

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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LP-08-00024

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 determine 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 "proposal," "proposer" and "affected geographic area" respectively.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Wildcat Preliminary Plat (LP-08-24)

2. Name of applicant:

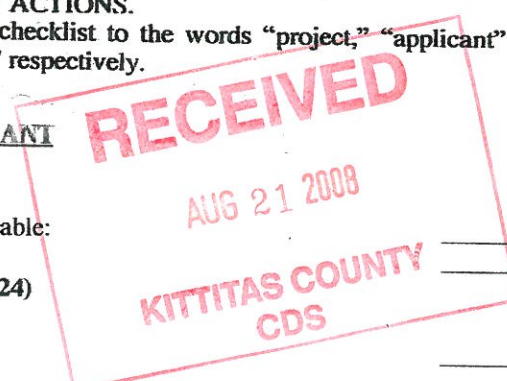
Wildcat Estates LLC

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

Dave Nelson, Registered Agent, 707 Tamarack Lane, Ellensburg, WA 98926
Phone: (509) 962-8682

4. Date checklist prepared:

September 10, 2008



5. Agency requesting checklist:

Kittitas County Community Development Services

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

No plans for development in the near future.

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

No this is a stand-alone development. It will be transferred to another party at a future date.

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

None

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.

No

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

None

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.)

Proposing an 8-lot plat on approximately 24.32 acres of land that is zoned Agricultural-3. Lots are planned for single family residences at some time in the future.

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 subject property is located east of the City of Ellensburg, east of Wilson Creek Rd., off Mission View Drive, Ellensburg, WA 98926, and is located in a portion of Section 32, T18N, R19E, WM, in Kittitas County. Map number 18-19-32020-0030. A map is attached.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Very flat with a gradual slope from north to south.

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

About 1%

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.

Extremely rocky with shallow topsoil. There are numerous rock bars. The property is not prime farmland.

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.

None needed (very level).

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

No this is flat land with a grass cover.

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

Less than 5%

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

None necessary as this is very level, gently sloping land.

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.

Limited emissions from construction equipment. All of the land is in grass vegetation, most of which will not be disturbed.

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

None exist

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

None needed

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.

None on property. The Cascade Canal is on the south boundary of 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.

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.

Does not apply

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

KRD water from field irrigation north of the property will be routed to a sedimentation pond along the south end of the plat. The pond will be constructed before any lots are sold.

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.

None

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, water will be withdrawn for domestic purposes. All water will be withdrawn pursuant to existing Department of Ecology Rules and Regulations.

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.

Individual domestic septic systems would be constructed to then existing standards in the event of development (one system per lot).

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 storm or irrigation run-off will empty into a sedimentation pond at the south end of the plat (to be constructed before the sale of any lots). Sedimentation-free water will used for irrigation by lots G and H.

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:

The sedimentation pond will control surface and runoff water.

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 grass for home sites and roads/lanes.

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:

The plat is in grass and will remain as such, except for home sites and roads/lanes.

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.

None

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

No

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

None

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.

Electric and/or natural gas will be used for home heating.

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.

Any construction is so far in the future that it would not be feasible to form a plan at this time.

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 environmental health hazards, so no services necessary.

1) Describe special emergency services that might be required.

None needed

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

None needed

b. Noise

1) What types 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.

**Usual noises associated with home and road construction.
Work would be done only during daylight hours.**

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

**Road building would be in concentrated, short periods of time.
Any home building would generally be for one at a time by individual owners or their contractors.**

8. LAND AND SHORELINE USE

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

Site is presently used for small-scale farming. It is surrounded on all sides by ag-3 parcels.

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

Yes, the site has been used for pasture for livestock and hay growing.

c. Describe any structures on the site.

There are no buildings or structures on the site.

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

Not applicable.

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

Ag-3

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?

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? _____

If and when developed, there would be 8 single-family dwellings (2.5 x8=20 people)

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

No displacement

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

Comply with County Comprehensive Plan and zoning ordinances, and, if and when developed, comply with all subdivision and building code requirements.

9. HOUSING

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

If and when developed, there would be 8 single-family dwellings (medium 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. _____

Not applicable

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? _____

Mix of one and two story houses with wood or brick exteriors.

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

None (covenants would minimize view obstruction).

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

Covenants would control aesthetic impacts, e.g., require matching out-buildings, prohibit unsightly vehicles, etc.

11. LIGHT AND GLARE

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

Eight homes on individual 3-acre lots will have minimal light or glare. Required or suggested practices in county ordinances will be followed. Covenants will prohibit glare-type roofing and require down-directed yard lights.

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.

See 11a

12. RECREATION

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

City nature park on Judge Ronald Road is less than a mile away. Are considering the enabling of the creation of a walking and horse trail along the south end of the plat. This would tie in with neighboring properties and be along the north side of the Cascade Canal. This would require easements from all affected properties.

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 needed

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 exist

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

None exist

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.

Wildcat Preliminary Plat will be served by an extension to Mission View Drive (an existing private road). Mission View Drive connects to Wilson Creek Road.

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

No public transit exists.

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

Each of the eight lots would have parking space for 2-4 spaces.

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).

Wildcat Preliminary Plat will be served by an extension of Mission View Drive (a private road).

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

None nearby

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

Eight single family residences x 3 trips per day each equals approximately 24 trips.

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

None

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.

Eight lots will have a very minimal effect on public services.

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

None proposed due to very minimal effect.

16. UTILITIES

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

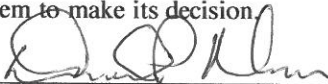
None currently available at the site. Electricity, natural gas, telephone, and cable television would be extended from present end of Mission View Drive. It is proposed that the eight lots receive drinking water from drilling individual wells on each lot.

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.

Natural gas will be from Ellensburg city, power will be from Puget, internet & phone will be from Fairpoint, TV from Charter, and irrigation water from KRD. Drinking water will come from individual wells. Utility trenches will be dug within easements throughout the plat.

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: 08/15/08

Print Name: DAVID P. NELSON