

**KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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**SEPA ENVIRONMENTAL CHECKLIST**

MAR 11 2009

**FEE \$400.00**

Kittitas County  
CDS

**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 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:

*Isotalo 2 Lot Plat*

\_\_\_\_\_

2. Name of applicant:

*John Isotalo*

\_\_\_\_\_

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

*PO Box 350  
So. Cle Elum, WA 98943  
509-674-4314*

\_\_\_\_\_

\_\_\_\_\_

4. Date checklist prepared:

*January 19, 2009*

\_\_\_\_\_

5. Agency requesting checklist:

*Kittitas County Community Development Services*

\_\_\_\_\_

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

6. Proposed timing or schedule (including phasing, if applicable):  
*Preliminary approval is expected in early spring 2009.  
No phasing is planned for this plat.*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
*No. Once the plat is approved, no further subdivisions may occur on the subject property.  
No other development beyond residential construction is proposed at this time.*

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.  
*No environmental information has been prepared or is expected to be submitted as a part of this application.*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
*No other applications or proposals, that we are aware of, are pending that would directly affect this project.*

10. List any government approvals or permits that will be needed for your proposal, if known.  
*Preliminary Short Plat approval, soil logs, proof of potable water and current taxes paid.*

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 Short Plat divides a 7.91 acre piece of land into 2 lots of 3.97 & 3.94 acres. Water is proposed via individual well and sewer by individual on-site septic systems. Access to the property will be from Westside Road, a county maintained road. Please see the attached plat application and preliminary plat maps for details.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.  
*The subject property is located east of Westside Road, north of the Highline Canal, in a portion of the NW 1/4, Sec 4, 26, T.19N., R.15E., WM Kittitas County.  
The associated parcel number is 19-15-04020-0010. The legal description is attached to the preliminary plat map.*

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other. \_\_\_\_\_  
*The site is generally hilly.* \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? *Q13 layer shows 25-50%*  
+/- 9% slope \_\_\_\_\_

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. \_\_\_\_\_  
*The types of soils around the subject property are comprised of Rf (Roslyn Loam), St (Steep Broken Land) and Pl (Peoh Loam). This is based on US Dept. of Ag maps of the local area.* \_\_\_\_\_

d. Are there surface indications or history of unstable soils in the immediate vicinity? \_\_\_\_\_  
*No. Soils in the area have experiences little disturbance from flood or slide action.* \_\_\_\_\_

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. \_\_\_\_\_  
*All fill required for private road construction and residential development will come from within the subject property. No "off site" sources of fill will be necessary.* \_\_\_\_\_

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. \_\_\_\_\_  
*During the construction of roads and residential structures, erosion control measures will be in place to control surface runoff onto the neighboring property.* \_\_\_\_\_

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, no more than 2% of the entire property will be covered with impervious surfaces. This would include private road surfaces and single family residential structures.* \_\_\_\_\_

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: \_\_\_\_\_  
*A number of erosion control measures may be used during construction. They could include, but are not limited to straw bale ecology blocks, silt screening and armoring the road system.* \_\_\_\_\_

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 could come from construction related equipment. The exact quantities are not known at this time. After construction activities are complete, it is estimated that emission sources will only come from residential vehicles residing within the development.* \_\_\_\_\_

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

*None that we are aware of.*

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

*During periods of construction, engines will be kept off to eliminate excess emissions and to conserve fuel. Residential yard waste burning will be subject to county regulations and must adhere to any burn bans in effect.* \_\_\_\_\_

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.  
*Yes. There is a seasonal irrigation canal (Highline Canal) that runs the southern boundary of the subject property.*

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. \_\_\_\_\_  
\_\_\_\_\_ *No work is planned within or over the described waters.*

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 filling or dredging is planned at any time within surface waters or wetlands.*

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. The closest floodplain is to the over 1000ft to the northeast of the subject property.*

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 discharges of waste waters to surface waters are planned during the scope of this project. All residential waste water will be discharged into individual on site sewage tanks.*

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, in the form of individual wells is planned for this development. It is not anticipated that this water will be discharged to surface water.*

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.  
*This project is proposing individual on site septic systems. Waste will only include residential based waste materials. No chemical, agricultural or industrial waste will be created within the subject property.*

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.

*Runoff could occur from any impervious surfaces such as concrete parking pads or hard surfaced roads. All waste waters will be treated on site via ditching or small retention systems. the amount of runoff has not been calculated at this time. Runoff will not be allowed to flow into surface waters.*

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

*No. Measures during road and residential construction will be in place in order to prevent construction or residential materials from entering any surface waters.*

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

*See question 1H.*

#### 4. PLANTS

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

X  deciduous tree: alder, maple, aspen, other

X  evergreen tree: fir, cedar, pine, other

X  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?

*As a result of this proposal, very little vegetation will be removed to create the private road infrastructure as identified on the preliminary plat maps. Road improvements are not required prior to final plat. According to Kittitas County, road improvements are triggered by any building permits filed from property within the subject property boundary.*

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

*No know listed threatened or endangered species are know to reside or are near the subject property*

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

*At this time no landscaping plan has been included in these plans. Kittitas County does not require landscaping in development plans.*

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: \_\_\_\_\_

X\_\_\_ birds: hawk, heron, eagle, songbirds, other:

X\_\_\_ 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 question 4C.*

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

*According to Kittitas County's GIS data, this sight is not listed as a migration route for any species.*

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

*None are proposed at this time.*

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. \_\_\_\_\_

*It is estimated that future residences will use a combination of natural gas and electric power as sources of energy. All energy will be use for residential buildings and any associated out buildings. No manufacturing will occur on the property.*

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

*No. Subject to the limitations of the zone, all sources of green energy, including solar energy will be encouraged throughout the development.*

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. \_\_\_\_\_

*No conservation measures are included in this proposal. All residential construction will occur following final plat approval.*

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 industrial, agriculture or any other hazardous activities will occur within the subject property. No environmental health hazards are expected as a result of this proposal.*

1) Describe special emergency services that might be required. \_\_\_\_\_

*The subject property is served by Fire District #7 No special emergency services will be required.*

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

No environmental health hazards currently exist or are proposed. No measures to reduce Or control environmental health hazards are proposed.

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

No existing noises will have any effect on this proposal.

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.

During road and residential construction, noise may increase due to construction activities. Noise and construction hours would be limited to the Kittitas County noise ordinance.

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

Noise during construction activities are subject to the Kittitas County noise ordinance. noise will comply with county regulations and construction hours will be limited.

8. LAND AND SHORELINE USE

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

Lot 1A, of the subject property has two single family residences and several "out" buildings located within its boundaries. Surrounding property is comprised of vacant land and single family residences.

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

Not in the recent past. The property and surrounding properties are seasonally wet. This is not considered prime farm land.

c. Describe any structures on the site.

See question 8A.

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?

Does not apply

h. Has any part of the site been classified as an:

environmentally sensitive area?

Not to our knowledge, no.. The area is seasonally affected by irrigation runoff.

i. Approximately how many people would the completed project displace?

None.

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

During construction activities, up to 3-4 individuals may be working on the subject property.

After full build out, up to 3 families would reside within the plat.

k. Proposed measures to avoid or reduce displacement impacts, if any.  
CCR's may be placed on each parcel to control building and aesthetic impacts. No displacement impacts are expected to occur as a result of this proposal.

\_\_\_\_\_

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.  
This plat, as submitted, is compliant with all zoning, platting and development activities As stated in KCC Title 15, 15A, 16, 17 and 17A.

\_\_\_\_\_

\_\_\_\_\_

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.  
Up to 3 single family residence could occupy the plat at full build out. Residences will be middle to upper class structures.

\_\_\_\_\_

\_\_\_\_\_

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.  
No units, of any class, will be eliminated as a result of this proposal.

\_\_\_\_\_

\_\_\_\_\_

c. Proposed measures to reduce or control housing impacts, if any.  
See question 8K.

\_\_\_\_\_

\_\_\_\_\_

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. Any future structures would have to comply with The zoning code and airport overlay height requirements.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

b. What views in the immediate vicinity would be altered or obstructed?  
None.

\_\_\_\_\_

c. Proposed measures to reduce or control aesthetic impacts, if any.  
See question 8K.

\_\_\_\_\_

\_\_\_\_\_

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
No lighting, other than residential illumination, is planned for this project. All visible lighting will occur at night.

\_\_\_\_\_

\_\_\_\_\_

b. Could light or glare from the finished project be a safety hazard or interfere with views?  
No. All lighting will be shaded and pointed down for safety.

\_\_\_\_\_

\_\_\_\_\_

c. What existing off-site sources of light or glare may affect your proposal?  
Nothing that currently exists.

\_\_\_\_\_

d. Proposed measures to reduce or control light and glare impacts, if any.  
See question 11B.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

12. RECREATION

a. What designated and informal recreational opportunities are in the

\_\_\_\_\_



immediate vicinity?  
*Swimming, fishing, skiing, snow shoeing, hiking, walking and hunting.*

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: \_\_\_\_\_  
*No recreational activities will be impacted as a result of this project.* \_\_\_\_\_  
*Recreational activities will be encouraged.* \_\_\_\_\_

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national,  
state, or local preservation registers known to be on or next to the site? If  
so, generally describe. \_\_\_\_\_  
*No know historical or cultural sites are known to exist within the subject properties* \_\_\_\_\_  
*boundary. Upper County is know to have many site containing sensitive cultural and* \_\_\_\_\_  
*historical artifacts. None have been found on or near this site.* \_\_\_\_\_

b. Generally describe any landmarks or evidence of historic,  
archaeological, scientific, or cultural importance known to be on or next  
to the site. \_\_\_\_\_  
*None have been discovered, to our knowledge.* \_\_\_\_\_

c. Proposed measures to reduce or control impacts, if any. \_\_\_\_\_  
*At any point during construction activities, it is the responsibility of the developer and* \_\_\_\_\_  
*landowner to contact the local historical/ cultural resource office and stop all work until a* \_\_\_\_\_  
*determination regarding artifacts is determined.* \_\_\_\_\_

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. \_\_\_\_\_  
The parcels will be accessed via a private road off of Bowers Road, a county road. \_\_\_\_\_  
*No public highway will serve the site. Access to the city will be via Westside Road,* \_\_\_\_\_  
*a county maintained road. See the preliminary plat map for details.* \_\_\_\_\_

b. Is site currently served by public transit? If not, what is the  
approximate distance to the nearest transit stop? \_\_\_\_\_  
*No. It is possible, in the future that a public transit "stop" could be located on or* \_\_\_\_\_  
*near the subject property. In my estimates, the nearest stop is less than 30 miles away* \_\_\_\_\_  
*within the City of Ellensburg.* \_\_\_\_\_

c. How many parking spaces would the completed project have? How  
many would the project eliminate? \_\_\_\_\_  
*Up to 6 spaces would be created, at full build out.* \_\_\_\_\_

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).

Access will be off of an existing private road system. See the preliminary plat drawings for details.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
*No other modes of transportation, other than motor vehicle, will be used to serve the subject property.*

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
*Between 20-35 trips per day are estimated at full build out.*

g. Proposed measures to reduce or control transportation impacts, if any.  
*Roads will be designed and build to county private road standards and the appropriate measures have been made to allow emergency vehicles adequate turnaround. No other transportation impacts have been identified at this time.*

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.  
*Generally, no. The subject property is already covered by FD #7. The overall impact of this proposal will not result in any increases in public services.*

b. Proposed measures to reduce or control direct impacts on public services, if any.  
*Fire resistant construction materials could be use on residential structures. Building defensible spaces around residential structures could lessen the impact on public services when a fire or emergency takes place.*

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.  
*to be completed prior to submitting*

*GA indicates natural gas?*

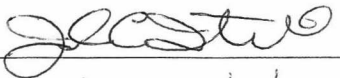
b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.  
*Power by PSE, Water by individual well, septic by onsite individual septic systems, telephone by the local telephone co. and garbage by Waste Management.*

*GA indicates natural gas*

C.

SIGNATURE

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

Signature: 

Date: 02-25-09

Print Name: John Isotalo