



July 30, 2009

Kittitas County Board of Adjustment

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Please contact us at the following address if you have any questions or concerns:

Kern R Estlin  
2421 Denmark Rd  
Ellensburg WA  
98926

Sincerely,

July 30, 2009

Kittitas County Board of Adjustment

Dear Board of Adjustment:

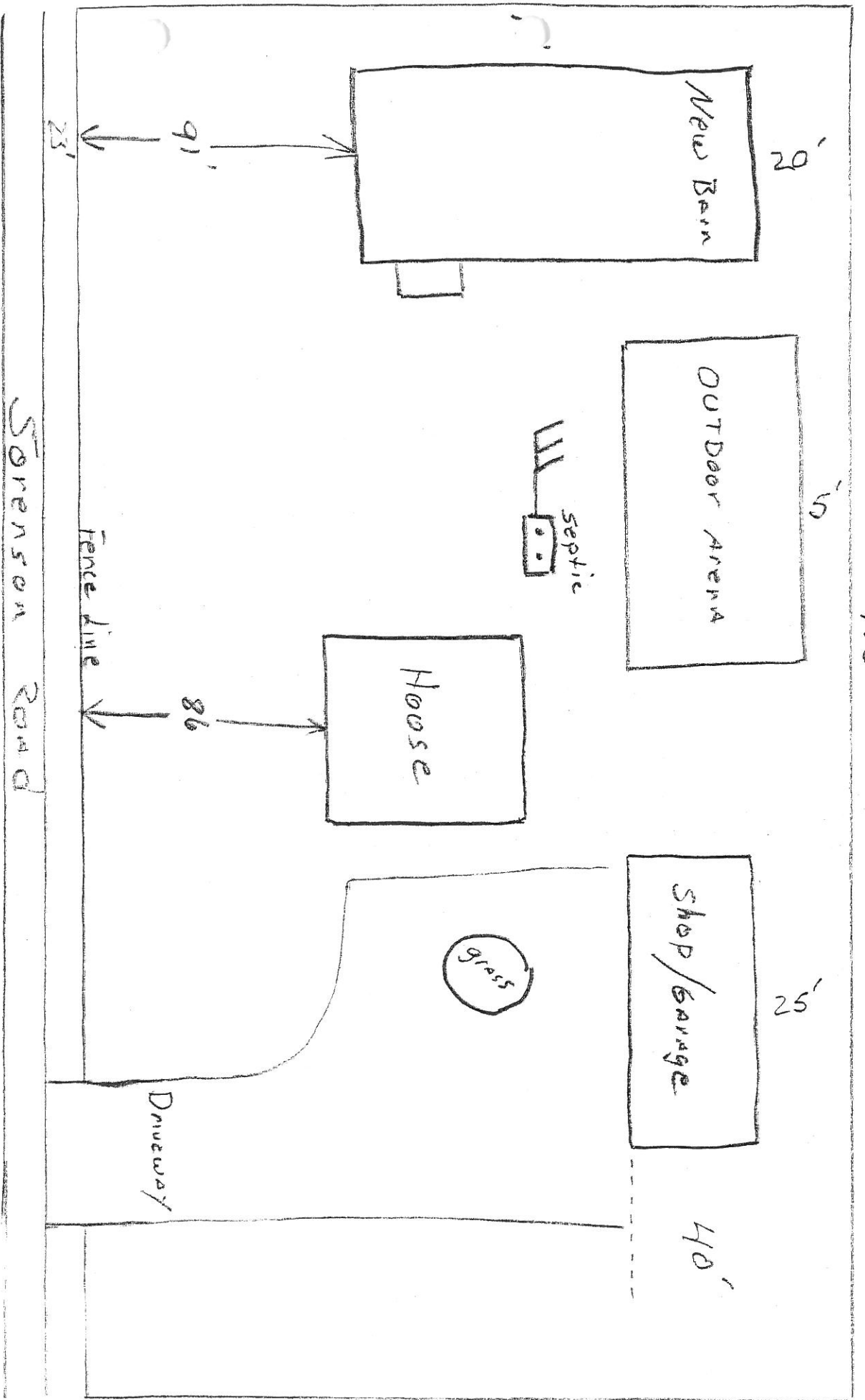
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Please contact us at the following address if you have any questions or concerns:

Douglas F. All  
4360 Denmark Rd  
Ell

Sincerely,

# **EXHIBIT D**



\*\*All buildings are existing.  
 No building will be constructed  
 or modified.





# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

## SEPA ENVIRONMENTAL CHECKLIST

### FEE \$470.00

#### 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.

#### TO BE COMPLETED BY APPLICANT

#### FOR STAFF USE

#### A. BACKGROUND

1. Name of proposed project, if applicable:

Evelyn Allenbaugh Riding Academy Conditional Use Permit

\_\_\_\_\_  
\_\_\_\_\_

2. Name of applicant:

Evelyn Allenbaugh

\_\_\_\_\_  
\_\_\_\_\_

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

Applicant: 1051 Sorenson Road, Ellensburg, WA 98926 (509) 929-1401  
Contact: Jeff Slothower, P.O. Box 1088, Ellensburg, WA 98926 (509) 925-6916

\_\_\_\_\_  
\_\_\_\_\_

4. Date checklist prepared:

7/28/09

\_\_\_\_\_

5. Agency requesting checklist:

Kittitas County Community Development Services

\_\_\_\_\_

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

The applicant proposes that the conditional use would occur immediately upon approval.

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

No.

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

None that the applicant is aware of.

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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.

No.

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

None other than the Conditional Use Permit.

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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 applicant desires to operate a horseback riding academy called "Spirit Therapeutic Riding Center". The riding academy would provide equine activities to individuals with disabilities.

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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.

1051 Sorenson Road, Ellensburg, WA 98926. Please see legal description, site plan and related information attached to the Conditional Use Permit Application filed contemporaneously with this SEPA checklist.

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B. ENVIRONMENTAL ELEMENTS

1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)?  
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 prime farmland.  
Sandy loam soil typical of farmland southeast of Ellensburg. \_\_\_\_\_

d. Are there surface indications or history of unstable soils in the immediate vicinity?  
No. \_\_\_\_\_

e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill.  
None \_\_\_\_\_

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
No. \_\_\_\_\_

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
None. \_\_\_\_\_

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
None necessary. \_\_\_\_\_

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.  
Possible dust from horseback riding. \_\_\_\_\_

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:  
Regular sprinkling of the indoor riding arenas prior to engaging in equine activities. \_\_\_\_\_

3. WATER

a.

Surface

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 streams or river it flows into.

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No.

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.

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No.

3) Estimate the 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.

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None.

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

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No.

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

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No.

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.

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No.

b.

Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

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No.

2) Describe waste materials 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.

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None. All animal waste is collected and disposed off using best management practices

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).

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Where will this water flow? Will this water flow into other waters?

If so, describe.

None.



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

No.

\_\_\_\_\_

\_\_\_\_\_

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

None necessary.

\_\_\_\_\_

\_\_\_\_\_

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?

None.

\_\_\_\_\_

\_\_\_\_\_

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

None known.

\_\_\_\_\_

\_\_\_\_\_

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

None necessary.

\_\_\_\_\_

\_\_\_\_\_

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

\_\_\_ mammals: deer, bear, elk, beavers, other:

\_\_\_ fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

None known.

\_\_\_\_\_

\_\_\_\_\_

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

No.

\_\_\_\_\_

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

None necessary.

\_\_\_\_\_

\_\_\_\_\_

6. ENERGY AND NATURAL RESOURCES

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

Electric; natural gas. Heating for indoor riding arena.

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

None.

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 special emergency services that might be required.

None.

2) Proposed measures to reduce or control environmental health hazards, if any. None necessary.

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 basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None.

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

None necessary.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

Rural-residential. Adjacent properties are used for residential and agricultural purposes.

b. Has the site been used for agriculture? If so, describe.

Yes, the site has a pasture and has been used as a livestock pasture.

c. Describe any structures on the site.

House, barn, garage, riding arena

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

No.

- e. What is the current zoning classification of the site?  
Commerical Ag
- f. What is the current comprehensive plan designation of the site?  
Commercial Ag
- g. If applicable, what is the current shoreline master program designation of the site?  
None.
- h. Has any part of the site been classified as an environmentally sensitive area?  
No.
- i. Approximately how many people would the completed project displace?  
None.
- j. Approximately how many people would reside or work in the completed project? The property has two residents. That is not going to change. No individuals will work at the site. There may be volunteers who assist in the operation of the riding academy.
- k. Proposed measures to avoid or reduce displacement impacts, if any.  
None necessary.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.  
None.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.  
None.
- c. Proposed measures to reduce or control housing impacts, if any.  
None necessary.

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?  
No structures are proposed.
- b. What views in the immediate vicinity would be altered or obstructed?  
None.
- c. Proposed measures to reduce or control aesthetic impacts, if any.  
None necessary.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
None. The activities will occur during the daylight hours.
- b. Could light or glare from the finished project be a safety hazard or

interfere with views?

No.

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

None.

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

None necessary.

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12. RECREATION

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

None.

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

No.

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

None necessary.

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13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

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b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

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

None necessary.

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14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Sorenson Road. See map attached as Exhibit A.

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b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No.

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- c. How many parking spaces would the completed project have? How many would the project eliminate?  
None. \_\_\_\_\_
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).  
No. \_\_\_\_\_
- e. Will the project 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? If known, indicate when peak volumes would occur.  
Less than 10 per week. \_\_\_\_\_
- g. Proposed measures to reduce or control transportation impacts, if any.  
None. \_\_\_\_\_

15. PUBLIC SERVICE

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.  
No. \_\_\_\_\_
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
None necessary. \_\_\_\_\_

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.  
Electricity, natural gas, water, septic system \_\_\_\_\_
- b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.  
No additional utilities are proposed. \_\_\_\_\_

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: Evelyn M Allenbaugh  
 Print Name: Evelyn M Allenbaugh

Date: 11-4-09

**THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.**

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

**FOR STAFF USE**

1. 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? Proposed measures to avoid or reduce such increases.

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2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.

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3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

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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? Proposed measures to protect such resources or to avoid or reduce impacts.

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5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

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6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

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

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