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FEB 16 2005

2. Name, mailing address and day phone of land owner(s) of record:

Rick & Karen Wade  
PO Box 1265  
North Bend, WA 98045

509-925-7744  
425-417-3548  
KITITAS COUNTY  
CDS

3. Name, mailing address and day phone of authorized agent, if different from land owner of record:

4. Contact person for application (select one): Owner of record Authorized agent  
All verbal and written contact regarding this application will be made only with the contact person.

5. Street address of property: Lot 1 445, Lot 2 443, Lot 3 447, Lot A 553, Lot B 551, Lot C 621, Lot D 623  
Kittitas Hwy

6. Legal description of property:  
Wade Short Plat # 1 SP 94-35  
Wade Short Plat # 2 SP 94-36

7. Tax parcel number: 171801860001 # 171801870001

8. Property size: 171801860002 171801870002  
171801860003 171801870003  
42 Acres 171801870004

9. Narrative project 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 property has been rezoned under ordinance #200009 and #99-13. For a contract rezone subject to use of city utilities. An annexation has been signed and recorded. The approximate lot number is approximately 170 lots. Water is located at Gregory Pl. and at the intersection of Bull & Willows Road. Sewer location is 200' East of Bull & Willows intersection and located on Bull Rd to the old lift station.

Area - Dividing property into approximately 167 lots in excess of 7200 sq ft.

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.

Signature of Authorized Agent

Date

Signature of Land Owner of Record (required for application submittal)

Date

Richard A. Wade  
Karen B. Wade

January 15, 2005  
January 15, 2005  
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ESTIMAS COUNTY  
CDS

SECTION X. SEPA ENVIRONMENTAL CHECKLIST.

A. Background

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

Spring 2005 Start Phase I - Approximately 21 acres  
2007 Start Phase II - Approximately 21 acres

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

No

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

None known of

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.

None known of

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

None known of

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 2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Sand, gravel

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 filling or grading proposed. Indicate source of fill.

We would only grade for the road -  
grade off subgrade - grass

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

No

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

35%

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

Complete storm water study & Construct onsite detention facility

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.

Emissions normally experienced with residential construction.

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:

None proposed

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.

Lyle Creek NW corner on the property line, westerly line on Lots 1 & 2 Wade SP #1

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.

Detention pond

Yes, sewer, water, utilities

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.

None proposed

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

No

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

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.

Not that I'm aware of.

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.

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.

None

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.

Storm water into a Detention pond.

Any runoff will be diverted into an existing ditch going East & West.

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:

Storm water ditches and culverts - drainage swails.

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:

water plants:

other types of vegetation:

timothy, alfalfa

cattails, buttercup, bullrush, skunk cabbage, other

waterlily, eelgrass, milfoil, other

b. What kind and amount of vegetation will be removed or altered?

Grass

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

None known

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

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:

None

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 proposed

6. ENERGY AND NATURAL RESOURCES

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

Electric, natural gas, solar

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 proposed.

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.

None

1) Describe special emergency services that might be required.

Fire, police

2) Proposed measures to reduce or control environmental health hazards, if any.

None proposed

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b. Noise

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

None that I know of.

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.

Construction 8 AM - 5 PM.

Excavation for roads - shouldn't cause any problems.

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

None — strict hours of construction.

8. LAND AND SHORELINE USE

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

Ag - 3 — And Residential, grazing Timothy alfalfa.

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

Yes - hay, Timothy, alfalfa

c. Describe any structures on the site.

One well house Lot #3

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

No

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

R-2

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

R-2

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

I don't know

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?

650

k. Proposed measures to avoid or reduce displacement impacts, if any.

None

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

None that I know of

9. HOUSING

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

170 Units  
middle housing

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 proposed.

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?

35' High  
LP and cedar

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

None

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

Covenants, Conditions, & Restrictions

11. LIGHT AND GLARE

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

None

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

Not known

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

Not known

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

None proposed

12. RECREATION

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

Fishing lakes, parks

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

No

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

None proposed.

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

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

None known

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

None proposed

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. See sight plan

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

Approximately 4 miles

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Minimum 2 per lot

None would be eliminated

- 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).

New streets would serve each lot

Streets would be dedicated Right of Way.

- 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.

1670 Trips per day

g. Proposed measures to reduce or control transportation impacts, if any.

None proposed

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.

Project would need fire + police protection.

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

None proposed.

16. UTILITIES

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

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.

Cable	Gas
Telephone	sewer
Power	water

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 *Richard H. Wade*

Date *January 15, 2005*  
*January 15, 2005*

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)

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.

None