

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

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

INSTRUCTIONS FOR APPLICANTS:

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

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

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

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the 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," "proposer" and "affected geographic are" respectively.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

**SnoCadia
on Gold Creek**

2. Name of applicant:

Michael L. Darland

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

2021 102nd PL SE Bellevue, WA, 98004 425.455.0671. Michael Darland

4. Date checklist prepared:

November 13, 2007

5. Agency requesting checklist:

Kittitas County Department of Community Development

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

As soon as is possible as explained in the 20 page attachment to the Long Plat Application

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

Not in addition to the information provided in the 20 page proposal to the Long Plat Application

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

The WSDOT is preparing an EIS statement that is expected to cover many of the associated issues on this project which are not site specific but will prove applicable. This study is promised completion in the summer of 2008.

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.

I do not know

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

I will need permits for the Plat. I have the zoning and Land Use. Snoqualmie Public Utility District will need certain permits for extension of the water and sewer trunk lines to serve the 230 water and sewer hookup they have certified available on the property.

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.)

This is a 76.8 acre parcel zoned Planned Commercial with Commercial Lodging land use. This is a Planned Unit Development for 112 SF residential units and 120 condo units. It includes approximately 6 acres of commercial uses for potential Restaurant and Lodge and other permitted uses in the entire parcel.

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.

All of this information is contained in the Long Plat Submittal

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)?

Do not know

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.

Do not know. It is forested land on Snoqualmie Pass

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

No. The soils in this area passed county supervised perk tests in 1978.

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

There are no existing plans to grading or filling. Site planning is being accomplished to maximize existing terrain. Foundations will be dug for buildings and their will be site leveing with in proposed development envelops.

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

AS A GENERAL RULE THOSE ACTIVITIES CAN CAUSE EROSION. WE HAVE NO KNOWN PLANS THAT WOULD KNOWILNGLY CAUSE EROSION AT THIS STAGE OF THE PROPOSAL

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

5.25% is estimated for internal roadways. No estimate exists yet for access roads but we are proposing no impervious surfaces for property access and guest parking. A rough calculation of site coverage is building roofs - Codos at 2.2% SF units at 6.7%. These units are clustered and surrounded by soils that perk sufficient to permit the use of septic tanks but this development will be connected to water and sewer system.

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

All necessary measures will be taken if there is such a need to do so. We are preseving the maximum esisting vegetation thru the use of building envelopes as the only areas that may be cleared in the development.

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.

Do not know the quanties from what are normal stick construction practices and excvations to install water and sewer. When the project is complete it will be a normal low density residential type development.

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

I-90 is a nearby major point source of air pollution

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

This will be the job of those constructing I-90

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.

Gold Creek East side, Coal Creek, near West side, Mardee Lake, near Northwest corner. All of these flow into Lake Keecheles

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.

No, all development will be outside of 200 feet as a matter of design policy.

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

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.

No

b.

Ground

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

No, although we do not forfeit our right to seek, in the future, any legal water rights.

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 as all development will be connected to the SPUD water and sewer system.

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.

Any known or potential water run-off from sources of pollution will be directed to catchment systems. During the snow season, we will do as do all other developments including I-90 to meet environmental requirements.

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

That is always a possibility with human activity on earth. We plan catchments at sensitive areas with filtration systems. We also propose electric golf carts for internal use and are supplying one golf cart with the purchase of each lot and are providing a storage and recharge station at the location of guest parking

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

see above

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?

Only the minimum amount of natural non-wetland vegetation within the 700 sq.ft. building envelope for condos and the 2400 sq.ft. envelope for the SF units. Some will be removed on the access into the development clusters

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

Not known but will obtain from the WSDOT EIS.

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

Building envelopes will constrain plant removal. We will allow use of native plants only for screening. Any tree removal will be based on a preexisting tree inventory.

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.

See WSDOT EIS

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

The highway kill records are minimal for this area and do not support this as a heavy migration route as are areas further to the east. but the WSDOT proposes elevating the highway to encourage migration.

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

The 15 acre Gold Creek wetland including the 100 year flood plain will be dedicated and deeded as a permanent private open space for SnoCadia owners. We propose enclosing this area to reduce the public access being promoted by the USFS into the Gold Creek stream area. We believe that we can substantially reduce the number of unsupervised members of the public that enter this area throughout the year.

6. ENERGY AND NATURAL RESOURCES

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

Not yet determined.

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.

We are pre selecting 6 architect firms and 6 builders who will provide model homes and who will be the only allowed professionals. They will recommend and put these policies into practice at reasonable economic and affordable levels.

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.

1) Describe special emergency services that might be required.

No

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

Use of electric carts and path ways for non-petroleum based transport.

b. Noise

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

I-90 is a potential source of noise, but we plan to make sure that WSDOT provides all necessary noise mitigation for humans as well as for any animals that they are trying to have migrate under the highway.

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.

Normal construction noise during installation of utilities. No blasting will take place as approved chemicals will be used to open trenches. There are no residents within hearing distance of the development. During housing construction there will be a 7:00 to 7:00 work day except on Sundays.

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

We do not anticipate any unusual noise impacts. Not using blasting will eliminate that normal noise source.

8. LAND AND SHORELINE USE

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

On the east, USFS property that has public users during daytime hours part of the season. The south is I-90 corridor, the West is vacant land the majority of which will not be developed. On the north is USFS public land

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

No, it was logged and clear cut in the early 1970's.

c. Describe any structures on the site.

There is a delapidated and demolished log cabin that is falling down and that will be removed.

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

the log cabin which is a bunch of logs with tin roof that will need disposal.

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

Planned Commercial Zoning

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

Commercial— Lodging

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

None

h. Has any part of the site been classified as an environmentally sensitive area?

Gold Creek has a population of bull trout designated for protection

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

Zero

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

Not known at this time

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

Not Applicable

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

See the plan submitted it is designed to completely conform with the plan and has substantially less density than permitted and a very low ratio of other permitted commercial uses.

9. HOUSING

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

232 not counting overnight units that would be available in a Lodge construction. The unit will be a mix of middle to high.

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.

Do not understand this question as it relates to the construction of housing units increasing the supply in this area without displacing any existing housing.

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?

Have not established this number but will be governed by zoning code and likely for all residential will not exceed 32 feet in height. Do not yet know what the CC and R's will be for exterior

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

None from the development. From the roadway, there will be screened views of some of the housing constructed as opposed to what is an existing regrowth of primarily Douglas Firs.

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

See information regarding the 6 architectural firms and builders together with the CC and R's this major to concern to those who will actually be purchasing in this development will also be members of a homeowner organization very concerned with this issue and will be able to selfgovern without governmental assistance.

11. LIGHT AND GLARE

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

Do no envision any glare. There will be lights in the forest at night where now there is none.

b. Could light or glare from the finished project be a safety hazard or

Not to our knowledge and any issue like this will be taken care of within the design team.

interfere with views?

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

Other than long distance lights from west bound traffic will be seen by some occupants.

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

Site planning as described in the Plat documents

12. RECREATION

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

Many. Skiing, snowshoeing hiking, trekking, snow mobile riding.

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

Do not think so. There will be some cross country skiers who will pass through the development and provision has been made to dedicate a street end as open space at the north end of Gold Creek Road to give access to the USFS Land. Provision of trails on both side of the 60-ft ROW will be available for through passage.

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

I have no idea what this question means. See above response.

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.

Not Applicable

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 site plan submitted and information submitted

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

No. Several miles to the top of Snoqualmie Pass

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

None would be eliminated. No current information is now available. See Plat submittal document on this subject.

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).

See subdivision drawing and the information submitted on this subject.

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.

To be completed once the access issues are completed

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

See f above

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.

Normal public services would be needed. The substantial increase in property taxes will generate the funds for these services for which governments normally have as the basis for taxing

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

Not aware of any need to do so.

16. UTILITIES

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

None at this moment. I have 230 water and sewer hookups certified as available from the Snoqualmie Public Utility District. I have agreed to bring the trunk lines to my property boundary as a part of an agreement and a developer extension agreement.

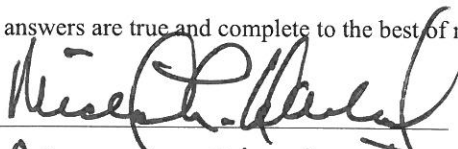
b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

See information provided with the plat approval form.

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: _____



Date: _____

Nov. 13, 2007

Print Name: _____

MICHAEL L. DARLAND