

**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

"Building Partnerships – Building Communities"

**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 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 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 are" respectively.

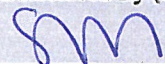
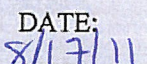
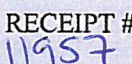

**APPLICATION FEES:**

490.00 Kittitas County Community Development Services (KCCDS)  
70.00 Kittitas County Department of Public Works  

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\$560.00 Total fees due for this application (One check made payable to KCCDS)

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	

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

**TO BE COMPLETED BY APPLICANT**

**FOR STAFF USE**

**A. BACKGROUND**

1. Name of proposed project, if applicable:  
Sasse Ridge Plat \_\_\_\_\_  
\_\_\_\_\_
  
2. Name of applicant:  
Sasse Ridge LLC \_\_\_\_\_  
\_\_\_\_\_
  
3. Address and phone number of applicant and contact person:  
P.O. Box 687, Roslyn, WA 98941 Vernon Swesey 509-649-5230 \_\_\_\_\_  
\_\_\_\_\_
  
4. Date checklist prepared:  
7/15/2011 \_\_\_\_\_
  
5. Agency requesting checklist:  
Kittitas County Community Development Services \_\_\_\_\_
  
6. Proposed timing or schedule (including phasing, if applicable):  
Estimated buildout will be approximately 10 years. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
Not at this time. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.  
Forest Practice Application #2702237 approved by Washington State Dept. of Natural Resources on Sept. 23, 2002 and renewed on Oct. 20th, 2004. \_\_\_\_\_  
Stormwater Permit issued by the Department of Ecology. Permit # WAR-010166 \_\_\_\_\_
  
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.  
Approval of an application from the Department of Ecology for mitigated water may need to be applied for. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
10. List any government approvals or permits that will be needed for your proposal, if known.  
Kittitas County Final Plat Approval, Permits for the community septic systems and the Community Water System or individual wells will need to be approved by the Kittitas County Environmental Health Dept., Washington State Dept. of Health and Department of Ecology for compliance for water. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
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.)  
Project includes 30.61 Acres to be developed into 10 three acre lots. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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See attached.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

The steepest slope is estimated to be approximately a 55% slope.

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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.

No prime farmland or agriculture soils are located on property. Soil Analyses showed: 5243 Natkim Gravelly Sandy Loam (5-25% slope) 5244 Natkim Gravelly Sandy Loam (25-45% slope), 5245 Natkim Gravelly Sandy Loam (45-65% slope), 6839 Roslyn Sandy Loam (5-25%), 6845 Roxer Gravelly Sandy Loam (45-65%)

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

None

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

Some fill will be needed to create the road base. All or a portion of this fill may come from on site sources of excess excavated material. If these sources do not provide adequate quantities of material then the fill will be imported from off site sources.

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

During the general course of construction and earth disturbances, some erosion may occur.

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

Roads and other infrastructure as well as residential structures will be the only impervious surfaces and it is estimated that 5% of the site could be covered with impervious surfaces.

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

Best Management Practices, including but not limited to silt fencing, road ditches, water bars, detention ponds and check dams will be used to reduce or control erosion on site according to the Eastern Washington Stormwater Manual.

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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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

See attached.

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

\_\_\_\_\_  
\_\_\_\_\_

None known.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Washington State Dept of Ecology will be consulted for any air emission control requirements such as development of a Fugitive Dust Control Plan or other air quality permits.

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Newport Creek

Unnamed Creek

These creeks flow into Lake Cle Elum, which is west of Salmon La Sac Rd at distances ranging from 800-2004 feet from the property boundaries.

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

See attached.

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.

c. See attached.  
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.

Storm water could be generated on site, which will be controlled and contained on site using best management practices according to the Eastern Washington Stormwater Manual, such as straw bales barriers, silt fencing, and perhaps a sediment pond.

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

The only known potential source of waste materials that could enter ground or surface waters would be effluent from approved septic systems.

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

Impacts will be reduced and controlled using on site best management practices according to the Eastern Washington Stormwater Manual, such as straw bale barriers, silt fencing, and perhaps a sediment pond.

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?

Vegetation removal will include removal of fir trees, pine trees and other types of trees, and vegetation where structures and roads will be placed.

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

None that we are aware of.

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

Conditions, covenants and restrictions (CC&R's) will be recorded for the lots which will encourage native vegetation and xerscaping.

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 that we are aware of. \_\_\_\_\_
- c. Is the site part of a migration route? If so, explain.  
No \_\_\_\_\_
- d. Proposed measures to preserve or enhance wildlife, if any.  
Retain wildlife trees and green recruitment trees and retain as much natural vegetation as possible. \_\_\_\_\_

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.  
Electricity and propane are expected to be the primary sources of energy used in the residences but it is possible for solar energy and wood stoves to be used as well. \_\_\_\_\_
- 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.  
None 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.  
We anticipate general construction site hazards with this project.  
1) Describe special emergency services that might be required.  
See attached. \_\_\_\_\_
- 2) Proposed measures to reduce or control environmental health hazards, if any. See attached. \_\_\_\_\_
- b. Noise  
1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?  
Some general construction noise will be generated during constuction phases but noise impacts are not expected from the finished project. \_\_\_\_\_
- 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.  
On a short term basis during the construction of the project, there would be noise associated with construction equipment and other work being done on site, typically would from dawn to dusk. \_\_\_\_\_
- 3) Proposed measures to reduce or control noise impacts, if any.  
In a effort to reduce or control possible noise impacts, construction hours could run from 6am to 8pm Monday thru Saturday. \_\_\_\_\_

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?  
Currently it's vacant timberlands and rural residential home sites. \_\_\_\_\_
- 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? If so, what?  
No \_\_\_\_\_
- e. What is the current zoning classification of the site?  
Rural 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?  
There are no shorelines of the state on this site. \_\_\_\_\_
- 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? The number of workers is unknown. The completed project will be limited to a maximum of 10 residential lots. It is not known when all lots will be occupied. \_\_\_\_\_
- k. Proposed measures to avoid or reduce displacement impacts, if any.  
There will be no displacement therefore no measures are required. \_\_\_\_\_
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. \_\_\_\_\_

9. HOUSING See Attached

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.  
A maximum of 10 lots will be created. Housing will be middle to high-income level. \_\_\_\_\_
- 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 \_\_\_\_\_

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?  
The tallest height of any proposed structure would not exceed 35 feet. The principal exterior building material would be wood, masonry or metal materials. \_\_\_\_\_
- b. What views in the immediate vicinity would be altered or obstructed?  
No views would be impacted by this project. \_\_\_\_\_

- c. Proposed measures to reduce or control aesthetic impacts, if any.  
The CC&Rs will apply to the development of home sites and will require a certain level of uniformity in character and quality of the built community.

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11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
Typical lighting from a small residential community will be produced.
- 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.  
The covenants would require downward facing outdoor lighting.

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12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
Recreation opportunities associated with Lake Cle Elum are available as well as dispersed outdoor recreation opportunities such as hunting, hiking, snowmobiling, cross country skiing, and mountain biking.
- 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

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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.  
Mr. David Powell from the Yakama Nation Cultural Resources Dept. visited the site on July 26th, 2004, and a plan to protect cultural values were agreed upon should any be discovered during development of the project.
- 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, none known.

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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.  
Hex Mountain Drive access off Salmon La Sac Road that serves the property.

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?  
See attached.

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).  
The project will include improvements to Hex Mountain Drive that accesses the property and will meet the Kittitas County Private Road Standards.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
Lake Cle Elum on opposite side of Salmon La Sac road.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
The project at full build out could generate up to 100 trips per day.

g. Proposed measures to reduce or control transportation impacts, if any.  
Provide adequate traffic signage at and before the intersection of the private road with Salmon La Sac Rd, including speed limits with the property.

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.  
The project will rely on existing public services. The addition of a maximum of 10 lots in a rural area is not expected to bring a substantial increased need for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.  
CC&Rs will apply with the intent of reducing the need for public fire and police protection such as fire wise practices and prohibiting storage of hazardous substances.

16. UTILITIES

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

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.

\_\_\_\_\_

Residential utilities will be provided to the project such as electricity, phone, cable and high speed internet connections. Service providers will include Inland Networks, Inland Internet, R&R Cable and Puget Sound Energy.

\_\_\_\_\_

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: Nathan R Weis

Date: 8-16-11

Print Name: Nathan R Weis

**THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.**

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

**FOR STAFF USE**

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

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\_\_\_\_\_  
\_\_\_\_\_

2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.

\_\_\_\_\_  
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\_\_\_\_\_

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

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6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

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7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

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