



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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RECEIVED

MAY 20 2008

**Kittitas County
CDS**

**SEPA ENVIRONMENTAL CHECKLIST
FEE \$400.00**

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 of 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 your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

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

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

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

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Gerard Plat

.....
.....

2. Name of applicant:

Donald S. Gerard

.....
.....

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

**393 Nina Lane (360) 376-3009 Contact: John P. Winbauer
East Sound, WA 98245 (509) 925-6916**

.....
.....

4. Date checklist prepared:

May 13, 2008

.....

5. Agency requesting checklist:

Kittitas County Community Development Services

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DARRYL PIERCY, DIRECTOR
ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Preliminary Plat Approval.

B. ENVIRONMENTAL ELEMENTS.

1. Earth.

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

Flat & rolling.

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

Varies, but no grade of slope is greater than 5%

c. What general types of soils are found on the site (for example, clay agricultural soils, specify them and note any prime farmland. _____

*842 - Dirt ash cobbly loam
2-5% slopes
868 - Reslow-Reser-labile
complex
3-10% slopes*

See Exhibit "A".

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

No.

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

It is not anticipated that there will need to be fill brought on the property other than fill necessary to construct roads. The source of fill will be from permitted rock and quarry mining operations located in Kittitas County.

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

Some minimal erosion from rainfall and/or wind could occur during the process of road building and/or residential construction. Any such construction will be accomplished utilizing approved methods of minimizing erosion. It is expected that the minimal erosion will end with the completion of construction of roads and replanting of disturbed areas of soil not covered by roads.

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

Less than 10%

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

See f.

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.

There will be emissions from mechanized equipment used during construction. After construction, there will be emissions typical of rural residential houses.

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: _____

During construction, accepted construction practices will be followed in an effort to reduce and/or control emissions to the air. After construction, homes and the residents of those homes will be subject to local, state, and federal rules and regulations governing and regulating emissions to the air.

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 and provide names. If appropriate, state what streams or river flows into. _____

No.

2. Will the project require any work over, in or adjacent to (within 200 Feet) the described waters? If yes, please describe and attach available Plans. _____

No.

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

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.

Yes. Individual wells for residential uses only.

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.

Single family septic tanks will be used and the only discharge of waste material will be through approved Health Department systems.

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.

There will be runoff from driveways and other impervious surfaces. That runoff will be controlled using storm water practices accepted In Eastern Washington.

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:

It is not anticipated that there will be significant surface, ground water runoff impacts. The plat will be designed according to applicable Department of Ecology and Department of Health rules and regulations.

4. PLANTS.

- a. Check or circle types of vegetation found on the site:

- _____ deciduous tress: 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 **sagebrush**

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

Portions of existing pasture will be removed to construct roads, driveways and residential building sites. A portion of the residential building sites will be re-landscaped after construction.

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

None.

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

None necessary.

5. ANIMALS.

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

√ birds: **hawk**, heron, eagle, **songbirds**, others
√ mammals: **deer**, bear, elk, beavers, other:
_____ fish: bass, salmon, trout, herring, shellfish, other

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

None.

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

No.

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

None necessary.

6. ENERGY AND NATURAL RESOURCES.

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

Kittitas County PUD will provide electricity to the residential homeowners. Natural gas or propane will be provided to residential home sites by the individual homeowners.

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

No.

7. ENVIRONMENTAL HEALTH.

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe. _____

No.

1. Describe special emergency services that might be required. _____

None necessary.

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

None necessary.

b. Noise.

1. What type of noise exist in the area which may affect your project
For example, traffic, equipment, operation, other)?

None.

2. What types and levels of noise would be created by or associated with
The project on a short-term basis (for example: traffic, construction,
Operation, other)? Indicate what hours noise would come from the site.

**There will be normal noise associated with construction of roads,
infrastructure and houses.**

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

None necessary.

8. LANDSCAPE AND SHORELINE USE.

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

Open space.

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

No.

c. Describe any structures on the site.

None.

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

No.

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

Ag 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.

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

No.

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

**Assuming 2.5 people per residence, 20 people will reside in the completed
Project.**

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

None displaced. Not applicable.

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

The completed project will consist of 8 residential homes located on eight 5 Acre lots, which is consistent with existing and projected land use and plans in the area.

9. HOUSING.

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

Eight housing units will be created. It is intended these housing units will be middle-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 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? _____

All buildings will be constructed pursuant to existing local rules and regulations governing the construction of buildings including the height of the building.

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

None.

- c. Proposed measure to reduce or control aesthetic impact, if any. _____

None necessary.

11. LIGHT AND GLARE.

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

The project will not produce light or glare other than light associated with residences.

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

No.

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

None.

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

None necessary.

12. RECREATION.

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

None.

b. Would the proposed project displace 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 necessary.

13. HISTORIC AND CULTURAL PRESERVATION.

a. Are there any places or objects 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, archeological, scientific, or cultural importance known to be on or next to the site. _____

None.

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

None necessary.

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. _____

Tipton Road.

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

No.

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

The completed site will not have any parking spaces other than parking spaces associated with residential use.

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). _____

Yes. The proposal will require new private roads which will connect to existing roads. The scope of the roads are depicted on the plat drawings.

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. _____

It is unknown how many vehicle trips per day will occur. However, peak Traffic volumes should occur between 7:00 a.m. and 9:00 a.m. and 4:00 p.m. and 6:30 p.m.

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

None necessary.

15. PUBLIC SERVICE.

a. Would the project result in increased need for public services (for example: fire protection, police protection, health care, schools, other?) If so, generally describe. _____

It is anticipated that occupants of the residences to be constructed on the site will need public services.

b. Proposed measure to reduce or control impacts on public services, if any. _____

Residences constructed on the site will result in an increase in the tax base and individuals occupying the residences will contribute to the economy of the area, thereby increasing tax revenues which will meet or offset the cost of services.

16. UTILITIES.

a. Circle utilities currently available at this 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 that might be needed. _____

Kittitas County PUD will provide electricity. Telephone services will be supplied by Fairpoint Communications. Water provided by exempt wells and sewer by domestic septic systems constructed pursuant to Kittitas County requirements.

C. SIGNATURE.

The above answers are true and correct to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 
DONALD S. GERARD

Date: 5/15/08