

**DETERMINATION OF SIGNIFICANCE
AND ADOPTION OF EXISTING
ENVIRONMENTAL DOCUMENT**

Description of current proposal: **Marian Meadows Planned Unit Development. 89 residential units with RV park and RV storage.**

Proponent: **Martens Enterprises, LLC. Authorized Agent for Easton Ridge Land Company**

Location of current proposal: **Unincorporated Community of Easton, Kittitas County.
Sections 1 and 12, Township 20N, Range 13E, WM**

Title of document being adopted: **Marian Meadows Planned Unit Development & Subdivision Final Environmental Impact Statement w/ Addendum Issued September 26th, 2017**

Agency that prepared document being adopted: **Kittitas County** _____

Date adopted document was prepared: **February 10th, 2011**

Description of document (or portion) being adopted: **Final EIS for Marian Meadows Planned Unit Development, further modified by Addendum**

If the document being adopted has been challenged (WAC 197-11-630), please describe:

No formal challenges have been filed

The document is available to be read at (place/time) **Kittitas County Community Development Services, 411 Ruby St, Suite 2, Ellensburg, WA, 98926 from 8am -5 pm Monday- Friday , or online at <http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Rezones>**

EIS REQUIRED. The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. To meet the requirements of RCW 43.21C.030(2)(c), the lead agency is adopting the document described above. Under WAC 197-11-360, there will be no scoping process for this EIS.

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

Name of agency adopting document **Kittitas County Community Development Services**

Contact person, if other than responsible official **Dusty Pilkington** _____

Phone (509)-962-7079

Responsible official **Dan Carlson,**

Position/title **Director, Kittitas County Community Development Services** ____

Phone (509) 933-8244

Address **411 Ruby St Suite 2, Ellensburg, WA, 98926**

Date **September 26th, 2017** Signature 

Addendum

to the

FINAL EIS

for the

MARIAN MEADOWS

Prepared for

EASTON LAND CO. LLC

KITTITAS COUNTY PROJECT PERMIT #

PD-17-00001; CU-17-00001; LP-17-00001

Kittitas County
Community Development Services

This EIS Addendum has been prepared in compliance with the State Environmental Policy Act of 1971 (SEPA) (Chapter 43.21C, Revised Code of Washington); the SEPA Rules, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code); and Kittitas County's Environmental Policies and Procedures Code (Chapter 15.04, Kittitas County Code), which implements SEPA.

Responsible Official:



Dan Carlson, AICP

Title:

Community Development Services Director

Address:

Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7506 Fax: (509) 962-7682

Date of Issuance of the EIS Addendum: September 26, 2017

PREFACE

The purpose of this EIS Addendum is to provide information concerning site-specific development proposed for the **Marian Meadows Planned Unit Development (PUD) in Easton, Kittitas County, Washington.**

In February of 2011, Kittitas County issued a Final Environmental Impact Statement (FEIS) for a proposed subdivision and planned unit development. The preferred alternative identified in the FEIS called for a 225-lot preliminary plat consisting of half-acre lots, with future planned development of 218 additional lots along with a mini-storage site. The project was proposed upon a 520-acre site with flat lands to the west and with steep slopes to the east. Other alternatives were examined in the original FEIS. Alternative 2 involved 443 units concentrated on the western edge of the site and a mini-storage location. Alternative 3A involved 147 uniform three-acre lots and, with no mini-storage, while Alternative 3B called for the same density as alternative 3B, but with a mini-storage area excluded from the PUD, for a total of 147 lots. Alternative 3C involved a reduction in total lots relative to the preferred alternative, down to 30 to 35 lots. Alternative 3D involved five-acre lots limited to the Airport Safety Zone (ASZ) covering much of the property. Alternative 4 allowed for a reduced density PUD at 147 lots for the entire parcel, with avoidance of ASZ areas 3 and 4. This alternative would include mini-storage within ASZ 4. Alternative 5 included a PUD with all development on the western half of the parcel, with 113 lots total.

In December of 2016, Martens Enterprises, LLC, authorized agent for the Easton Land Company submitted a modified proposal. The new proposal calls for 89 residential units, a mini-storage facility, and a Recreational Vehicle (RV) Park with an associated RV supply facility. Eighty-five of the lots are proposed to be clustered on the western portion of the subject property, with four large lots on the eastern portion of the property.

FACT SHEET

Name of Proposal	MARIAN MEADOWS PLANNED UNIT DEVELOPMENT
Proponent	EASTON RIDGE LAND COMPANY
Location	The Proposed Action is located on a combined 17 parcels totaling 445.42 acres
Proposed Action	The Proposed Action would involve development of 89 residential lots, a mini-storage site, an RV Park, and an associated RV supply and service operation.
Lead Agency	Kittitas County Community Development Services
Responsible Official	Dan Carlson, AICP, Director Kittitas County Community Development Services
Contact Person	Dusty Pilkington, Planner I Kittitas County Community Development Services 411 N Ruby St # 4, Ellensburg, WA 98926 (509) -962-7079 dusty.pilkington@co.kittitas.wa.us

Addendum/Adoption of Original Document	This SEPA Addendum examines impacts of the revised proposal, and is not intended to supersede or replace the previous FEIS.
Master Use Permit	PD-17-00001
Required Land Use Permits	Preliminary investigation indicates that the following permits and/or approvals could be required for the Proposed Action. Additional permits/approvals may be identified during the review process.
	<u>Kittitas County</u> Planned Unit Development Approval Conditional Use Permit Approval Long Plat Preliminary Approval
Additional Approvals Sought	Development Agreement with Kittitas County
Location of Background Data	Kittitas County Community Development Services 411 N Ruby St # 4, Ellensburg, WA 98926
Date of Issuance, This Addendum	September 26, 2017
Date of Issuance, Final EIS	February 10, 2011
Availability of Addendum	Notification of the availability of this EIS Addendum has been distributed to agencies, organizations and individuals noted on the Distribution/Notification List (Appendix A to this document).

Copies of this document are also available for review at Kittitas County Community Development Services, 411 N Ruby St # 4, Ellensburg, WA 98926, or can be located online at <http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Rezoning&project=PD-17-00001+Marian+Meadows>

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
FACT SHEET	3
I. PROJECT DESCRIPTION	8
A. PROPONENT/PROJECT LOCATION	8
Proponent	8
Project Location	8
Existing Site Characteristics.....	8
B. BACKGROUND INFORMATION.....	12
Marian Meadows FEIS.....	12
EIS Addendum - Key Analyses	12
C. DESCRIPTION OF THE PROPOSED ACTION	12
Project Overview.....	12
D. SUMMARY OF ALTERNATIVES.....	15
Applicant’s Original Proposal.....	15
Alternative 2.....	15
Alternative 3.....	15
Alternative 3A.....	15
Alternative 3B.....	15
Alternative 3C.....	15
Alternative 3D.....	15
Alternative 4.....	15
Alternative 5.....	16
Revised Proposal.....	16
II. COMPARISON OF ENVIRONMENTAL IMPACTS	24
A. LAND USE	24
Land Use Code.....	24
Density.....	26
Uses.....	26
Land Use and Density Related Impacts.....	27
B. TRANSPORTATION.....	29
Marian Meadows FEIs.....	29
EIS Addendum.....	29
C. PLANTS AND ANIMALS.....	30
Marian Meadows FEIS.....	30
EIS Addendum.....	30
D. SCHOOLS	30
Marian Meadows FEIS.....	30
EIS Addendum.....	31
E. ENERGY AND NATURAL RESOURCES	31

MARIAN MEADOWS FEIS.....	31
EIS Addendum.....	31

LIST OF FIGURES

Figure	Page
1. Vicinity Map	9
2. Site Aerial	10
3. Hazardous Slopes	11
4. Proposed Development in FEIS	13
5. Revised Proposal.....	14
6. Alternative 2	17
7. Alternative 3A.....	18
8. Alternative 3B.....	19
9. Alternative 3C.....	20
10. Alternative 3D.....	21
11. Alternative 4.....	22
12. Alternative 5.....	23
13. Zoning Map.....	25

SECTION I

PROJECT DESCRIPTION

A. PROPONENT/PROJECT LOCATION

Proponent

Martens Enterprises, LLC, authorized agent for Easton Ridge Land Company

Project Location

The proposed project is located approximately seven miles northwest of Roslyn, Washington in unincorporated Easton, Washington. The 17 subject parcels fall within Kittitas County jurisdiction, and total 443 acres. The general vicinity is depicted in Figure 1.

Existing Site Characteristics

The project site is depicted in Figure 2. The parcel is currently mostly undeveloped, with a quarrying operation located to the northwest of the site. A Bonneville Power Association easement crosses the property. Steep slopes cover the eastern part of the proposed area (Figure 3).

Figure 1
Vicinity Map

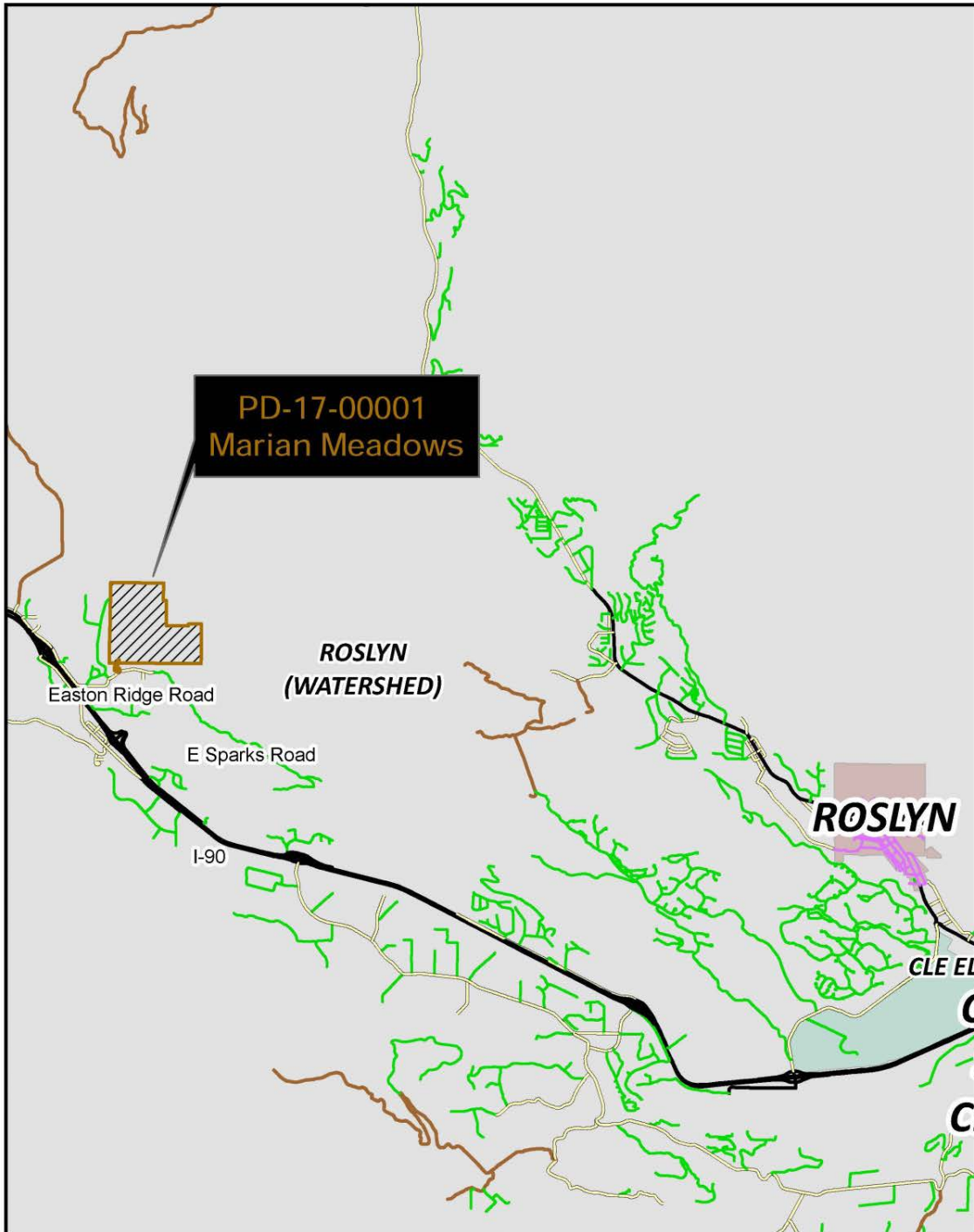


Figure 2
Site Aerial

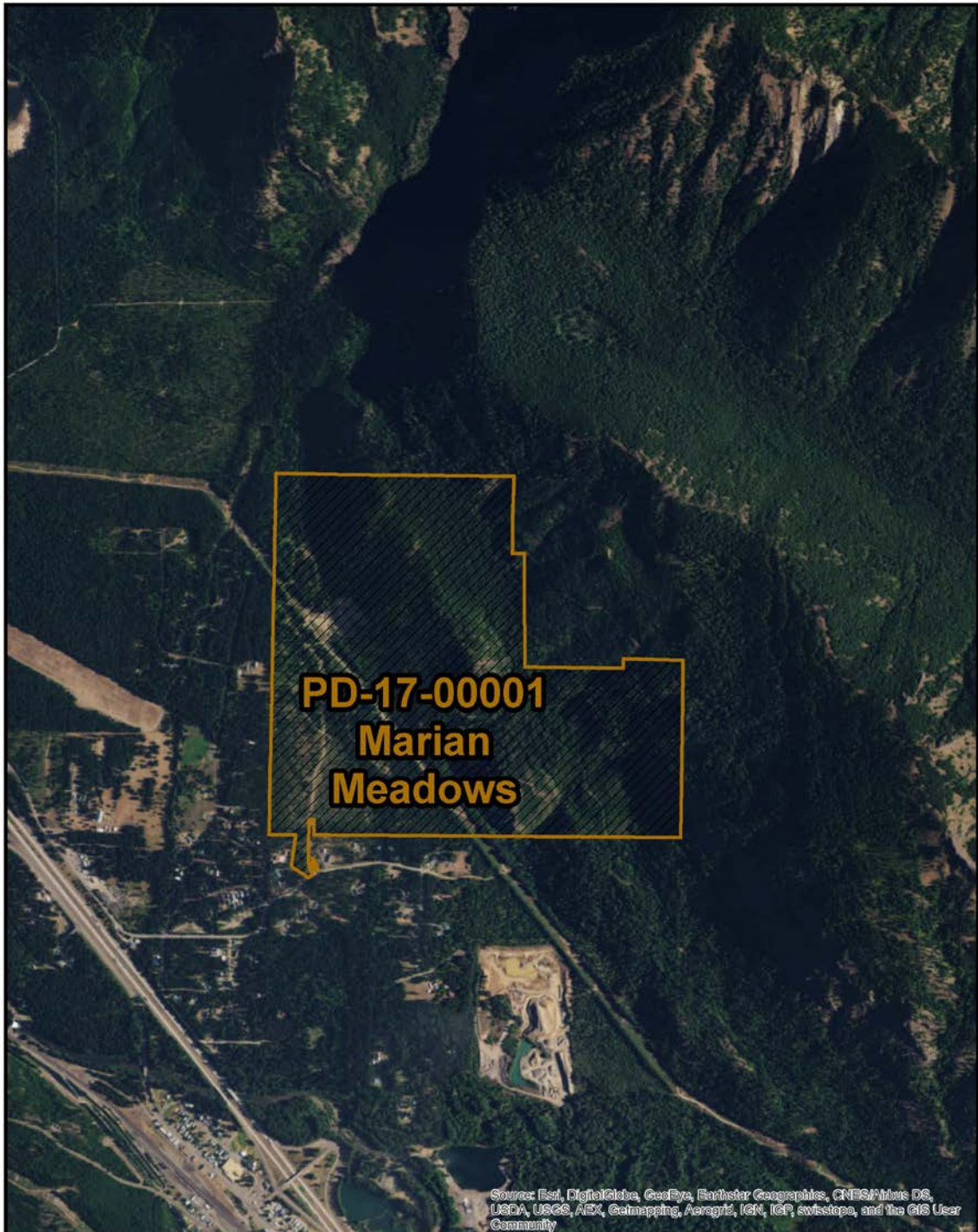
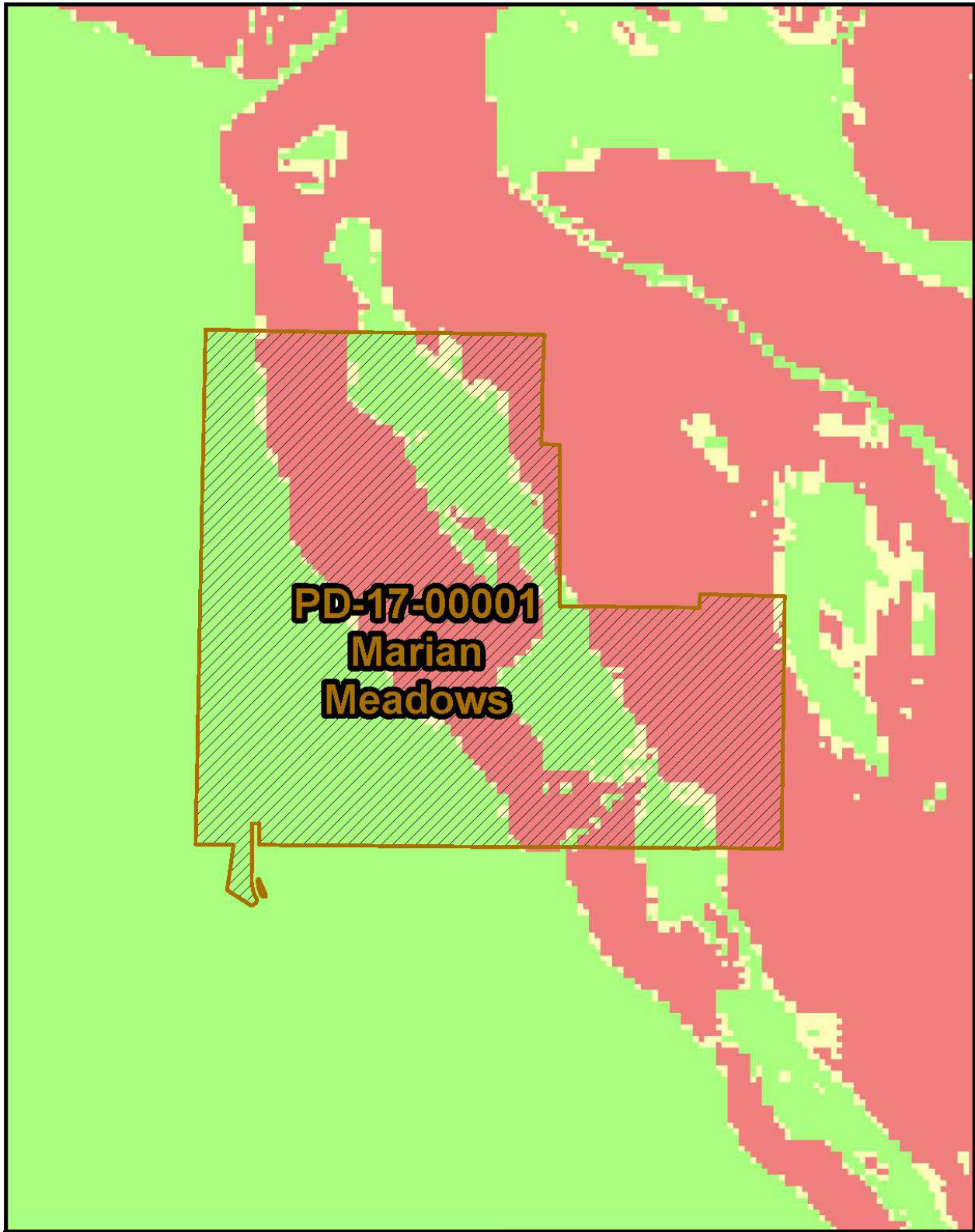


Figure 3:
Hazardous Slopes



B. BACKGROUND INFORMATION

Marian Meadows FEIS

A Final Environmental Impact Statement (FEIS) was published for Kittitas County by Parametrix, Inc. on February of 2011. The Marian Meadows EIS identified and evaluated the probable significant environmental impacts that could result from rezoning the parcels to a Planned Unit Development (PUD). The FEIS evaluated the direct, indirect and cumulative impacts of the Preferred Alternative and other alternatives.

The revised proposal is within the geographic area that was analyzed in the Marian Meadows project site. Overall, the revised Marian Meadows project is within the range of actions and impacts that were evaluated as part of the Preferred Alternative and other alternatives associated the original FEIS. Areas of discrepancy between the project as proposed in the FEIS and the current proposal are discussed below.

The Marian Meadows project is located within the Rural-5 Zoning District.

EIS Addendum - Key Analyses

Kittitas County determined that for SEPA compliance associated with the Revised Proposal, it is appropriate to adopt the Marian Meadows EIS and prepare an EIS Addendum to add information specific to the Revised Proposal, and to analyze areas where the original proposal and the Revised Proposal differ. Washington Administrative Code (WAC) 197-11-600(4) allows the use of existing environmental documents, and allows an addendum that adds analyses or information about a proposal, but does not substantially change the analysis of significant impacts and alternatives in the existing environmental document. According to Washington State Department of Ecology's SEPA Handbook, "an addendum is appropriate when a proposal has been modified, but the changes should not result in any new significant adverse impact.

C. DESCRIPTION OF THE PROPOSED ACTION

Project Overview

The following is an overview of the Alternatives examined in the FEIS; details concerning project elements follow. Figure 4 depicts the development as the project was considered in the FEIS under Alternative 1 (Proposed Development). Figure 5 depicts the project as depicted in the Revised Proposal. A summary of the Alternatives examined in the FEIS follows.

Figure 4
Proposed Development in FEIS

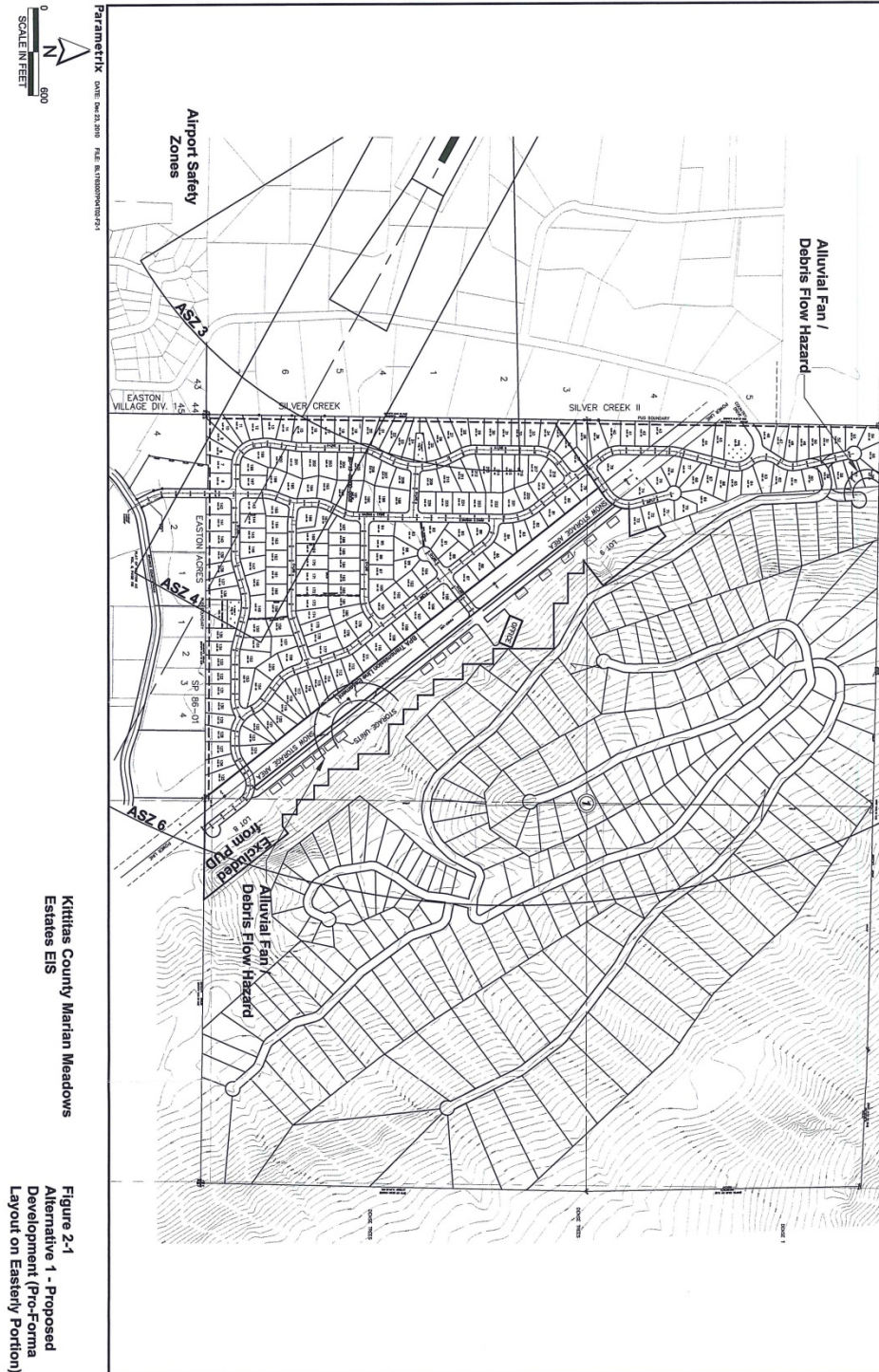
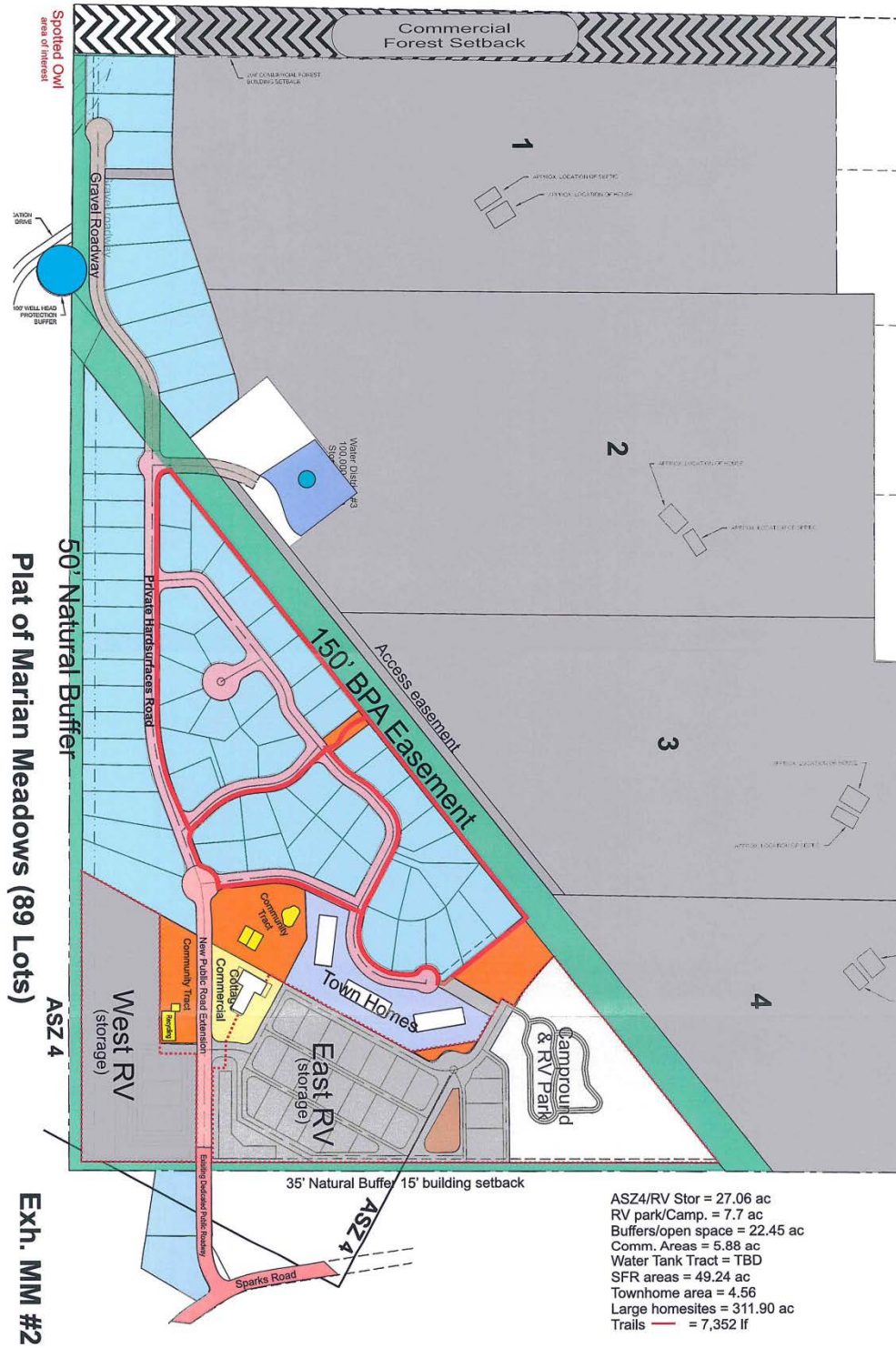


Figure 5
Revised Proposal



D. SUMMARY OF ALTERNATIVES

Applicant's original proposal (Alternative 1): The Proposed Development called for a PUD with 225 lots on 120 acres, with 0.5 acres per lot on the western portion of the property. Future unspecified, development called for an additional 218 lots on 305 acres on the eastern portion of the property. The proposal called for 300 storage units running parallel to the BPA easement, with the easement excluded from the PUD (Figure 4).

Alternative 2: This proposal called for 443 units reaching full allowable density within the PUD, with 195 single-family lots, along with 248 multifamily lots concentrated on the western half of the site. No development was proposed on or around BPA easement, allowing for a wildlife corridor. Thirty-two acres in the southwest portion of the property would be left undeveloped to accommodate the Airport Overlay Zone. As in Alternative 1, this Alternative included a mini-storage use (Figure 6).

Alternative 3A (No Action Alternative): This alternative included three-acre lots with development of the entire site at the allowable density per zoning districts in place in 2011. This alternative included uniform distribution of lots. 147 lots would be in the Rural 3 area, with four units in area zoned Forest and Range. Mini storage was not included in this alternative (Figure 7).

Alternative 3B: (No Action Alternative). This alternative included the same features as Alternative 3A, except for exclusion of the area northeast of the BPA easement for potential development of up to 300 storage units. At full density, this alternative would consist of 147 lots (Figure 8).

Alternative 3C: (No Action Alternative). This alternative is similar to Alternative 3A, except for the exclusion of the steeper slopes, with 30 and 35 lots. This proposed alternative included No Action, and development on three-acre lots on the western half of the property. This alternative included a wildlife corridor and a wildlife vegetation buffer, along with open spaces for conveyance of hazardous flows. This alternative did not include mini-storage (Figure 9).

Alternative 3D: (No Action Alternative) This alternative involved no PUD approval, with development at five-acre lot density. This alternative is consistent with Washington State Department of Transportation (WSDOT) recommendations for development within ASZs in effect at the time. This alternative is similar to Alternative 3A but with larger lots. This Alternative did not include mini-storage. This alternative included a total of 113 lots (Figure 10).

Alternative 4 (Mitigation Alternatives): This alternative involved development within an approved PUD, but at a lower density than allowed within the PUD under the 2011 County Code. This alternative had a density of one unit per three acres, with a buffered wildlife corridor. This Alternative also avoided areas of debris flow hazards, developed at low density toward the steep eastern portion of the site. This alternative included mini-storage, and would include a total of 147 lots (Figure 11).

Alternative 5: This alternative involved a PUD with development at the western end of the property, thus avoiding the steep slopes to the east. This alternative included multifamily housing, along with a wildlife corridor and vegetation buffer, with open spaces for flow hazard conveyance (Figure 12).

Revised Proposal: The revised proposal calls for a PUD with 85 residential lots clustered toward the western portion of the property, with four lots on the eastern steep slopes, for a total of 89 lots. The Revised Proposal also includes an RV Park, and an RV supply and service operation. One lot would include three town home buildings (Figure 5).

Figure 6
Alternative 2

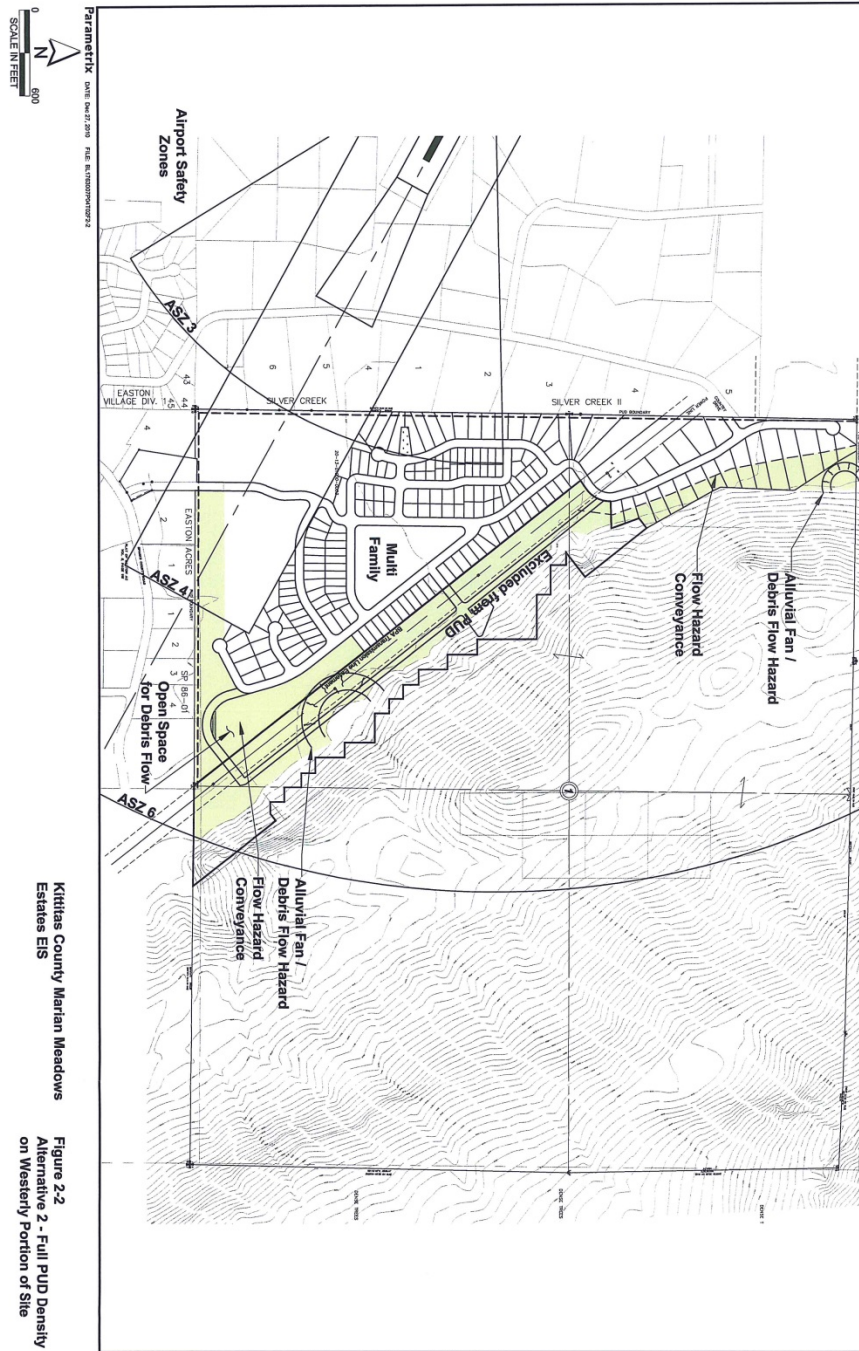


Figure 7
Alternative 3A

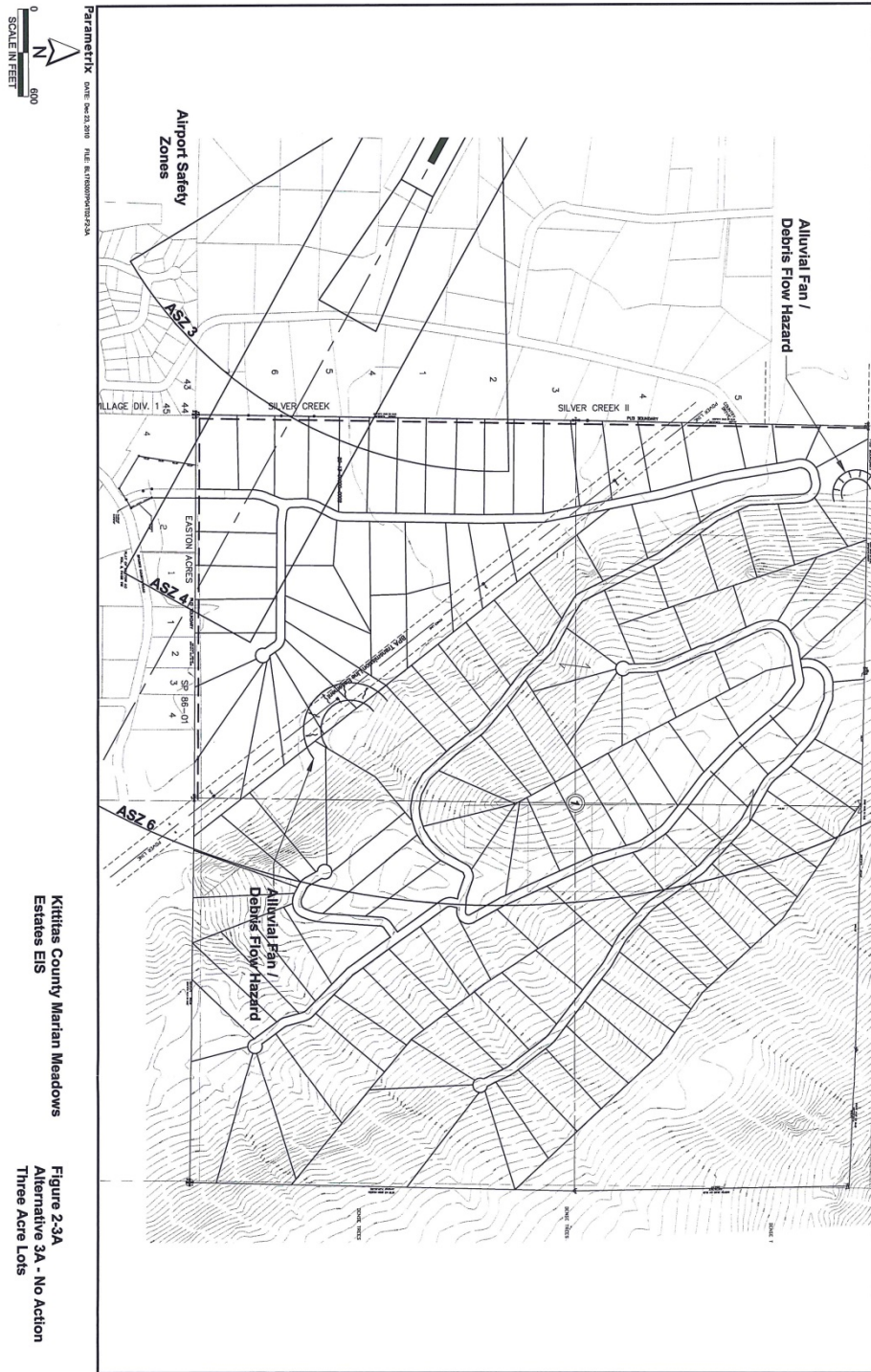


Figure 8
Alternative 3B

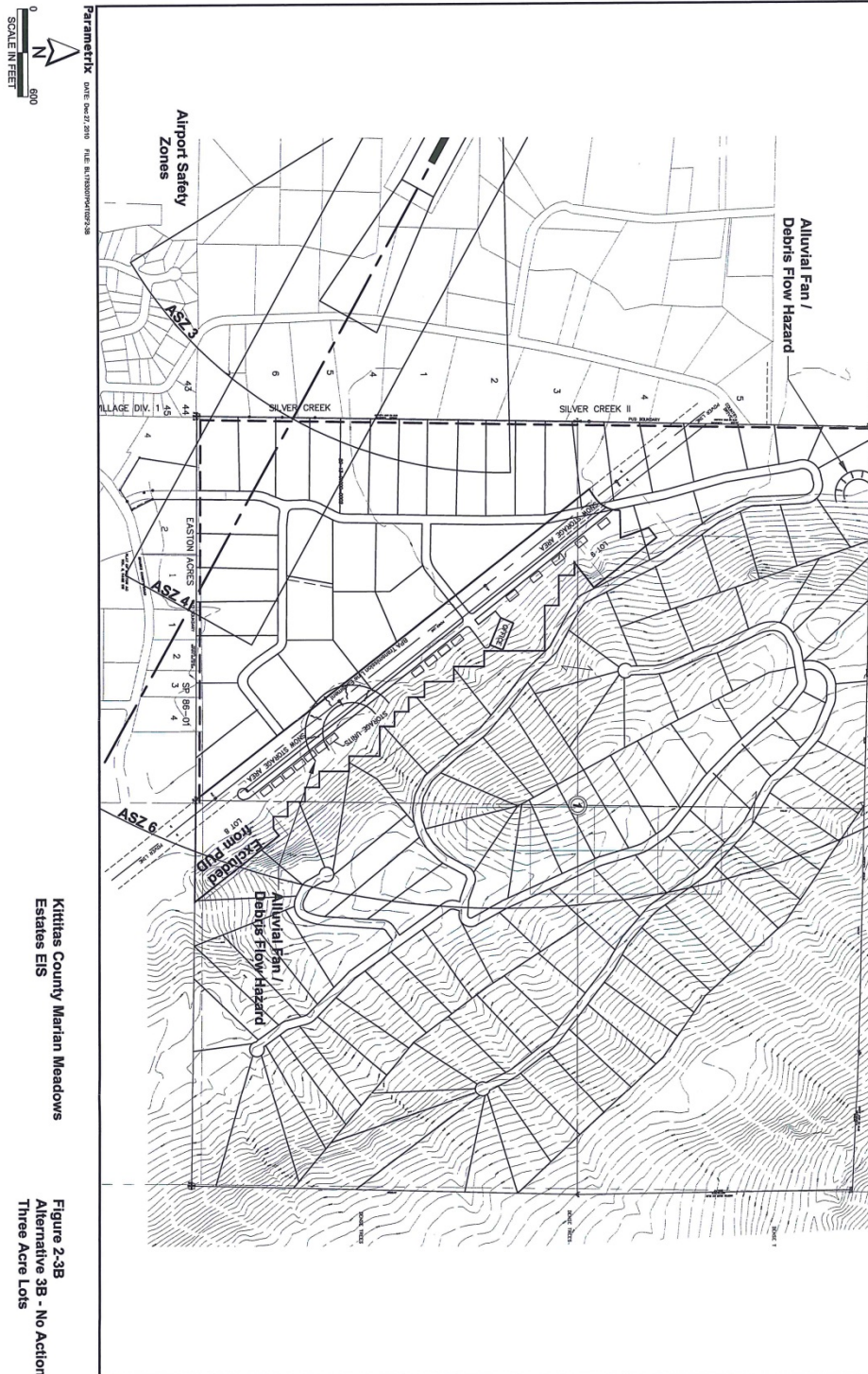
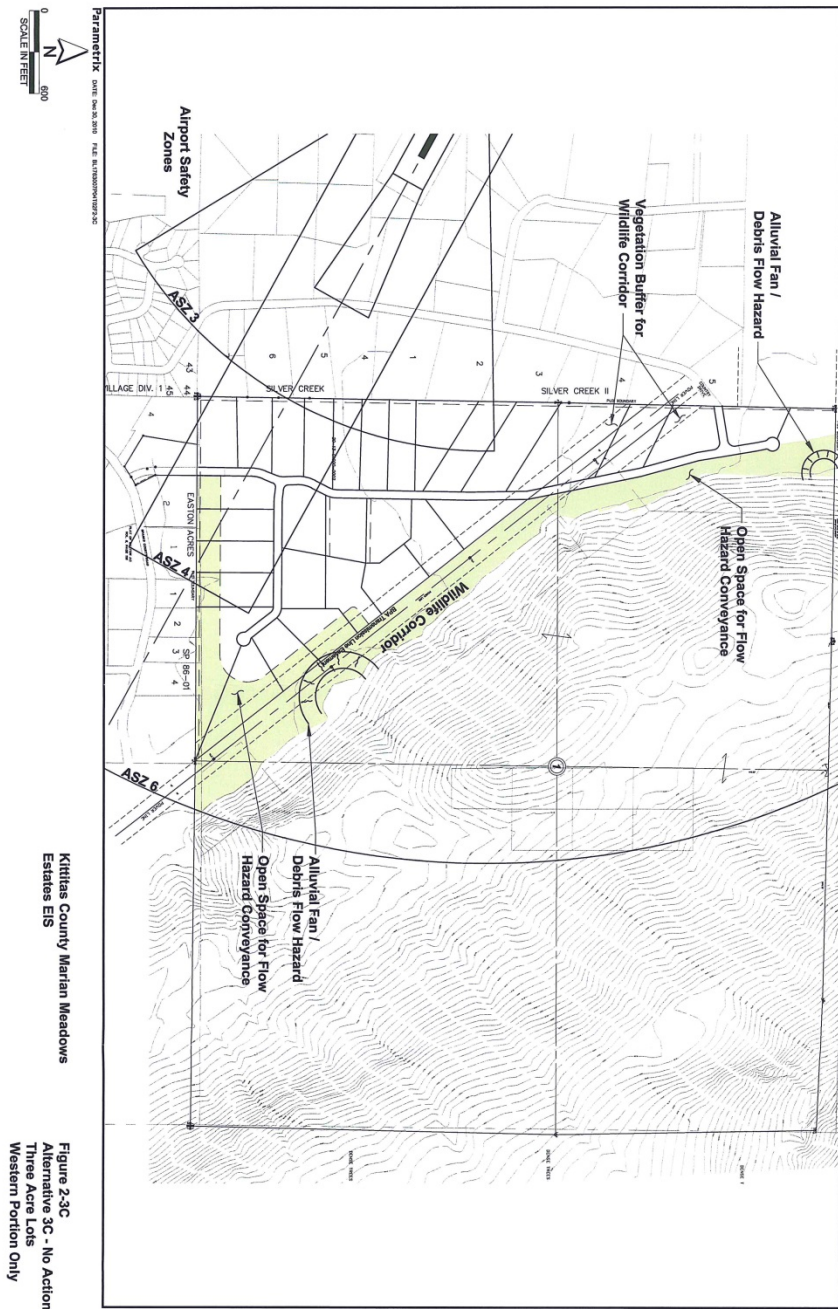


Figure 9
Alternative 3C



Kittitas County Marian Meadows
Estates EIS

Figure 2-3C
Alternative 3C - No Action
Three Acre Lots
Western Portion Only

Figure 10
Alternative 3D

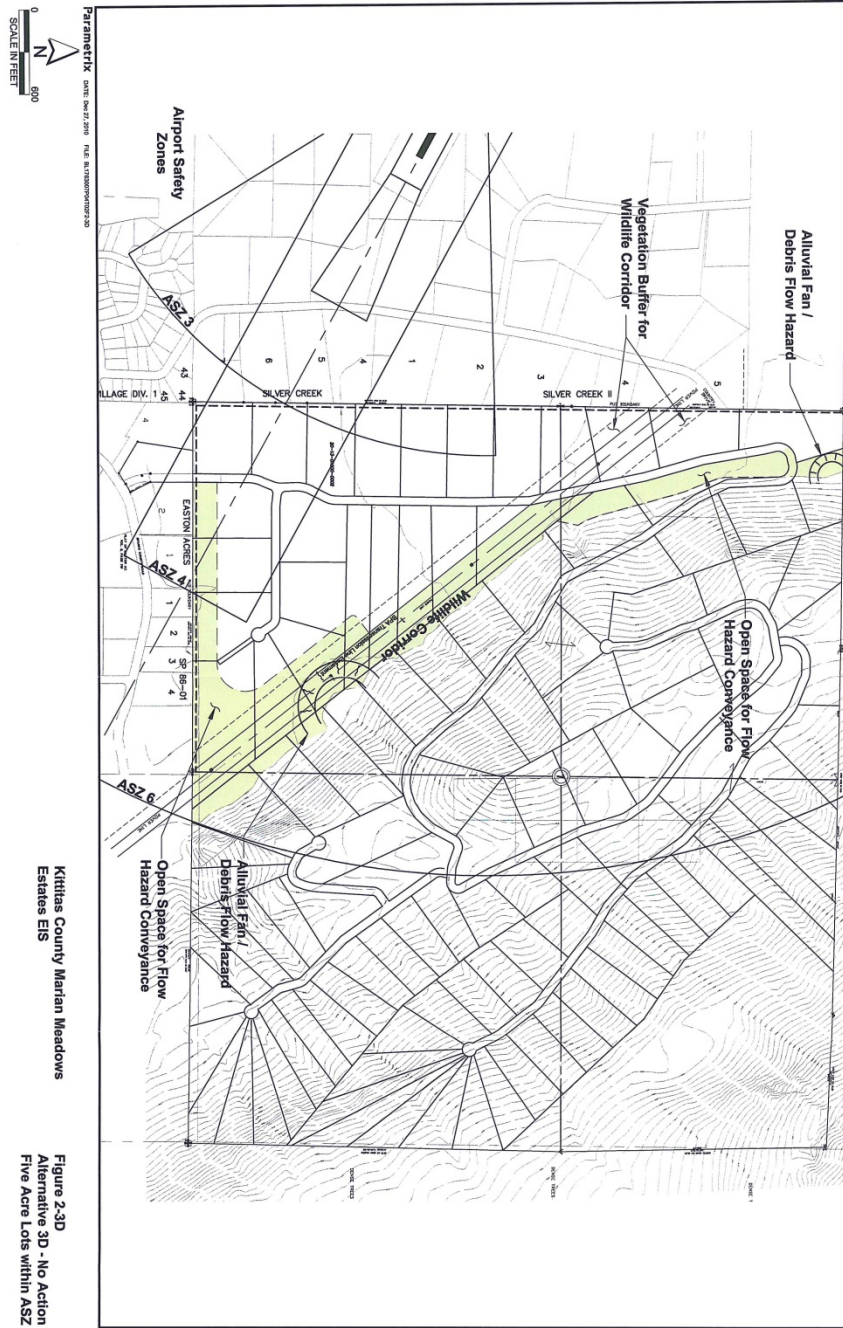


Figure 11
Alternative 4

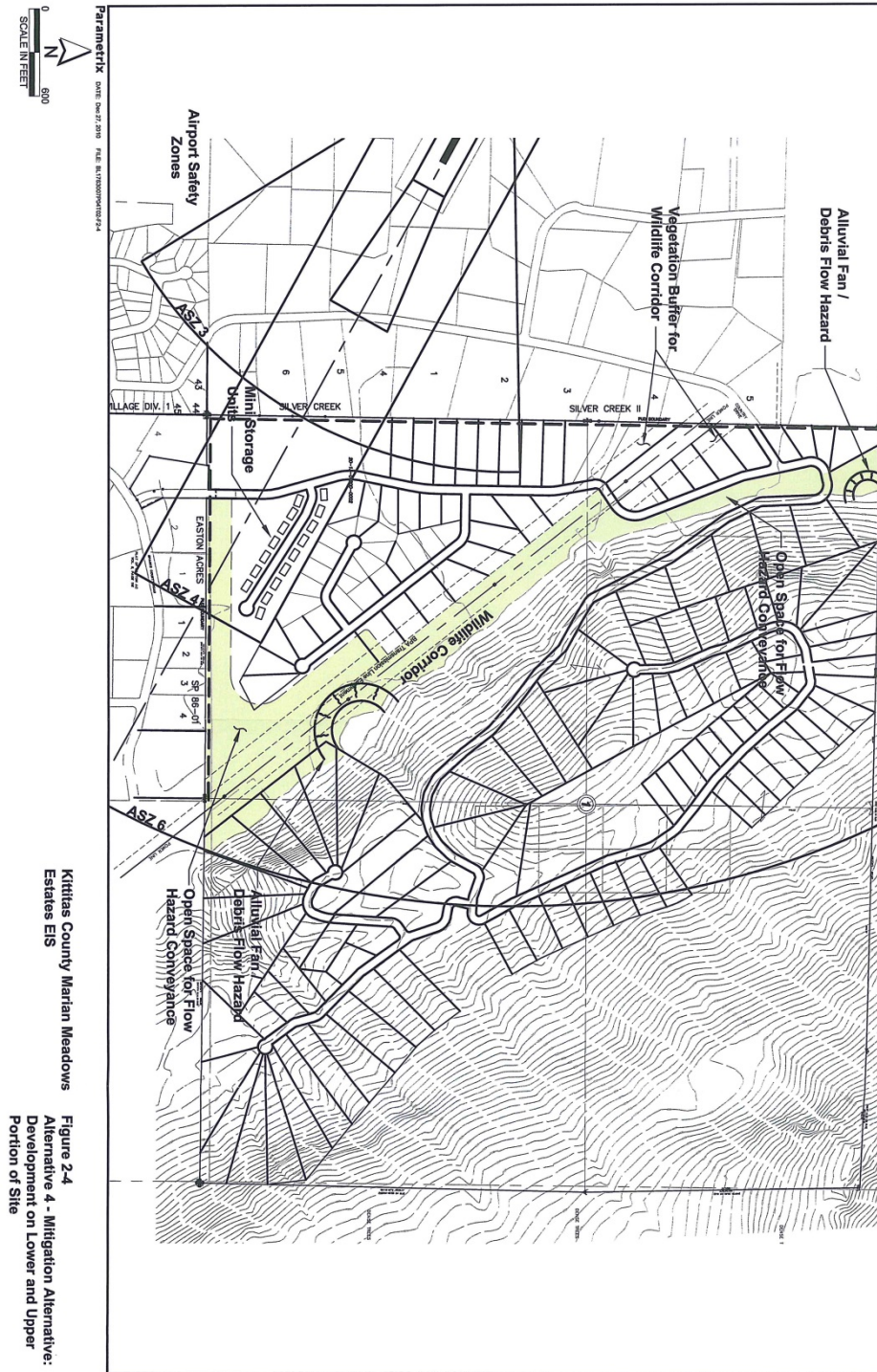


Figure 2-4
Kittitas County Marian Meadows
Estates EIS
Alternative 4 - Mitigation Alternative:
Development on Lower and Upper
Portion of Site

Figure 12
Alternative 5

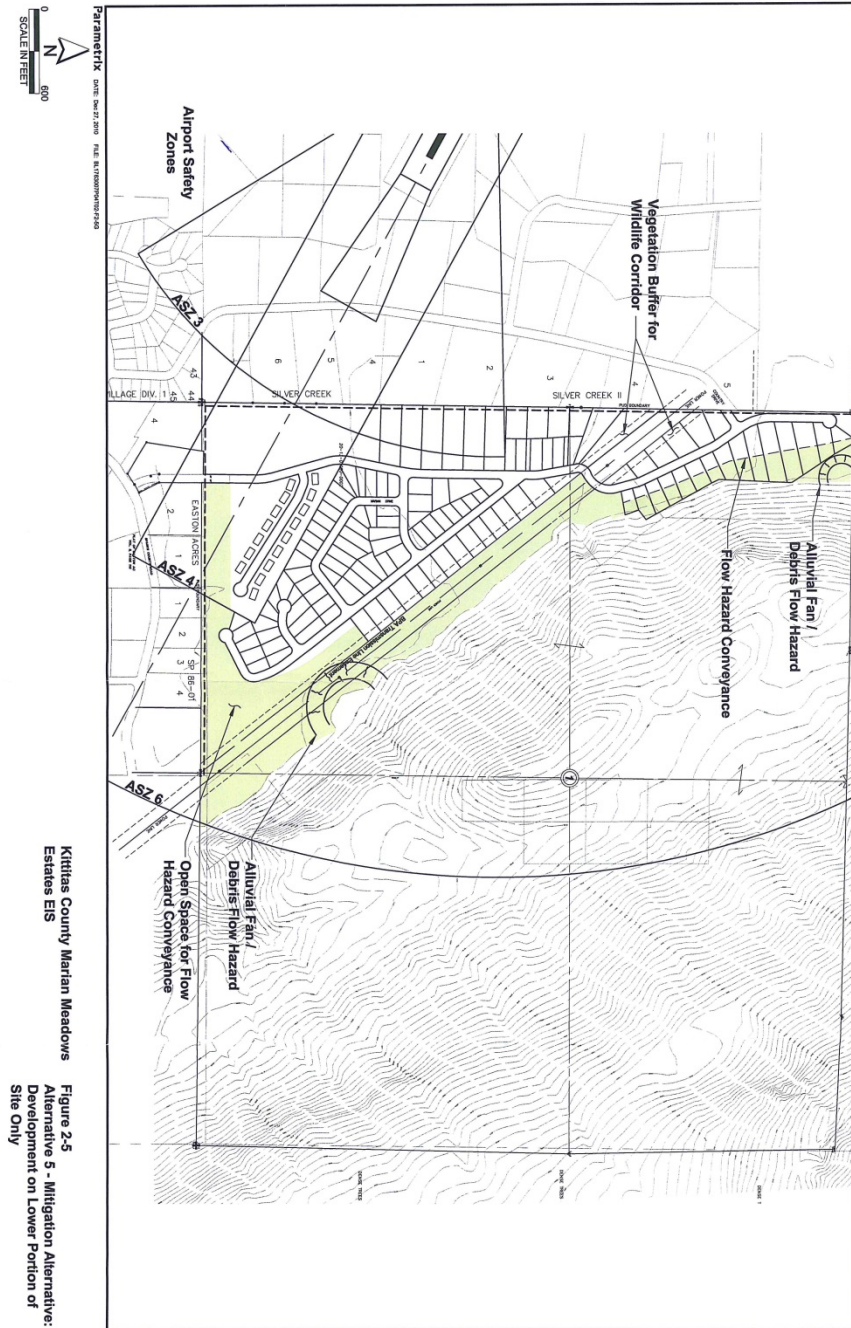


Figure 2-5
Alternative 5 - Mitigation Alternative:
Development on Lower Portion of
Site Only

SECTION II

COMPARISON OF ENVIRONMENTAL IMPACTS

This document is an Addendum to the Final EIS for the Marian Meadows Planned Unit Development; It identifies and evaluates probable, significant environmental impacts that may result from a Proposed Development and seven alternatives. A copy of the Marian Meadows EIS is available for review at Kittitas County Community Development. The Marian Meadows EIS is adopted for purposes of SEPA compliance associated with the revised project, pursuant to WAC 197-11-630 and Kittitas County regulations.

Addendum is an environmental document that is used to provide additional information or analysis that does not substantially change the analysis of significant impacts and alternatives in existing environmental documents (WAC 197-11-706, 197-11-600[4][c]). Existing environmental documents may be used in whole or in part to address environmental considerations. The previous proposal and this Proposed Action need not be identical, but according to the SEPA Rules, and Kittitas County Code, an EIS must have similar elements that provide a basis for comparing environmental consequences. (RCW 43.21C.034).

Scope of Analysis of this EIS Addendum

The Marian Meadows EIS contains detailed environmental analyses relative to a broad range of environmental parameters. Kittitas County has determined that the Marian Meadows EIS is an appropriate document for the revised Marian Meadows project and concluded that analysis of following impacts is required:

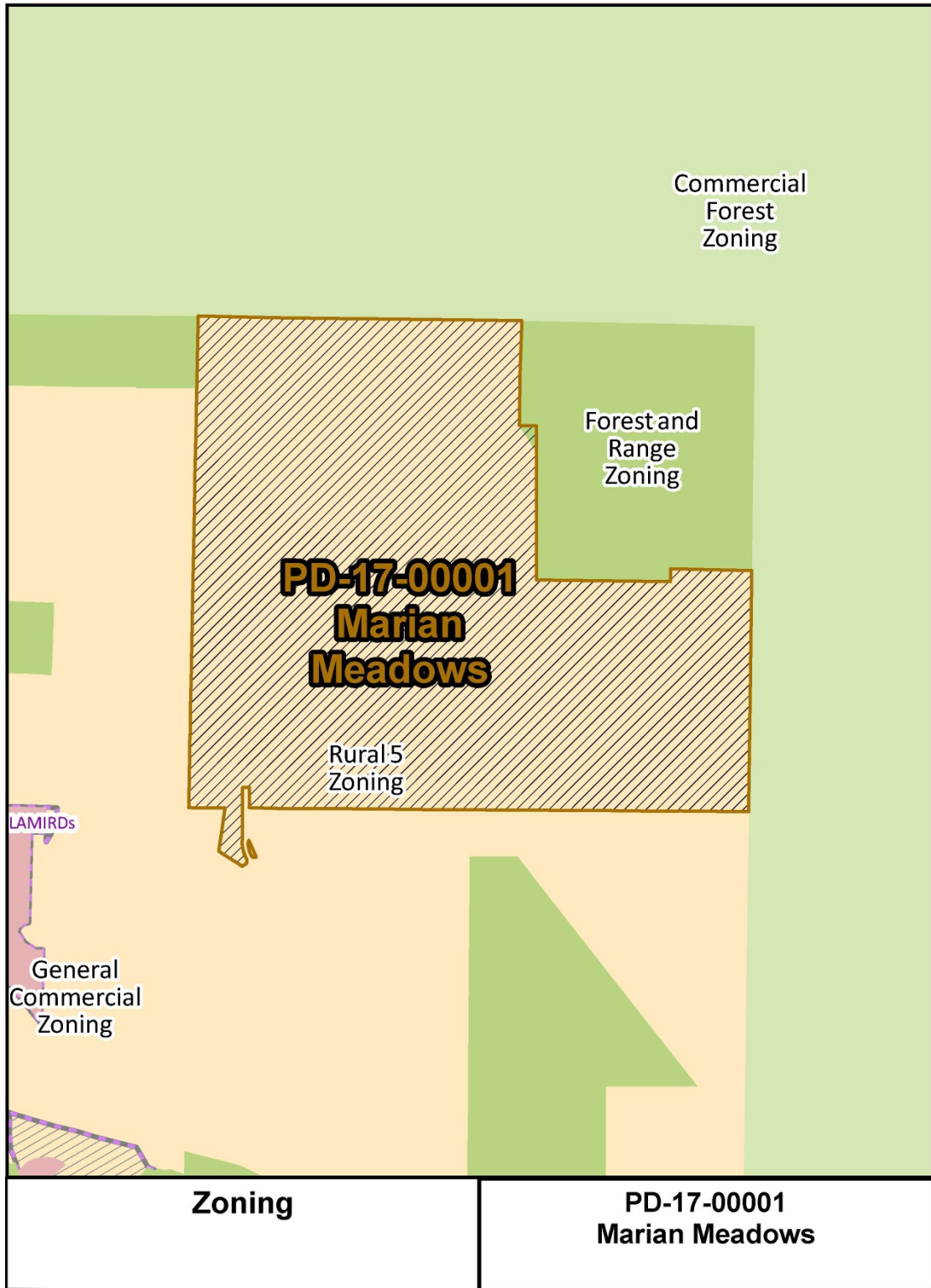
- Land Use
- Transportation
- Plants and Animals
- Schools
- Energy and Natural Resources

A. LAND USE

Land Use Code

The entirety of the revised proposal falls within the current Rural-5 Zoning District (Figure 13).

**Figure 13
Marian Meadows Zoning**



Density

The Rural-5 zoning district requires a 5-acre minimum lot size (KCC 17.30A.040). The proposed development includes smaller lot sizes, but does not exceed the overall allowable density for the property. KCC 17.36 allows limited departures from underlying minimum lot sizes upon successful application for a rezone to a PUD, provided that the underlying zoning is respected.

Alternative 5 in the FEIS features density most similar to that in the revised proposal, with 113 total residential units and development avoiding the steep eastern portion of the site. This Alternative includes a vegetation buffer as wildlife corridor. Development also avoids placing residential lots in the ASZ 4, limiting them buildings within the zone to mini-storage (Figure 12)

The revised proposal calls for 89 lots, with 85 clustered in the flatter western portion of the site, and lower-density lots to the east. Impacts related to density will be reduced under the current proposal relative to Alternative 5. The revised proposal falls within the scope of the original EIS in terms of density.

Uses

Uses proposed in the Revised Proposal include:

- 89 residential lots, including three 4-unit town homes
- Two RV Storage Areas
- An RV Park and campground
- An RV supply and service commercial operation
- Community areas with a recycling center, athletic courts, and a pool

Under 17.36.020(2)(a), allowed residential uses outside of an Urban Growth Area include:

- Accessory dwelling unit;
- Accessory living quarters;
- Dwelling, single-family;
- Dwelling, two-family;
- Dwelling, multiple-family;
- Special care dwelling;
- Parks and playgrounds

Under 17.36.020(2)(b) the following uses are allowed provided they only serve the residential PUD:

- Community buildings;
- Indoor recreation facilities including athletic clubs, fitness centers, sports courts, swimming pools, and other similar uses;
- Outdoor recreation facilities including swimming pools, sports courts or Similar uses;
- Electrical vehicle infrastructure, pursuant to KCC Chapter [17.66](#); and
- Recreation vehicle storage areas.

KCC 17.15 also lists Recreational Vehicle Parks as a Conditional Use within a PUD. Under these

provisions, Campgrounds and RV storage are permitted, as are single family residence and town homes (Dwelling, multi-family). Retail uses are not permitted. The community buildings would be permitted provided they only served the residents of the PUD.

The applicant has applied to enter into a Development Agreement with the County. Development Agreements, under KCC 15A.11.020(3), stipulates that development will follow all applicable regulations “*except as such development regulations have been modified by the **development standards** contained in the agreement*”. (*emphasis added*)

KCC 15A.11.020(5) reads:

“For purposes of this chapter, “development standards” include, but are not limited to:

- a. Project elements such as **permitted uses**, residential densities, and nonresidential densities and intensities or building sizes;”* (*emphasis added*)

Under these provisions, the retail use, and community building serving the broader public could be allowed if specifically permitted within a Development Agreement.

Land Use and Density Related Impacts

Although the additional uses are not specifically analyzed within the FEIS, the Applicant’s Proposal (Alternative 1) called for 443 residential units, with higher density on the more gently sloping west side of the parcel. This alternative also included mini-storage units. In the Revised Proposal, the new uses are included on a total of 89 lots, without the mini-storage. The FEIS is sufficient for analyzing density related impacts.

The FEIS does not include the retail, community building, or RV storage and RV Park with campground uses. Thus, a SEPA Addendum is required, as opposed to simple adoption of the existing FEIS. The RV storage use is permitted, and creates building density lower than that analyzed in the FEIS. Reference to Alternative 5 will provide sufficient information for development at the density identified within the Revised Proposal.

KCC 17.60A.020 allows the County to place conditions on an approved Conditional Use Permit in order to mitigate impacts and protect the public interest. Possible mitigation measures include:

- 1. Increasing the required lot size, setback or yard dimensions;*
- 2. Limiting the height of buildings or structures;*
- 3. Controlling the number and location of vehicular access points (subject to approval by the reviewing authority with jurisdiction to issue approach or access permits);*
- 4. Requiring the dedication of additional rights-of-way for future public street improvements;*
- 5. Requiring the designation of public use easements;*
- 6. Increasing or decreasing the number of required off-street parking and/or loading spaces as well as designating the location, screening, drainage, surfacing or other improvement of a parking area;*
- 7. Limiting the number, size, height, shape, location and lighting of signs;*
- 8. Requiring or limiting view-obscuring fencing, landscaping or other facilities to protect adjacent or nearby properties;*

9. *Designating sites for and/or the size of open space or recreational areas;*
10. *Requiring site reclamation upon discontinuance of use and/or expiration or revocation of the project permit;*
11. *Limiting hours and size of operation;*
12. *Controlling the siting of the use and/or structures on the property;*
13. *Requiring mitigation measures to effectively reduce the potential for land use conflicts with agricultural and resource lands, such as: landscape buffers, special setbacks, screening, and/or site design using physical features such as rock outcrops, ravines, and roads.*
14. *Demonstrating that the requirements of [Chapter 13.35, Kittitas County Code](#), Adequate Water Supply Determination, can be met.*

In the event that the Conditional Use Permit is approved, the County can condition the permit for RV Park in order to mitigate impacts.

KCC 15A.11.020(3) allows the County, at its discretion, to enter into development agreements with project applicants, maintaining development regulations “ *except as such development regulations have been modified by the development standards contained in the agreement*”. In the event that a Development Agreement is made, the County can condition the retail and community uses with development standards falling under the following categories in order to mitigate impacts:

- a. *Project elements such as permitted uses, residential densities, and nonresidential densities and intensities or building sizes;*
- b. *Mitigation measures, development conditions, and other requirements under Chapter [43.21C RCW](#);*
- c. *Design standards such as maximum heights, setbacks, drainage and water quality requirements, landscaping, and other development features;*
- d. *Road and sidewalk standards;*
- e. *Affordable housing;*
- f. *Water, sewer, storm drainage and other infrastructure requirements;*
- g. *Parks and open space preservation;*
- h. *Phasing;*
- i. *Development review processes, procedures and standards for implementing decisions, including methods of reimbursement to the county for review processes;*
- j. *A build-out or vesting period for applicable development standards;*
- k. *Process for amending the development agreement; and*
- l. *Any other appropriate development requirement or procedure.*

Mitigation measures for community, retail, and commercial uses may be included in the proposed Development Agreement.

B. TRANSPORTATION

MARIAN MEADOWS FEIS

According to a Kittitas County Public Works Comment Letter dated July 28, 2017, the Transportation Concurrency Analysis within the FEIS will suffice for analysis of traffic related impacts.

The FEIS also references WSDOT recommendations in regard to its Airport Safety Zones. Mitigation recommendations within the FEIS include prohibition of residential development within ASZs 3 and 4, and a limitation on density within sites under the ASZs to one unit per three acres.

EIS Addendum – Project Impacts

Kittitas County Public Works requests that submittal of detailed plans showing the number of units and campsites in order to determine appropriate road requirements associated with the RV Park and RV storage be made a condition of approval.

Runway Protection Zones: The approach surfaces listing in the current Bowers Field Airport Layout Plan inaccurately impose Bowers Field runway protection zones on Easton Airport. The relatively short runoff length of 2,571 feet supports a threshold siting surface of 15:1. At 2,000 lineal feet from the end of the runway, a structure must be less than 133 feet above the elevation of the airport (2,221 MSL). At 2,000 lineal feet from the end of the runway, a structure must be less than 100 above 2,221 MSL supporting the runway approach surface.

In summary, no structure shall perforate the following surfaces: 15:1 for existing threshold siting surface and 20:1 for approach surface.

Signal and Radio Communication Interference: Electrical interference with navigational signals or radio communication between the airport and aircraft is prohibited and will be regulated in accordance with rules and regulations promulgated and enforced by the Federal Communications Commission (FCC) and Federal Aviation Administration (FAA) regulations.

Lighting and Glare. Activities or uses that create lighting which make it difficult for pilots to distinguish between airport lights and non-airport lights or that create glare in the eyes of pilots using the airport are prohibited. All outdoor lighting fixtures shall be arranged and shielded so that area lighting shall not shine into the sky.

Visibility Activities or uses that create excessive amounts of dust, smoke, or other emissions that may result in impairment of visibility in the vicinity of the airport are discouraged and will be regulated in accordance with rules and regulations promulgated and enforced by the Washington State Department of Ecology under the Clean Air Act and other state and federal regulations.

C. PLANTS AND ANIMALS

A comment letter dated July 20th, 2017 identified potential impacts to wildlife use and connectivity.

MARIAN MEADOWS FEIS

Alternative 5 in the FEIS features mitigation measures in regard to habitat, including a wildlife corridor along the BPA easement with vegetation buffers. The FEIS is sufficient for analysis of the primary proposal.

EIS Addendum – Project Impacts

According to a comment from a Washington Department of Fish and Wildlife (WDFW) letter dated July 20th, 2017, the WDFW requests the following conditions of approval for the Revised Proposal:

- a) The areas to the east of the transmission line corridor be designated open space to limit future development, and a management plan be developed for the open space.
- b) Reassessment of a non-fish stream mapped at the southern portion of the site during high spring flows to determine necessary setbacks under KCC 17A.07 to be incorporated into a stormwater management plan.
- c) A fire management plan shall be prepared and implemented, with building covenants to ensure that homes are built with fire prevention measures.
- d) Use of lighting that reduces glare and outward light that may affect nocturnal wildlife such as migrating birds.
- e) Landscaping with native plants to reduce overall habitat loss.
- f) Limit amount of clearing and grading to only the amount needed for a footprint, existing habitat structures such as shrubs, logs and snags can and do provide immense wildlife benefit even in developed settings.
- g) Employing speed limits to reduce wildlife collisions on roads.
- h) Restricting residents from leaving food sources and other attractants outside of homes that will encourage large wildlife (such as bears) near homes where human/wildlife conflict can arise.

The low density of the development east of the BPA easement maintains low densities without an open space designation. Conditions b-h are proposed by the County as conditions of approval.

D. SCHOOLS

According to an Easton School District comment letter dated June 13, 2017, impacts to schools will possibly include increases in expenditures beyond those currently funded, increases in capital costs, and need for additional infrastructure without available land for acquisition by the district.

MARIAN MEADOWS FEIS

Impacts to schools are addressed in the FEIS. Alternatives 3D and 5 are most similar to most similar to the Revised Proposal in terms of school impacts, with 113 units. At that development level, the additional student population ranges between 21 and 67 students over the course of a 10 year build out.

EIS Addendum

The FEIS is sufficient for analysis of impacts to schools. Mitigation measures outlined in the FEIS are included as conditions of approval. These measures include:

- a) Dedication of land to site school facilities
- b) Financial contributions for site acquisition and building construction
- c) Financial contributions to fund transportation facilities.

E. ENERGY AND NATURAL RESOURCES

In a comment letter dated July 5, 2017, Bonneville Power Administration (BPA) noted concerns with any activities occurring within the BPA right-of way crossing the property.

MARIAN MEADOWS FEIS

Alternatives discussed in the FEIS include mitigation measures reducing impacts to the BPA right of way. These range from avoidance of construction within the right-of way (Alternatives 2,3A,3C,3D,4, and 5), to limited use of the right of way as a snow storage area (Alternatives 1,3B).

EIS Addendum

The Revised Proposal includes avoidance of the BPA easement. The following mitigation measures are needed to minimize impacts to BPA facilities:

- a) If roads or trails are proposed within the BPA right of way, the applicant will be required to coordinate directly with BPA and file an Application for Proposed Use of BPA Right of Way.
- b) The applicant shall submit a land use application with a required \$250 application fee along with a County building permit for any proposed portion of development plans within the BPA right of way.
- c) The proposed plat shall include a note reading:

“The Bonneville Power Administration (BPA) imposes certain conditions on the portions of these lots encumbered by its high voltage transmission line right-of way. BPA does not allow structures to be built within the right-of-way, nor does it allow access to be blocked to any transmission facilities. Any activity that is to occur within the right-of-way needs to be permitted by BPA prior to installation or construction. Information regarding the permitting process for proposed uses of the right-of-way may be addressed to BPA Real Estate Field Services at (877) 417-9454”.