



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITITITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

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SEPA ENVIRONMENTAL CHECKLIST

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:
SwiftWater Ranch 49 Lot Performance Based Cluster Plat. _____
2. Name of applicant:
SwiftWater Ranch LLC., Duane Cameron _____
3. Address and phone number of applicant and contact person:
*SwiftWater Ranch, LLC. c/o David Gleason 18120 196th Ave SE
Renton, WA 98058* _____
4. Date checklist prepared:
September 17, 2008 _____
5. Agency requesting checklist:
Kittitas County Community Development Services per KCC 16.09.080 _____

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): _____
Phasing is not anticipated for this development application, but the applicant will gladly provide a phasing plan if requested and demonstrated necessary and appropriate. Preliminary approval is expected by spring 2009. Final development will occur immediately following preliminary approval. Final development will likely be completed twelve to twenty-four months following preliminary approval. Final development will include water system development and engineering, design and construction of the road infrastructure and meeting all conditions of approval.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. _____
No future plans directly relating to the development proposal are expected to occur after final approval. SwiftWater Ranch LLC. is engaged in discussions with the Yakama Nation and WSDFW about possible floodplain enhancement practices along the Teanaway River, on the property that is the subject of the plat application. Floodplain enhancement discussions and measures are a strictly voluntary activity that Swiftwater Ranch is discussion in an effort to create a benefit to the environment. Such efforts are in no way necessitated by or designed to alleviate any actual impacts of the proposed development. Any such efforts would be consistent with the applicant's proposal and any approval of thereof.

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal. _____
Four separate Critical Areas Reports have been prepared for the five separate parcels involved in this development application. Those reports have been included in the plat application. Those reports are dated September 5, 2007 and were conducted by Sewall Wetland Consulting, Inc. Those reports are attached as Exhibit A.

Four separate Traffic Impact evaluations have been prepared for the five separate parcels, along with a revised evaluation that addressed the impacts of development on all five parcels collectively. The Traffic Reports conclude that the project, as proposed to be mitigated, will have no net impact on traffic. Those reports are attached as Exhibit B.

A water right evaluation has been prepared by Aspect Consulting evaluating the feasibility of changing the purpose, place, and season of use of an 1890 priority water right from the Teanaway River. Such analysis concludes that the water right is valid and the change can occur, with appropriate mitigation, without any impairment on existing rights. Aspect Consulting is also engaged in preparing a final impairment and continuing analysis in conjunction with the applicant's pending change applications.

On September 15, 2008, the applicant met on site with Tom Ring of the Yakama Tribe and William Meyer of WSDFW to discuss the proposal. Both agreed that the area no longer contained a functional floodplain, their concerns about the development's impacts on fish and wildlife would be addressed by a governmentally approved water right, and that, while not necessary as a result of impacts of the development, the Yakama and WSDFW would be interested in working collaboratively with the developer to discuss potential opportunities in the future to improve the functionality of the floodplain and habitat in the area.

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. _____
In September 2008, Mr. Gleason, member of SwiftWater Ranch, LLC, submitted a request to the Conservancy Board to transfer a water right from to the proposed cluster plat.

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

Included below is a list of know permits needed for this proposal as well as a list of permits that may be required: Preliminary plat approval, approval of water right transfer, Group A well system, septic test pit approvals, Storm Water Pollution Prevention Permit (SWPPP), Red Bridge Road access permit, possible LOMA for future residential construction in the floodplain, SEPA Mitigation measures and final plat approval. All elements of final approval will comply with KCC 16.09, KCC 16.12, KCC 15.04 and KCC 12 and KCC 16.20.

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 application is for a 49 Lot Performance Based Cluster Plat per KCC 16.09 and zoning regulations per KCC 17.30.040. The subject property consists of five parcel numbers on 85.86 acres of land zoned Rural-3. Density bonus criteria per KCC 16.09.090 are request for open space, picnic area and a Class A water system supported by a senior water right.

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 northwest of SR 970, west of Teanaway Road and south of Red Bridge Road in portions of Sect. 25 & 26 of T20N, R16E, WM. The five parcel numbers involved in this plat, the existing legal description, and lot layout are described on the attached preliminary plat map.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The subject property, in general terms, is flat, lying in a geomorphic plain.

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

From the northeast corner to the southwest corner, the subject property varies in slope but no more than 3% grade.

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.

According to the US Department of Agriculture the soils +/- 200 feet from the Teanaway River are considered (Rv) Riverwash and Patnish-Mippon-Mayzel complex. Soils beyond this, further to the west are considered (YI), Yakima Loam. Further details are

contained in the four individual wetland studies created by Sewall Wetland Consulting, Inc. (attached)

- d. Are there surface indications or history of unstable soils in the immediate vicinity?
No reports of slides or unstable soils have been reported in the immediate vicinity.
- e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill.
Grading will be required for road development and will consist of coarse base, medium to fine layers with a hard surface on top. Exact quantities have not been calculated at this time.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Per state law and county code, erosion control measures will be in place before and during road construction.
- g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
At full build out, with all lots constructed on and all roads in place, no more than 10% or 8.5 acres out of the 85.86 acres will be covered by impervious surfaces.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Erosion control measures could include but are not limited to ecology blocks, straw bales and a water collection location. Although the area of the property that is slated for road construction has no direct connection to creeks or waters of the state, efforts will be made so runoff will be treated exclusively on site.

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.
During construction emissions to the air would result from residential and road construction vehicles and equipment. At full build out, emission to the air may come from wood stoves, residential vehicles and service vehicles.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No. Surrounding parcels are mostly residential and do not contain sources of emissions that would effect this proposal.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
During construction, vehicles will not remain idle. This will also cut fuel costs considerably. Only the necessary equipment will be stationed at the site, reducing emissions and other visual/aesthetic impacts. A Fugitive Dust Control Plan will be developed and implemented

during construction for
the project and duration of activity on the property in order to prevent blowing dust and dirt.

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.

There is an artesian spring located on the southwestern portion of the property that feeds a pond (located outside the subject property) and then continues south, under SR 970 and back into the Teanaway River. The eastern most boundary of the subject property is bordered by the Teanaway River, a shoreline of the state. According to the four individual critical areas studies conducted by Sewall Wetland Consulting Inc, there are no areas on any of the associated parcels that contain any wetlands.

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 work or development is planned or will occur within the 200 ft. shoreline environment of the Teanaway River. The artesian spring is not a regulated shoreline environment, but will be centrally located in the protected open space.

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.

No fill or dredging will occur within the 200 ft shoreline environment of the Teanaway River or artesian spring.

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

No surface water withdrawals or diversions will be required for this proposal.

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

Yes. A portion of the proposal lies within the 100-year flood plain; however, an artificial dike and berm that was constructed years ago by the Army Corps of Engineers has altered the property in such a way as to make it a nonfunctioning floodplain. As a site visit will reveal (and WFDFW and Yakama Nation representatives acknowledged), in its present condition, the property (even that designated as 100-year floodplain) is not a functional floodplain. The historical functionality of the flood plain on the subject property has been physically disconnected from the Teanaway River. Dikes along the river and the disconnection the subject property from the Teanaway River due to SR 970, have virtually cut off all hydraulic continuity.

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 or surface waters will enter any of the waters described above. All waste waters will be treated on site in a manner designated by local and state regulations.

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.

Ground water will be withdrawn via a Group A water system supported by a certificated water right with an 1890 priority date.. The system will serve all proposed lots.

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 numbers of animals or humans the system(s) are expected to serve.

Each future landowner will provide separate onsite, individual septic 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.

The only known source of runoff will be storm waters. In the open spaces, water will be allowed to naturally absorb back into the ground. Along the roadways, ditching and basins may be used to collect runoff allowing absorption to occur over time.

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

The only source of waste materials will be from individual onsite septic systems.

These systems are designed to hold solid waste, not allowing it to absorb into surface waters or flow back into ground water streams.

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

Erosion control measures will be in place prior to any clearing, grading or construction.

Measures to control runoff that could be utilized are: ditching, basins and holding ponds.

Per state regulations, any ground disturbance over one acre will require a SWPPP.

Site grading will comply with KCC 14.08

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: _____

The Critical Areas Reports (referenced above) provide a detailed evaluation of the vegetative types.

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

No trees, or virtually no trees, exist anywhere on the portions of the property that will be

developed. The vegetation removed or altered will be grasses, weeds and similar sparse vegetation.

- c. List threatened or endangered species known to be on or near the site.
Species of salmon native to the region have been re-migrating to the branches of the Teanaway River within the last few years. No development or disturbance of any kind will occur within 300 ft of the River. Additionally, the River and species are protected from development impacts by a pre-existing Army Corps of Engineers dike. Critical Area Reports describe species activities in greater detail.

- d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
As it exists 95% of the subject property is grass/hay. CCRs will encourage landscaping with native plants. In conjunction with the property development, the applicant intends to install native plants and vegetation, including ponderosa pine trees

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 4c and Critical Areas Reports.

- c. Is the site part of a migration route? If so, explain.
No. See Critical Areas Report. Species of Elk, Deer and cougar have been spotted seasonally within a mile of the proposed development.

- d. Proposed measures to preserve or enhance wildlife, if any.
Two rail split fencing along the property boundary and residential lots, if built, will be required to allow passage of wildlife through the property. Careful consideration within the open space was give to allow animals passage through and around the property.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
At this time the only proposed sources of heat would be electricity and propane. Green energy practices will be encouraged on the individual landowner level.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.
No. The proposed lot locations are far enough from adjacent properties that there should be no affect regarding the potential use of solar energy.

- 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.
Based on the available technology today, energy conservation features will be subject to the needs of future lot owners.

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. This project does not propose the use of any toxic or hazards materials.

1) Describe special emergency services that might be required.
Standard County emergency services (fire, EMS) will be needed, but no unique or special services will be required.

2) Proposed measures to reduce or control environmental health hazards, if any.
There are no known environmental health hazards existing on the subject property, nor are there any associated with this development.

- b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?
The property is adjacent to State Highway 970.

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.
Short term noise would be created from road and residential construction. Noise levels are regulated by the state. Hours of operating noisy equipment are regulated by the Kittitas County noise ordinance. All development and construction activities will comply with KCC 9.45.

3) Proposed measures to reduce or control noise impacts, if any.
All development and construction activities will comply with KCC 9.45. Construction hours will be limited to 7:00 am-7:00 pm

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?
The site contains two residential structures currently. The remaining property is an open, un-irrigated field

- b. Has the site been used for agriculture? If so, describe.
Yes. This site was formally part of the Walker Ranch. In subsequent years, the subject property has been used for grazing, breeding and hay production.

- c. Describe any structures on the site.

There are two residential structures on and three existing wells on the subject property.

d. Will any structures be demolished? If so, what?
No.

e. What is the current zoning classification of the site?
Rural-3 per KCC 17.30

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?
According to the KC Shoreline Master Program Plat Map7, E9, the property is in the Rural Shoreline Environment.

h. Has any part of the site been classified as an:
 environmentally sensitive area?
No, although a portion of the site is within the 100-year floodplain according to the County's maps. As mentioned above, due to the existing Army Corps of Engineers dike, the site no longer provides any floodplain function.

i. Approximately how many people would the completed project displace?
Zero people will be displaced by this proposal.

j. Approximately how many people would reside or work in the completed project?
At full build out, assuming 4 persons per residence: +/- 196 individuals will reside within the completed project. The applicant does not expect full build out to occur for at least twenty years

k. Proposed measures to avoid or reduce displacement impacts, if any.
No displacement measures are proposed at this time.

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
A pre-application meeting was conducted on September 24, 2008 to confirm with Kittitas County that the proposal, at preliminary plat, meets the zoning, road, health, SMP and environmental regulations established in RCW and county codes.

The applicant has made numerous efforts to meet with neighbors to discuss concerns and get input. The applicant has also considered and addressed as appropriate various concerns that were raised in public hearings about previous development proposals for the property.

The applicant has designed the open space configuration, proposed CCRs (down lighting, two-rail fencing for wildlife, native vegetation, etc.) to maximize compatibility with surrounding areas. The proposed density and use has already been deemed acceptable by the County through its comprehensive plan and zoning designation for the property.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
At full build out, there is a potential for 49 single family residences. The units are expected to be for full-time occupancy, primarily middle/working class.

b. Approximately how many units, if any, would be eliminated?

Indicate whether high, middle or low-income housing.
No units or structures of any type will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any.
CC&R's will be placed on the development to control and help reduce housing impacts.

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?
No structures are proposed at this time. All future development will comply with any applicable County codes pertaining to height and aesthetics.

- b. What views in the immediate vicinity would be altered or obstructed?
No views will be obstructed. Kittitas County has no protected view sheds and the Code allows the density and nature of development proposed. Significant preservation of on-site open space and the entire Teanaway River corridor will minimize impacts on aesthetics. CCRs will require down lighting, shaded and directed on-site, in an effort to maximize "dark skies". Trees and landscaping (primarily native vegetation) will be planted along streetscapes and the perimeter to reduce any impacts of lighting and views. Metal roofs will not be allowed. Design guidelines will encourage construction materials and design that is consistent with rural areas

- c. Proposed measures to reduce or control aesthetic impacts, if any.
See (b), above.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Light emitting from the property will mostly occur at night.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No. When the project is at full build out, light will not affect current traffic or other residential developments in the area because of design layout, site plan, down lighting requirements, and a vegetative buffer.

- c. What existing off-site sources of light or glare may affect your proposal?
Currently there are no sources of off-site light that will affect this proposal, aside from traffic traveling on either of the two roads (Red Bridge and SR 970) that border the site.

- d. Proposed measures to reduce or control light and glare impacts, if any.
All lighting will be shaded and pointed away from other properties in the area. Lighting will also be pointed and directed away from Red Bridge Road and SR 970, and diffused by a vegetative buffer..

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
In its current state, the subject property does not contain any designated recreational

opportunities for the public. The property is privately owned.

- b. Would the proposed project displace any existing recreational uses? If so, describe. *No as there are none that exist on the subject property.*
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
No measures to reduce or control impacts are included in this application. The project will actually increase recreational opportunities and environmental stewardship of the area.

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. The subject property has not been specifically listed on either state or local preservation registers, nor has been listed as a site of archeological significance.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
No evidence of historical or archeological significance has been discovered on the site. The surrounding area has been used by Native Americans in the past, but no evidence has been discovered on these properties.
- c. Proposed measures to reduce or control impacts, if any.
If items of archeological significance are discovered, all construction development will be halted and the state archeological office and Yakima Nation will be contacted.

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.
Direct access to the property is off of Red Bridge Road via either Teanaway Road or Masterson Road, both county maintained roads. These roads are accessed via SR 970. For more information on traffic and access, please see the attached traffic studies for all four properties.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No. Public transit exist in Cle Elum, and then on a limited basis.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
Estimating each unit would have two parking spaces, a total of ninety eight parking spaces may be created by this project.

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).
A new, private road system has been drafted that will serve this development. That Road system is attached to the preliminary plat maps attached to this application.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No. The primary source of transportation to the subject properties is via motor vehicle.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Please see the attached traffic analysis for details.

g. Proposed measures to reduce or control transportation impacts, if any.
Please see the attached traffic analysis for details.

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.
As with any development, individual residential development or plat development, a need for public and emergency services may arise from time to time. This project would be covered under existing services provided by Fire District #7, Kittitas County Sherriff, Cle-Elum Roslyn School District and local hospitals. Will those agencies need new staff as a result of this proposal? No. Tax revenue from the development is intended to offset any costs for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.
This development will adhere to all state and local codes and laws to prevent impacts to public services.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.
No city services currently available. Electricity, telephone, and propane services are available in the area.

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.
Septic: Individual Onsite, Water: Onsite Group A System supported by a water right, Electricity: PSE Phone: Local Companies, Gas: Individual Propane

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: Daniel Reason, Member Date: 9/29/08

Print Name: Swiftwater Ranch, LLC

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: Dyane E Cameron

Date: 10-28-01

Print Name: Dyane E Cameron