

Attachment G.

Existing SEPA MDNS

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Kittitas County CDS



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

To: WA Dept. of Ecology - Yakima
WA Dept. of Ecology - SEPA Registry
WA Department of Natural Resources
WA Department of Fish and Wildlife
WA State Department of Transportation
Yakama Nation
City of Ellensburg
Ellensburg School District
Kittitas County Board of County Commissioners
Kittitas County Sheriff's Dept.
Kittitas County Life Safety
Kittitas Valley Fire and Rescue
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
CWU Library
Adjacent Property Owners
Applicant

From: Scott Turnbull, Staff Planner
Kittitas County Community Development Services

Date: September 8, 2008

Subject: **SEPA NOTICE OF ACTION-SCHEDULE OF PUBLIC HEARING: Palomino Fields Preliminary Plat (P07-31)**
Application from Terra Design Group Inc., authorized agent for Cle Elum Pines West, Cle Elum Pines East and Michael Corder, landowners, for a 120-lot plat on 120.80 acres of land that is zoned Urban Residential (Suburban), located north of Dry Creek Road and west of Reecer Creek Road comprising a portion of the W 1/2 of Section 27, T. 18N., R 18E., W.M. in Kittitas County Tax parcel number(s) # 18-18-27020-0002, 0003, 0015, 0016, 0017, 0001.

A copy of the submitted environmental checklist and related application materials for this proposal were previously mailed to you for review on June 29, 2007. The project was renoticed on January 28, 2008 and July 10, 2008 for an additional comment period. If you did not receive any of these documents, or require additional information, please contact our office. Enclosed please find a Notice of Action and Mitigated Determination of Non-Significance (MDNS) for the referenced proposal.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before September 19, 2008 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA. 98926.

An open record hearing is scheduled before the Kittitas County Hearings Examiner on **October 9th, 2008 at 6:00 p.m.** in the Commissioner's Auditorium, Kittitas County Courthouse. Interested persons are encouraged to verify by contacting CDS prior to attending.

If you have any questions please do not hesitate to contact us.

Please retain all enclosed materials.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Project:** Palomino Fields Preliminary Plat (P-07-31)
- Description:** A 120 lot preliminary plat on approximately 120.08 acres of land zoned Urban Residential (Suburban).
- Proponent:** Terra Design Group
PO Box 686
Cle Elum, WA 98332
Authorized agent for: Cle Elum Pines West
- Location:** The project is located north of Dry Creek Road and west of Reecer Creek Road comprising a portion of the W 1/2 of Section 27, T. 18N., R 18E., W.M. in Kittitas County. Specific map number(s) # 18-18-27020-0002, 0003, 0015, 0016, 0017, 0001.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

The following conditions shall also apply based on the project specific analysis:

I. Transportation

- A. The applicant shall be responsible for meeting or exceeding all conditions and requirements set forth by the Department of Public Works.
- B. The applicant will provide a proportionate share contribution to the improvement at the Reecer Creek Road and University Way intersection according to the approved transportation impact analysis.
- C. The applicant will abide by the conditions as approved under the Palomino Road Variance -08-18 including:
 - a. Improvements to the Bowers Road and Reecer Creek Road intersection including a right hand turn lane and acceleration lane.
 - b. A temporary Cul-de-Sac will be installed at the end of Bowers Road extension.

DARRYL FIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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- c. The applicant will guarantee a thru route from Reecer Creek Road to Faust Road, to be built with future development.
- d. A temporary access at Bender Road will be built, gated and for emergency use only.

II. Air

- A. If the applicant plans to burn trees or debris from the property, the applicant shall obtain a burn permit from the Department of Ecology. Only natural unprocessed vegetation may be burned in an outdoor fire. It is the applicant's responsibility to contact the Department of Ecology regarding this permit.

III. Water & Septic

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology regarding this requirement.
- B. Prior to any grading, clearing or construction, erosion control measures shall be in place and shall be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. The erosion control sediment plan shall be a part of the Stormwater Prevention Plan, as referenced in item A.
- C. The applicant will develop a Group A Water System for the project. The Group A Water System shall be designed by a licensed engineer and approved by the Washington State Department of Health. The Group A water system shall be approved prior to final plat approval. The Group A water system may be built in phases as provided for in the approved Group A Comprehensive Water System Plan as required by DCH, pursuant to WAC 246. Demonstration of adequate water rights in relation to development of a Group A Water System shall be completed prior to final approval. Except for the existing exempt well that currently serves the property no other exempt wells shall be developed to service the project. Any deviations to the water system requirements shall undergo further environmental and plat review.
- D. The applicant will provide sewage treatment through metered Community Septic Systems or metered Large On-Site Septic Systems pursuant to WAC 246-272B "Large-On-Site Septic System Regulations". The type of meters used will be prescribed by Kittitas County. The initial phases of the project will be served by Community Septic Systems or Large On-Site Septic Systems designed by a licensed septic designer and approved by the Kittitas County Environmental Health Department, pursuant to KCC 13 or by the Washington State Department of Health pursuant to WAC 246. These Community Septic Systems or Large On-Site Septic Systems shall be located on an adjacent parcel of land, for a seamless transition into a possible Class A Reclaimed Water System Facility.
- E. Prior to final approval, identification of community septic areas along with completed site evaluations will be required by the Kittitas County Environmental Health Department.
- E. If a Large On-Site Septic System (LOSS) system is pursued, the appropriate approval documents from the Washington State Department of Health will be required prior to final approval by the Kittitas County Environmental Health Department.
- F. Class A Reclaimed Water Facility: Pursuant to WAC 173-240-050 & RCW 90.46, a Class A Reclaimed Water Facility may be developed and approved by the Washington State Department of Health and Washington State Department of Ecology. The system, located on an adjacent parcel of land, will contain the following trigger points:

- a. *When the effluent volume reaches a monthly average of 8,000 gallons per day the applicant will be required to start the planning process for this facility. No additional building permits will be issued until the Washington State Department of Health or the Washington State Department of Ecology has confirmed that the planning process for the facility has started.*
 - b. *When the effluent volume reaches a monthly average of 10,000 gallons per day the applicant will be required to have completed the planning process for the facility. In addition the applicant will be required to start creating engineering and construction drawings for the facility. No additional building permits will be issued until the Washington State Department of Health or the Washington State Department of Ecology has confirmed that the planning process for the facility has been completed and that the applicant has started the engineering and construction drawings.*
 - c. *When the effluent volume reaches a monthly average of 12,000 gallons per day the applicant will be required to have completed the engineering and construction plans for this facility. No additional building permits will be issued until the Washington State Department of Health or the Washington State Department of Ecology has confirmed that the engineering and construction plans for the facility have been completed.*
 - d. *When the effluent volume reaches a monthly average of 14,000 gallons per day the applicant will be required to have obtained a building permit for the facility and to have started the construction of the facility. No additional building permits will be issued until the Kittitas County Building Department has confirmed that a building permit for the facility has been issued and that construction has started.*
 - e. *When the effluent volume reaches a monthly average of 15,000 gallons per day the applicant will be required to have completed and have an operational reclaimed facility. No additional building permits will be issued until the Washington State Department of Health or the Washington State Department of Ecology has confirmed that the facility is operational.*
 - f. *The applicant will record and provide to Community Development Services the recorded meter readings for each Community Septic System or Large On Site Septic System on a quarterly basis.*
- G. If the applicant wishes to access city systems in the future, it will be recommended that all improvements be developed to current city standards.
- H. Metering shall be required on all residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements (Memorandum of Agreement between Kittitas County and Washington State).
- I. The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.
- J. Washington Administrative Code (WAC) 173-150 provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If the water supply in your area becomes limited your use could be curtailed by those with senior water rights.

V. Historic and Cultural Preservation

- A. Prior to any ground breaking activity on the subject property, the applicant shall consult with the

Yakama Nation regarding an archaeological survey of the subject property due to a high potential for cultural resource sites at the proposed subdivision. Documentation shall be submitted to Community Development Services to be maintained in the project file.

VI. Light and Aesthetics

- A. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.

VII. Noise

- A. Construction activities shall comply with KCC 9.45 (Noise). Construction hours shall be from 7:00am to 7:00pm.

VIII. Land and Shoreline Use

- A. Wetland and Wildlife study will be required, prior to final approval, establishing the appropriate buffers regarding sensitive areas as determined by the consultant.
- B. One hundred foot buffers will be established along Currier Creek and shown on the final mylars.
- C. A riparian management plan that would incorporate signage for Currier Creek will be completed prior to final approval.
- D. All waterways/waters/ditches located on the subject property, regardless of their designation of intermittent, perennial or ephemeral, shall be delineated and shown on the final mylars. Improvements to such water features shall not impact on-site and off-site use.
- E. A Hydraulic Project Approval (HPA) from the Department of Fish & Wildlife shall be required for all work affecting watercourses, including those that do not flow year-round. This includes, but is not limited to, work associated with construction of bridges, culverts, drainage facilities, outfalls and other construction affecting the bed, bank or flow of watercourses.
- F. The applicant shall consult with the Department of Fish & Wildlife to determine the appropriate size of culvert needed for the crossing of any stream or watercourse on the subject property. Prior to final approval the applicant will provide documentation that said crossings meet the proposed standards.

IX. Public Safety

- A. The applicant shall consult with the local school district and provide for and depict on the final mylars a safe location for a bus stop.
- B. Any future development shall comply with the International Fire Code (IFC) and its Appendices and Referenced Standards, Kittitas County Code, and Kittitas County Road Standards and shall adhere to the strictest of said standards.

x. Parks and Recreation


- A. The proposal will include 4-5 pocket parks spaced throughout the platted development. The pocket parks shall be dedicated as open space for perpetuity.

- B. The applicant shall add 120 trees that shall be placed sporadically through the development. The trees shall serve as a buffer along the John Wayne Trail. The applicant shall replace any trees that die within the first three years.

X. SEPA Review

This MDNS is issued under WAC 197-11-350. The lead agency will not act on this proposal for 15 days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced within 10 working days (on or before 5:00 PM, Friday September 19, 2008).

**Responsible
Official:**



Scott Turnbull

Title: Staff Planner

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX 962-7682

Date: September 4, 2008

Pursuant to Chapter 15A.07 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00 PM, September 19, 2008. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.



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DEC 04 2018

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SEPA ENVIRONMENTAL CHECKLIST

FEE \$225.00

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impact proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse 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 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 of 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 you 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 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. Provide additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to provide 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 nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

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

FOR STAFF USE

A. BACKGROUND

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

It is proposed that this plat would be effective immediately upon approval, with a build out time period to be phased over 5 years As the market determines.

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

At this time there is no plans for expansion of this proposal.

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

There is floodplain associated with Currier Creek. B-12 Wetlands Consultants completed a wetland assessment of the subject property. There is also a soils map included. Also a SEPA environmental review has been completed through the Kittitas County Comprehensive Plan 2006 process as this property has been approved and included into the Ellensburg Urban Growth Area.

00477

4. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The subject property was recommended for inclusion into the Ellensburg UGA by the city of Ellensburg. The expansion of the Ellensburg UGA has been approved through the Kittitas County Comprehensive Plan amendment process of 2006. There is also a Notice of Intent to annex this property in the City limits of Ellensburg and is currently going through the process.

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

As part of this plat proposal there is the possibility of access permits, building permits etc. needed from Kittitas County.

It is the intent for this proposal to be served with urban services from the City of Ellensburg through an outside utility agreement.

If an outside utility extension agreement cannot be reached with the City of Ellensburg then there could possibly be individual or community septic approvals needed from Kittitas County Environmental Health Department or the WA State Department of Health. Also the possibility of getting permits for a Group A Water system through the WA State Department of Health and from the WA State Dept. of Ecology. There also could be the need for a Class A Reclaimed Water facility issued by both the Department of Health and the Department of Ecology.

A stormwater permit would be required by the WA Dept. of Ecology.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat

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

The property is flat ground with approximately a 0 to 1% slope.

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.

This site contains the following soils according to NRCS map:

480: Nanum ashy loam, 0 to 2 percent slope;

580: Woldale clay loam, 0 to 2 percent slope;

601: Brickmill gravelly ashy loam, 0 to 2 percent slope;

The property has been used for farm land in the past.

See attached soils map

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

There are some small steep banks along certain portions of Currier Creeks but no other history of unstable slopes in the immediate vicinity.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Grading will be necessary for the construction of access to the proposed plat. Some filling and grading will need to occur in order to create the internal transportation system, which could be in excess of 10,000 cubic yards. There could be the use of excess on-site material for grading from the creation of possible utility trenches, possible community septic systems, individual septic systems, storm water retention facilities, building sites, stormwater retention ponds and roads. If these sources do not provide adequate quantities of material or if the material does not meet correct specifications, then the fill will be imported from off site permitted sources.

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

When development occurs and during the course of construction, erosion could occur. Necessary storm water erosion controls will be incorporated to alleviate any soil erosion run-off. Implementation of the Best Management Practices (bmp's) will be utilized addressing storm water and erosion control. A storm water permit will be obtained from the WA State Dept. of Ecology.

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

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

As part of the Washington State Department of Ecology's storm water permit, the applicant is required to develop a storm water pollution prevention plan (swpp) utilizing/implementing best management practices therefore reducing and controlling possible erosion issues during storm water events. Regarding the long-term impact to the earth the applicant will re-vegetate with native vegetation as needed. Beyond native plants other types of trees and ground cover will be used as required.

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. The normal construction work would cause a certain amount of emissions to the air. During construction phase, best management procedures will be used for dust abatement. When the project is complete, the only emissions would be automobile exhaust, possible wood smoke from fire stoves and fireplaces and/or other home emissions.

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

There could be the possibility of off site emissions affecting the subject property from the traffic from Reecer Creek Road and construction from adjacent developments that are currently ongoing at this time and those that are proposed.

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

Dust abatement will be in place during the construction phase addressing dust issues. At the same time, standard emission control devices will be used as part of the

measures to control emissions.

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.

Currier Creek flows through this property eventually flowing into the Yakima River.

- 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.

This project may require numerous footbridge crossings in order to facilitate trail connectivity throughout the platted development. There could also be an additional transportation access crossings in order to facilitate an internal road network. The appropriate permits would be obtained for these types of crossings correlating and being consistent with the Floodplain Development and Critical Areas regulations of Kittitas County. Outside of these crossing the riparian areas associated with these two creeks will be preserved along with a riparian management plan created to sustain these types of sensitive areas currently and into the future. Parts of the existing riparian areas of Currier Creeks have been over used and farmed to the edge of the high water marks. Working with the appropriate jurisdictional agencies work within 200 feet of the high water marks of the creeks will be required.

- 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.

Filling and dredging could occur within the riparian areas and within the waters described above. A riparian area management plan will be adopted by the applicant with input and comments from the appropriate agencies. The appropriate permits, HPA's, flood development permits etc will be appropriately obtained for the riparian area work and the possible construction of footbridge crossing and other traffic crossings.

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

No new surface water withdrawals or diversions will be required as long as the City of Ellensburg agrees to enter into an outside utility extension agreement with the applicant for the property, providing urban services to serve this proposal.

If these types of agreements do not occur, then a Group A water system will be used on this property, which has confirmed water rights. These water rights have been used and will continue to be used as they have been historically for the purposes described within the confirmed water rights. In addition it is anticipated that the irrigation water rights will continued to be used on the property after it is developed to supply irrigation water. A surface to ground water right change application could be submitted to change a portion of the existing surface water right to a ground water right. This request would change the purpose of use from irrigation to year round domestic supply. Place of use, point of diversion, season of use, type of use and other changes to water rights may be applied for in the future as allowed by the State of Washington.

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

There is a portion of this subject property that contains floodplain areas that are associated with Currier Creek. Development is allowed within the 100 year floodplain as long as requirements of the Kittitas County Flood Development Code

are met.

- 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 discharges of waste materials to surface waters will occur if urban services are supplied by the City of Ellensburg via an outside utility extension agreement. It is the intent of the landowner to use the urban services provided by the City of Ellensburg if possible.

If this does not happen then the use of approved Washington State Department of Health or Kittitas County Environmental Health Department Community Septic Systems as well as individual septic systems will be used to treat the initial needs of the development. A licensed septic designer or a licensed professional engineer will design these systems. These systems will discharge treated wastewater in the amount allowed by Washington State law.

Further if the City of Ellensburg declines to enter into a utility extension agreement with the applicant the applicant will entered into a agreement with LCU, Inc., a private utility company, to produce a plan for providing sewer services to this proposal through the development of a Class A Reclaimed Water system as provided for in RCW 90.46. The Class A reclaimed water system will be constructed once there is adequate volume, approximately 10,000 gallons per day, the Class A Reclaimed Water System will be constructed. This planning for said Class A reclaimed Water System will start if the applicant is denied access to the City of Ellensburg utilities through an Utility Extension Agreement. LCU, Inc. is currently in the process of building the first Class A Reclaimed Water System in the county in the Ronald area. The system that is proposed for this project will be similar in design and operation as the approved Ronald Class A Reclaimed Water Facility.

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.
There will be no ground water withdrawal or water discharged to surface waters if the City of Ellensburg approves an outside utility extension.

If this doesn't happen then the applicant will development a Group A water system to serve this proposal, which will require the withdrawal of ground water. This action will require a water right change from a surface seasonal water right to a year around ground water withdrawal for domestic use.

Applicant Development of Group A Water System as an Alternative to City Of Ellensburg Water Service: If the City of Ellensburg declines to provide the project with water service, the applicant, who owns a number of senior water rights associated with the proposed project, will develop a Group A water system to serve the property. One of the senior water rights would be converted from a surface water right to a ground water right and used to serve the domestic water required for this proposal. This water right would then be used as the basis to form a Group A water system which would be approved by the Washington State Department of Health (DOH). The Group A water system would be managed by LCU, Inc, an approved Satellite Management Agency approved by the DOH and Kittitas County. Irrigation water would be provided through the other existing rights. This Group A water system would require the withdrawal of approximately 125 acre feet water from a well annually.

Applicant Development of Class A Reclaimed Water System as an Alternative to City Of Ellensburg Sewer Services: The applicant will enter into an agreement with LCU, Inc., a private utility company, to produce a plan for providing sewer services to this proposal through the development of a Class A Reclaimed Water system as provided for in RCW 90.46 if the City of Ellensburg declines to serve the proposal with sewer collection service. This planning for said Class A reclaimed Water System will start if the applicant is denied access to the City of Ellensburg utilities through an Utility Extension Agreement. LCU, Inc. is currently in the process of building the first Class A Reclaimed Water System in the county in the Ronald area. The system that is proposed for this project will be similar in design and operation as the approved Ronald Class A Reclaimed Water Facility. This Class A Reclaimed Water facility could use the treated water to augment in stream flow, aquifer recharge, or any or all uses allowed by Washington State Law. Approximately 120 acre feet of reclaimed water could be produced by the Calls A Reclaimed Water facility.

- 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.
- It is intended that urban services will be supplied by the City of Ellensburg via an outside utility extension agreement.

If this does not happen then the landowner is prepared to provide his own services through the creation of a Group A Water System, Individual or Community Septic systems, and the development of a Class A Reclaimed Water System. The use of approved Washington State Department of Health or Kittitas County Environmental Health Department Community Septic Systems as well as individual septic systems will be used to treat the initial needs of the development with discharges to the ground as allowed by Washington State Law. A licensed septic designer or a licensed professional engineer will design these systems. These systems will discharge treated wastewater in the amount allowed by Washington State law.

Option 1: Applicant Development of Group A Water System as an Alternative to City Of Ellensburg Water Service: If the City of Ellensburg declines to provide the project with water service, the applicant, who owns a number of senior water rights associated with the proposed project, will develop a Group A water system to serve the property. One of the senior water rights would be converted from a surface water right to a ground water right and used to serve the domestic water required for this proposal. This water right would then be used as the basis to form a Group A water system which would be approved by the Washington State Department of Health (DOH). The Group A water system would be managed by LCU, Inc, an approved Satellite Management Agency approved by the DOH and Kittitas County. Irrigation water would be provided through the other existing rights.

Option 2: Applicant Development of Class A Reclaimed Water System as an Alternative to City Of Ellensburg Sewer Services: The applicant has an agreement with LCU, Inc., a private utility company, to produce a plan for providing sewer services to this proposal through the development of a Class A Reclaimed Water system as provided for in RCW 90.46 if the City of Ellensburg declines to serve the proposal with sewer collection service. This planning for said Class A reclaimed Water System will start if the applicant is denied access to the City of Ellensburg utilities through an Utility Extension Agreement. LCU, Inc. is currently in the process of building the first Class A Reclaimed Water System in the county in the Ronald area. The system that is proposed

for this project will be similar in design and operation as the approved Ronald Class A Reclaimed Water Facility.

The Class A Reclaimed Water Facility will be approved through the Washington State Department of Health and permitted by the Washington State Department of Ecology. The existing community drain fields may be used within the design of the Class A Reclaimed Water Facility. This reclaimed water facility will be operated by a qualified operating entity and will serve the property included within this proposal. That service area will be compatible with the service area of LCU, Inc.'s Group A Water System that will be also serving the property that this proposal covers.

This facility will take domestic sewage from the project and treat it to a level that meets or exceeds Class "A" Reclaimed Water requirements. These requirements are the highest standards 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, fire fighting/protection, aquifer recharge, and stream enhancement. The standards for Class "A" Reclaimed Water established by the Department of Health and the 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. Elimination of septic systems and treatment of wastewater from the project to these high standards provides for increased benefit to Public Health far above that which is seen in conventional wastewater treatment plants or soil based treatment of septic systems.

Initially the early phases of the development will be served by community septic systems. This type of treatment will continue until the volume of effluent generated by the development reaches an adequate level (approximately 10,000 gallons per day) to sustain the operation of the Class A Reclaimed Water Facilities. As the volume of effluent approaches the needed flows to operate the Class A Reclaimed Water Facility the facility will be designed and constructed and take over the treatment of the effluent generated by the proposed development.

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 that would serve this property. Construction of this reclaimed water facility will include a central treatment facility, underground collection and distribution 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.

A stormwater permit will be obtained from the Washington State Department of Ecology and a stormwater pollution prevention plan will be developed implementing measures to reduce and control stormwater onsite.

- 2.) Could waste materials enter ground or surface waters? If so, generally describe. **Waste materials, excluding sewage, are not expected to enter the ground or surface waters. (See questions above in reference to sewage and septic uses.)**

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

As this proposal is planned and developed, storm water runoff will be addressed through the development of a storm water pollution prevention plan designed and constructed in accordance with the Best Management Practices (Bmp's) that meets the Washington State Department of Ecology storm water permit. This will include sediment and erosion control measures to address any runoff water impacts.

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?

The existing agricultural vegetation will be removed from the existing agricultural ground that is in it's current use. 100% of the current farm crops may be removed and replaced with grasses, trees, road development, and residential development. Farming may be continued on portions of the property until stages of development begins.

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

To our knowledge there are no threatened or endangered 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:

As part of this proposal, the property will be covered by protective covenants that will control housing aesthetics that will occur along with allowed uses within these CC&R's for individual lots. There will be a requirement of a 100 foot buffer of land to remain in open space, on both sides, associated with Currier Creek. The use of native plants mixed with other plants will be required by the project's protective covenants.

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.
To our knowledge there are no known threatened or endangered species on or near the site.

c. Is the site part of a migration route? If so, explain.
Not that we know of.

d. Proposed measures to preserve or enhance wildlife, if any.
The habitat along Currier Creek will be enhanced and preserved, the riparian/shoreline areas will be within the designated open space area and protected from residential building but not excluded from being a portion of lots. A stream habitat enhancement plan will be developed and managed by the applicant for portions of Currier Creek that travel through this proposed plat.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed projects energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity and gas will be used in the residences to be built. It is possible that solar energy and wood stoves will be included in the residences as well.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.
There will be no effect on neighboring solar energy uses by this project.

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.
The covenants will include provisions for energy conservation.

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
We anticipate no environmental health hazards with this project. An Environmental Hazard assessment has been conducted on this property prior to Purchasing of property.

1) Describe special emergency services that might be required.
Emergency services related to Police, Fire and Medical will be provided for through the County 911 service. The City of Ellensburg's Police, and Fire Department Services will be used if this property is annexed into city limits. Medical facilities would be utilized within the County, specifically within the City of Ellensburg and it's local hospital. The proposal is also within Fire District # 2 jurisdiction.

2) Proposed measures to reduce or control environmental health hazards, if any.
There will be no environmental health hazards located on the property. As for possible issues, the jurisdictional agency would be contacted,

whether it is Kittitas County Environmental Health Department, Kittitas County Community Development Services Department, City of Ellensburg or the Department of Ecology.

b. Noise

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

Traffic noise could affect this proposal from Reecer Creek and Bender Roads and possible aircraft traffic, associated with Bower Field Airport located to the east.

4) 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.

On a short-term basis during the construction of the project, there would be noise associated with construction equipment and other work being done on site. These noises typically would be from dawn to dusk. On a long term basis, there would be automobile noise from homeowners and other noise associated with platted residential development.

5) Proposed measures to reduce or control noise impacts, if any. In an effort to reduce or control possible noise impacts during the construction period, construction hours would be limited to the hours between 7:30 am to 7 pm.

8. LAND AND SHORELINE USE

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

The current use of the property is agriculture and vacant land. The adjacent properties are residential homes, agriculture and smaller parcels.

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

Yes, portions of the property are currently used as farm ground. Other portions of the property have been used for agricultural and is currently vacant land with riding arena facilities and some vacant structures.

c. Describe any structures on the site.

There are irrigation structures throughout the property. There are existing structures such as the an abandoned Building (formerly known as the Highway Grill) on the property off of Reecer Creek Road. Also there is a meeting center building and radio station located on the property. Along with existing riding arena and associated structures.

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

Most of the existing structures will be demolished. The appropriate permits will be obtained prior to demolition occurring.

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

Suburban zoning

f. What is the current comprehensive plan designation of the site?
The current comprehensive plan designation of the site is Ellensburg Urban Growth Area.

g. If applicable, what is the current shoreline master program designation of the site?
Not applicable as there is no shoreline designations associated with the subject property.

h. Has any part of the site been classified as an: environmentally sensitive area?
No. Currier Creek travels through the property and there are some associated floodplain and riparian areas.

i. Approximately how many people would the completed project displace?
No people will be displaced.

j. Approximately how many people would reside or work in the completed project?
At the completion of this plat there would be 240-260 (2.3 to 2.5 persons per home) people residing in this platted development at completion/full build-out.

k. Proposed measures to avoid or reduce displacement impacts, if any.
There will be no displacement therefore no measures are required.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
This proposal is consistent with the Kittitas County Comprehensive Plan Designation since the subject property has been included into the Ellensburg Urban Growth Area, which allows for a variety of urban residential densities. It is also compatible with the existing residential development in the area, which is also within the Ellensburg UGA. The measures that are allowed under the county's Suburban zoning code provide for the ability to develop land accordingly at urban densities. It must be noted that prior to being included into the Ellensburg Urban Growth Area this property was already zoned Suburban for quite some time. Whether this property is within or outside of the urban growth area this proposed plat is consistent with the existing suburban zone that the property falls under. Those associated uses, such as permitted and conditional uses and lot sizes requirements that are allowed within the Suburban zone are consistent and compatible with this proposal whether inside or outside of the urban growth area.

9. HOUSING

a. Approximately how many units would be provided, if any?
Indicate whether high, middle or low-income housing.
This proposed platted development will include a 117 one acre lots as allowed in the Suburban Zone. There could be a mixture of income housing such as low, middle or high income housing.

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

There are existing structures located on the subject properties that will be demolished as mentioned earlier. There are no existing housing units on the subject property.

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

The proponent will develop CC& R's in order to reduce or control housing impacts.

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?

The tallest height of any proposed residential structure would be 45 feet. The principal exterior building material would be wood or materials with a wood look and native stone and masonry products.

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

No views will be altered or obstructed as this proposal is within the Ellensburg Urban Growth Area, which is where urban types of densities should occur.

c. Proposed measures to reduce or control aesthetic impacts, if any. The protective covenants of the project would control aesthetic impacts.

11. **LIGHT AND GLARE**

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

The proposed platted development would produce normal residential light or glare. Lights, such as porch lights or outer garage lights will be required to be directed downward with wattage controlled by the protective covenants.

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

It is not expected that light or glare from the finished project would be a safety hazard or interfere with views. The wattage of all lighting would be controlled by the protective covenants.

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

There could be the possibility of light or glare from existing residences and developments adjacent to plat development, which could affect this proposal.

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

The protective covenants would require downward facing outdoor lighting on residences and yards with no large halogen yard lights. The wattage of

all lighting would be controlled by the protective covenants.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Some recreational activities in the area are the John Wayne Trail, fishing, horseback riding, hiking, snowmobiling, hunting, etc.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No. As this proposal is on private property, there will be no displacement of any recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
As part of this proposal, we will incorporate recreational activities, such as trails throughout a portion of the proposal. These trails will meander along Currier Creek connecting to small parks adjacent to the creek.

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.
None that we know of.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None that we know of.
- c. Proposed measures to reduce or control impacts, if any.
No measures are needed that we know of.

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.
This property is accessed off of Reecer Creek Road with possible future access over to Faust Road.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
This site is not served by public transportation. The closest public transit would be located at the West Interchange where there is a Greyhound Bus stop.
- c. How many parking spaces would the completed project have? How many would the project eliminate?

The project would have the normal amount of parking spaces associated with residences. It is estimated that there will be approximately 210-235 parking spaces associated with residential structures. It is estimated that each residential unit will contain two parking spaces (driveways associated with the garage)

- 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). _____

- There will be a new road system that will meet the Kittitas County Private Road Standards.**
- There could be improvements associated with access points for the proposed plat . It is anticipated that these roads will be private roads under Kittitas County Standards.**
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. _____

- To the northeast of this proposed plat development is the Bowers Field Airport. This airport conducts pilot training associated with Central Washington University and allows for small private airplane activity. Also to the south is the Burlington Northern Santa Fe Rail Road, which transports products. There is no water transportation in the immediate vicinity of this proposal. The project is not expected to use any of these facilities**

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. It is anticipated that there would be between 1000 & 1,1,170 trips generated by the completed project. Peak volumes would occur between 6 am to 10 am and 3 pm to 6:30 pm. This would further be analyzed by the applicant commissioning a traffic study. This traffic study would provide the nexus, of this proposal, determining what traffic improvements, if any, specifically relate to this proposed plat.

g. Proposed measures to reduce or control transportation impacts, if any. No measures are proposed at this time. The applicant will commission a traffic study to identify any impacts that might occur due to this project.

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.

This proposed plat would result in an increased need for public services. Throughout the life of this proposal the additional tax revenue that is received to either the county or city will be divided appropriately to the individual public services such as police, fire, schools, hospitals etc.

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

The proposed plat is proposed to connect to urban services supplied by the City of Ellensburg. If urban services are not supplied by the City of Ellensburg then a private Group Water System and Class A Reclaimed Water System will be developed to serve this proposal. Both of the aforementioned items reduces and controls direct impacts on public services. Also, a proposed traffic study, addressing the transportation needs, will help control the direct impacts on public services.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.

Water and Sewer utilities are located adjacent to the subject property. As part of the Proposed Blackhorse at Whiskey Creek Planned Unit Development east of this proposal, has extended utilities, such as water from Water Street along Bender Road to Reecer Creek Road & sewer, which is currently located at the east end of this proposal along the western side of Reecer Creek Road.

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.

It is intended that urban service utilities such as water and sewer will be developed and supplied by the City of Ellensburg via an outside utility extension agreement.

If this does not happen, then the applicant will development a Group A water system to serve this proposal and also the use of approved Washington State Department of Health or Kittitas County Environmental Health Department Individual or Community Septic Systems.

C. SIGNATURE

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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:

C. B. L.

Date: *5-25-07*

CDS/FORMS/PLANNING/UPDATED FLOOD DEVELOPMENT PERMIT: 03/21/05

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