

A. BACKGROUND

1. Name of proposed project, if applicable:

**Plat of Ponderosa Pines**

2. Name of applicant: **Cooper Pass, LLC**

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

**Wayne Nelsen  
206 West First Street  
Cle Elum, WA 98922  
Office: (509)674-6828  
Fax: (509)674-6836**

4. Date checklist prepared: **June 27, 2007**

5. Agency requesting checklist: **Kittitas County Community Development Services**

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

**Preliminary approval within approximately 120 days.**

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

**None proposed.**

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

**None known or currently required.**

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.

**None known.**

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

**The proposed subdivision requires approval from Kittitas County.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**The proposal is for the subdivision of an approximately 60.11 acres into 12 five-acre rural residential lots.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The property is located within the North Half of Sec. 25, T. 20 N., R. 15 E., W.M. – see attached preliminary plat map and application.**

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)? **+40%.**
- 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.

**Surface exposures generally consist of rocky soil with abundant gravel, cobbles and scattered boulders.**

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

**None known or observed during the June 16, 2007 site visit.**

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

**Grading and/or filling is necessary as part of the private road improvements necessary to meet Kittitas County standards. Total volumes associated with this project should be less than 500 cubic yards. All suitable cut and fill material will be utilized on site; no import or export of fill material is anticipated.**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Erosion could occur during the wet season if soils are left exposed during normal construction activities. An erosion control plan will be prepared and any necessary erosion control measures will be employed prior to and during construction activities.**

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

**Less than 5% of the site will be covered with impervious surfaces.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **An erosion control plan will be prepared and any necessary erosion control measures will be employed prior to and during construction activities. Erosion control will likely include silt fence, straw check dams and covering of exposed soils as necessary.**

2. **Air**

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

**Operation of machinery during construction will produce minimal emissions and exhaust from future residential traffic will occur .**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None known or observed.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **All equipment and vehicles should comply with applicable emissions regulations.**

### 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 stream or river it flows into.

**One seasonal unnamed creek is located within the property.**

- 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.

**The unnamed creek is located within a culvert under the existing private roadway.**

**No additional in-stream work is proposed.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**None proposed or necessary.**

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

**None proposed or necessary.**

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

**None known.**

- 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 discharge of waste materials is proposed.**

#### b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

**Future residential construction will require withdrawal of water for domestic water supply (not to exceed 5,000 gpd) and discharge will include on-site septic systems. Twelve rural residential lots are proposed.**

- 2) Describe waste material 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.

**The proposed lots will be served by on-site septic systems.**

#### c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**Potential runoff will likely be generated from future impervious surfaces commonly associated with rural residential development.**

**Runoff will be directed into existing drainage courses.**

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

**Waste materials could enter the ground through future septic systems.**

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

**Impervious surfaces likely will not exceed 5% of the total site area.**

#### 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: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

**Vegetation will be removed during clearing and grading of the private roadways.**

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

**None known or observed 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:

**Existing vegetation will be preserved to the maximum extent practical.**

#### 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, beaver, other:

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

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

**No threatened or endangered species have been observed or known to exist on site.**

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

**None known.**

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

**Existing vegetation will be preserved to the maximum extent practical.**

## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.  
**Electric, wood stove and solar will likely be used for any future development. Natural gas does not currently exist on or near the site.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.  
**None known or anticipated.**
- 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 known or anticipated.**
- 1) Describe special emergency services that might be required.  
**None known or anticipated.**
- 2) Proposed measures to reduce or control environmental health hazards, if any:  
**None known or anticipated.**

## b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
**None known.**
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.  
**Normal construction activities will produce noise at the time of development. Long-term noise will occur as a result of future residential traffic and home sites.**
- 3) Proposed measures to reduce or control noise impacts, if any:  
**None proposed or necessary.**

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?  
**The site is located within an area of rural residential development. The subject property is currently vacant.**
- b. Has the site been used for agriculture? If so, describe.  
**None known.**

c. Describe any structures on the site.

**None known.**

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

**None.**

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

**Rural – 5.**

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

**Rural.**

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

**Not applicable.**

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

**None known.**

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

**12 rural residential residences.**

j. Approximately how many people would the completed project displace?

**None.**

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

**None proposed or necessary.**

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

**The proposed subdivision is consistent with the comprehensive plan, current zoning and the existing neighborhood.**

## 9. Housing

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

**No units are proposed at this time. However, future residences will likely be middle to high-income.**

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 or 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?

**Future homes will likely not exceed 35 feet.**

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 proposed or necessary.**

#### 11. Light and glare

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

**Reflection from future single-family residences may occur.**

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

**None known or anticipated.**

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

**None known or anticipated.**

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

**None proposed or necessary.**

#### 12. Recreation

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

**Many recreational opportunities exist within the immediate vicinity, including:  
Hiking, bicycling, hunting, snowmobiling and skiing.**

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

**None known or anticipated.**

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

**Hiking, biking and other outdoor activities will be encouraged.**

#### 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 known or observed on or adjacent to the site.**

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 or observed on or adjacent to the site.**

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

**None proposed or necessary at this time.**

#### 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.

**Primary access to the site is from Columbia Avenue and secondary is from Montgomery Avenue. Existing and proposed private roads will be improved in accordance with Kittitas County Standards.**

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

**None known.**

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

**All parking will occur on the respective lot.**

- 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).

**Existing roadways will be improved in conformance with the applicable Kittitas County Road Standards and are proposed to be private.**

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

**None known.**

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

**Up to 120 trips per day may be generated.**

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

**Secondary access and related private road improvements are included as a part of this project.**

#### 15. Public services

- 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.

**There will be an incremental increase in the need for public services proportionate to 12 rural residences.**

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

**None proposed or necessary.**

#### 16. Utilities

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

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**Telephone and power will be extended on site.**



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: Wynne A. Niles

Date Submitted: 6/27/07