

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

Marian Meadows Rezone and Subdivision

File No: PLN-2005-00492

DETERMINATION OF SCOPE OF ENVIRONMENTAL IMPACT STATEMENT

The Environmental Impact Statement (EIS) for this project is being prepared to meet procedural and substantive requirements of the State Environmental Policy Act (SEPA) WAC 197-11 and Kittitas County Code Chapter 15.04.

DETERMINATION OF SIGNIFICANCE

An initial Determination of Significance and Request for Comments on the Scope of the EIS was issued by Kittitas County on April 30, 2007. The scoping comment period was extended to allow for comments at a subsequent public meeting held October 4, 2007 at the Easton Public School with the final deadline for comments October 12, 2007.

The purpose of the Scoping Process is to ensure that the public, cooperating agencies, and other agencies with expertise over elements of the environment or permit jurisdiction have input to assure complete and timely analysis of environmental issues. A table summarizing scoping comments by element of the environment is in the project file. Copies of all comments received are also available in the project file at Kittitas County, Community Development Services.

PROPOSAL

The Marian Meadows Rezone and Subdivision Proposal includes

1. Rezone of 520 acres from Rural 3 and Forest and Range to Planned Unit Development (PUD) allowing development of up to 443 residential units on the site
2. Subdivision Preliminary Plat Approval for division of 120 acres into 225 lots in the westerly portion of the site.

The proposal includes associated roadways, sewage disposal, stormwater management facilities and other utility facilities.

A. ALTERNATIVES

The development of alternatives is one of the key steps in both project development and the environmental process.

Comments specific to the alternatives received during the scoping process included the existing zoning of the site and alternatives for road access.

Three alternatives will be analyzed in the EIS:

1. **The Current Proposal** of the applicant.
2. **The No-Action Alternative** consists of development of the site under existing zoning, includes a proforma description of potential development under the existing zoning of the site and will include a typical lot layout meeting zoning requirements. This option may include elements included in Alternative 3.
3. **The Compilation of Mitigation Measures Alternative** consists of development similar to the proposal or the No Action Alternative but incorporates measures identified in the EIS analysis that would reduce specific impacts upon the environment, or changes in the proposal that could be imposed as governmental conditions of approval of the proposal to control environmental impacts or meet applicable local, state or federal codes or criteria. This alternative will be developed after initial assessment of existing conditions and impacts of the proposal.

B. ELEMENTS OF THE ENVIRONMENT

The following elements of the environment in WAC 197-11-444 will be addressed or excluded from analysis in the Environmental Impact Statement as indicated below:

1. Natural environment:

(a) Earth: (i) Geology, (ii) Soils, (iii) Topography, (iv) Unique physical features, (v) Erosion/enlargement of land area (accretion)

Comments from the public included a range of concerns about steep slopes, grading, soil infiltration, erosion and geologic hazards.

The Kittitas County Determination of Significance identified site plan development and impact on potential geologic hazards as elements to be addressed in the EIS.

The EIS will address geology, soils topography unique features and erosion in relation to short-term and long-term impacts based on the extent, amount and character of alteration of physical characteristics required for development at buildout, and associated with the use of the proposal.

The likely effects of such alteration on process such as erosion and landslide and associated hazards will be assessed. Analysis will include reference to policies of the Comprehensive Plan and regulations for critical areas including geologically hazardous areas. The effects analysis will be cross referenced with the potential associated effects on vegetation, hydrology and surface water.

Mitigating measures will be identified for all impacts, to the extent that mitigation is feasible. The difference in impacts between alternatives will be compared. Where possible a range of mitigation measures or strategies will be identified.

1(b)(i) Natural environment (b) Air (i) Air quality. (ii) Odor, (iii) Climate

Comments from the public included dust from construction, wood smoke from heating, exhaust from vehicles and snowmobiles and odors from the proposed sewage treatment facility.

The Washington State Department of Transportation (WSDOT) Aviation Division identified effects of vibrations, and fumes as impacts associated with airport proximity. Ecology commented on burning related to land clearing and fugitive dust control.

The Kittitas County Determination of Significance identified air quality impacts during construction and operation as a topic to be addressed in the EIS.

The EIS will include analysis of short-term and long term impacts on air quality during construction and operation including dust from construction and dust from gravel roads, wood smoke from heating, exhaust from vehicles and recreation vehicles such as ATVs and snowmobiles, and effects on the development of vibration and fumes from airport operation. Odors from the proposed sewage treatment plant will include cross reference to the discussion of impacts of the proposed sewer facility in the utilities section.

Mitigating measures will be identified for all impacts, to the extent that mitigation is feasible. Where possible a range of mitigation measures or strategies will be identified.

(c) Water: (i) Surface water movement/quantity/quality, (ii) Runoff/absorption, (iii) Floods, (iv) Ground water movement/quantity/quality, (v) Public water supplies,

Comments from the public included runoff and related impacts on surface water and wetlands, impacts of sewer overflows, flooding from additional runoff, hydrocarbon spills, water quality of surface water and wells, availability of water supply, and water rights.

The Washington State Department of Ecology (Ecology) commented on water rights.

The Kittitas County Determination of Significance identified surface water; drainage and runoff, and streams crossings as topics to be addressed in the EIS.

The EIS will include analysis of short-term and long-term impacts of the proposal on the hydrologic cycle, infiltration, interflow, aquifer recharge, streamflow and other characteristics of existing streams and other waterways in the vicinity, as well as water quality. Runoff from the site will be analyzed in terms of impacts on surface water quantity and quality, groundwater recharge and potential erosion and down-gradient impacts including cross reference to potential erosion impacts. This analysis will provide one of the parameters for analysis of impacts on aquatic resources, and related wildlife habitat value in other sections.

Impacts on groundwater will include potential effects in relation to proposed water withdrawals to serve the development, including cumulative impacts; potential impacts of the proposed water recycling system on groundwater recharge and water quality in existing domestic wells, impacts on the hydrologic cycle, including maintenance of interflows to surface water and potential impacts of recharge of groundwater on surface water resources and on wetlands.

The discussion of surface water resources including streams and other waterways in the vicinity will be discussed in terms of groundwater interflow as it relates to potential changes in infiltration from the project and potential increased surface flow from impervious surface. Discussion of floods will include hazards to the site as well as any potential for change in flood hazards from additional runoff from the proposal.

Wetlands are addressed below under plants and animals.

Mitigating measures will be identified for all impacts, to the extent that mitigation is feasible. Where possible a range of mitigation measures or strategies will be identified.

(c) Water: (v) Public water supplies,

Comments from the public included the adequacy of public water supplies, effects on water quantity and water quality of existing wells, the potential for hydrocarbon spills affecting water supply, and water rights.

Ecology commented that the project is responsible for ensuring that proposed uses are within the limitations of water rights.

The Kittitas County Determination of Significance identified impacts on water system and supply (water rights, wells, potable, project demand); impacts on water table and surrounding individual wells as topics to be addressed in the EIS.

The EIS will address sources for public water supply, including water quality and water rights, in the analysis of ground water. The utilization of existing water district water rights at this location will be evaluated in terms of available rights for other users within the district and the potential for future users relying on individual wells rather than public supply. Other aspects of public water supply will be addressed in Utilities.

Mitigating measures will be identified for all impacts, to the extent that mitigation is feasible. Where possible a range of mitigation measures or strategies will be identified.

(d) Plants and animals: (i) Habitat for and numbers or diversity of species of plants, fish, or other wildlife, (ii) Unique species, (iii) Fish or wildlife migration routes

Comments from the public addressed removal of trees for fuel; open space; wildlife habitat; local deer, elk, owl and fish populations; wildlife use of the site and area; predation from domestic animals; as well as migration patterns and possible effects on threatened, endangered, or priority species such as salmon, bull trout and the cascade frog.

The Washington Department of Fish and Wildlife (WDFW) identified concerns about the effects of the proposal on landscape connectivity. Ecology commented on potential impacts on wetlands.

The Kittitas County Determination of Significance identified vegetation, wetlands, wildlife; habitat and habitat connectivity; impact to surrounding wildlife refuge and the adequacy of the applicant's wildlife and wetland study as elements to be addressed in the EIS.

The EIS will include analysis of plant communities in relation to wildlife habitat to as well as in relation to the hydrologic cycle which may indirectly affect the conditions that support plant and animal species, including wetlands. The functions and values of habitat will be assessed on-site as well as in relation to off-site conditions, including the status of the site as portion of a corridor for animal movement. Habitat functions and value will be discussed in relationship to local state and federal policies for threatened, endangered and priority species and habitat conservation areas.

Impacts addressed will include a range of potential impacts including, but not limited to: removal of habitat and habitat fragmentation; direct effects on wildlife from construction or use, such as direct mortality, noise disturbance or other disruption of habitat areas, including from domestic animals; interference to critical life functions; effects on migration or dispersal; and impacts on reproduction, rearing and other lifecycle stages. The discussion of water resources including streams and other waterways and floodplains in the vicinity will be integrated with discussion of habitat. Fish and aquatic organisms will be discussed in terms of the extent to which groundwater impacts may affect low summer flows and temperature. Potential impacts of erosion and sedimentation will be discussed as it may affect fish bearing streams in the immediate vicinity.

Wetlands will be discussed in terms of functions and classification based on field reconnaissance of the site. Wetland boundaries will be visually identified but not delineated. Impacts discussed will include displacement; degradation of wetland function; hydrologic impacts related to changes in stormwater

volumes, infiltration or water quality; buffers and indirect impacts including noise and artificial light that could reduce habitat suitability for wildlife.

Mitigating measures will be identified for all impacts, to the extent that mitigation is feasible including potential opportunities to avoid, minimize, and compensate for impacts of the project, including buffers, restoration and enhancement of vegetation and habitat.

(e) Energy and natural resources: (i) Amount required/rate of use/efficiency, (ii) Source/availability

Comments from the public included availability of utilities to serve the development, including potential blackouts due to capacity limitations; periodic shortages of gasoline at local stations; and use of wood stoves for heating.

The Kittitas County Determination of Significance did not identify this element to be addressed in the EIS.

Energy use will not be addressed in the EIS. Residential uses proposed are not likely to have substantial energy demand in relation to other regional development trends and will not change the amount or rate of energy use as compared to accommodation of the same number of residential units elsewhere in the region.

Impacts on utilities ability to deliver electric service will be addressed in the utility section. Use of wood stoves will be addressed under air quality. Availability of gasoline will be addressed under land use, cumulative impacts, demand for commercial services.

(e) Energy and natural resources: (iii) Nonrenewable resources (iv) Conservation and renewable resources, (v) Scenic resources

Comments from the public included the gravel pit on-site; preservation of open spaces and the rural setting; as well as preservation of natural resources such as forest and trails and the Yakima River that have scenic value.

The Kittitas County Determination of Significance identified impact on gravel pits and visual impacts on the project area and surrounding vicinity related to reduced open space; loss of vegetation; landscape and buffer as topics to be addressed in the EIS.

The EIS will address the existing hard rock quarry on the site and the underlying stream gravels and cobbles as non-renewable resources that may be precluded from development by residential use.

Scenic resources will be addressed in the aesthetics section in 2(b)(iv) below.

Mitigating measures will be identified for all impacts, to the extent that mitigation is feasible. Where possible a range of mitigation measures or strategies will be identified.

(2) Built environment

(a) Environmental health: (i) Noise, (ii) Risk of explosion, (iii) Releases or potential releases to the environment affecting public health, such as toxic or hazardous materials

Comments from the public addressed noise from construction; from I-90; from vehicles on roads; from off-road vehicles such as snowmobiles, motorbikes and all-terrain vehicles; as well as noise from the nearby airport. Public comments addressing public health included risk of airplane crashes and explosion and fire on residents, increased risk of forest fire, risk of oil, gas and diesel spills; risk of toxic chemical and biohazard exposure from the proposed sewer treatment facility.

The EIS will address qualitatively the increase in noise levels from a variety of sources related to the project including construction, increase in traffic and other activities related to the proposed levels of use of the site, as well as cumulative impacts.

Risks of airplane crashes will be addressed under transportation impacts.

Risks associated with operation of the sewage treatment facility will be addressed in utilities.

Risks associated with forest fire will be addressed public services/fire.

Risks associated with gas and diesel spills will be evaluated under water quality.

Risks associated with electromagnetic fields (EMF) will be addressed under utilities.

Mitigating measures will be identified for all impacts, to the extent that mitigation is feasible. Where possible a range of mitigation measures or strategies will be identified.

(b) Land and shoreline use: (i) Relationship to existing land use plans and to estimated population, (ii) Housing,

Comments from the public included the compatibility of the densities proposed in relation to the rural or small town character of the area; impacts to quality of life; potential cumulative impacts including development of multi-family uses; commercial development to serve additional residential development; the use status of the dwellings: will they be permanent residences or recreational or seasonal residences; height of structures; setbacks; the need for infrastructure to support additional residents, compatibility with the current and future operations of the Easton State Airport.

The Kittitas County Determination of Significance identified as topics to be addressed in the EIS: Project phasing; land use patterns; compatibility; relationship to plans and policies; effect on land capacity in Urban Growth Node (UGN); effect on development patterns; height of structures; setbacks; impact to Wenatchee National Forest and Silver Creek basin located in the vicinity of the project; state and federal projects (i.e. I-90 Improvement Project, I-90 land exchange, Snoqualmie Pass Adaptive Management Area); impacts of proposed homes developed in such density via the proposed project and impacts to the greater Easton Area especially to lands located in the Urban Growth Node in the vicinity of the project. Consider maximum build out; increased pressures on adjacent lands.

The EIS will address land use in relationship to policies of the Growth Management Act, the Kittitas County Comprehensive Plan, other applicable plans and in reference to Growth Management Hearing Board decisions addressing rural uses.

The analysis will assess the range of potential occupancy of the proposal and alternatives based on development type, current character of residences in the area, current and projected market trends, the character of similar developments in similar settings elsewhere in the state, the applicant's stated market goals, and input from real-estate professionals in the area. The character of use from recreational to seasonal to permanent, will affect potential impacts to a variety of elements including land use and public services.

The development character, including lot size, building height and bulk, setbacks and tenure will be compared to existing parcel distribution and to characteristics of current population. The compatibility with rural policies will be addressed in relationship to policies of the Growth Management Act, the Kittitas County Comprehensive Plan, and in reference to Growth Management Hearing Board decisions addressing rural uses and character. The relationship to state and federal policies will include references to the I-90 Improvement Project, the I-90 land exchange, the Snoqualmie Pass Adaptive Management Area and other policies of the National Forest and other public land management agencies.

Indirect and cumulative impacts will be assessed in relation to potential changes in development trends based on development of similar character uses on other lands in the vicinity, land capacity and projected

future population, as well as the potential demands for uses such as commercial services, based on the range of potential occupancy.

The need for infrastructure will be addressed in public services and utilities

Mitigating measures will be identified largely in relation to the alternatives considered. Where possible a range of mitigation measures or strategies will be identified.

(b) Land and shoreline use: (iii) Light and glare, (iv) Aesthetics,

Comments from the public included effects of the development on night sky visibility and glare; effects of the development on views; changes in the appearance of the area; the possibility for open spaces, buffers, or fences between the proposal and adjacent properties.

The Kittitas County Determination of Significance identified visual impacts on the project area and surrounding vicinity; reduced open space; loss of vegetation; landscape and buffer as topics to be addressed in the EIS.

Aesthetic impacts will be discussed in terms of structures and lights in the context of topography, views, and surrounding improvements and will include qualitative assessment of views from a variety of locations, including I-90 and other public roads and public open space such as Lake Easton State Park.

Mitigating measures will be identified for all impacts, to the extent that mitigation is feasible. Where possible a range of mitigation measures or strategies will be identified.

(b) Land and shoreline use: (v) Recreation

Comments from the public included impact of high density housing on recreation opportunities; demand for recreational opportunities; park area should be accessible to the general public; park should be on a flat area; built with minimal impact to neighboring residences; impacts of additional ATV uses, impacts on, or provision for horseback riding; trespass on adjacent lands from recreational owners.

The Kittitas County Determination of Significance identified impacts on recreational opportunities in the immediate vicinity as a topic to be addressed in the EIS.

Impacts on recreation resources will include assessment of recreation demands in reference to facilities on site and the supply of facilities in the area, including impacts on Lake Easton State Park. The effects of the project on existing recreation practices, including horseback riding, ATV and snowmobile use will be assessed.

On-site and off-site mitigation measures will be identified for all impacts, to the extent that mitigation is feasible. Where possible a range of mitigation measures or strategies will be identified.

(b) Land and shoreline use: (vi) Historic and cultural preservation

Comments from the public included effects on the rights and culture of Native American Indian tribes and effects on the current rural lifestyle.

The Kittitas County Determination of Significance identified archaeology-historic and cultural resources; rural lifestyle as topics to be addressed in the EIS.

Cultural resources will be addressed through review of the applicant's cultural resources assessment and site reconnaissance to identify the potential presence of cultural resources and potential effects of the project on those resources. Resources to be investigated include, but are not limited to, (a) Native American cultural resources dating from pre-European contact, and (b) historic cultural resources.

The cultural aspects of the rural lifestyle will be addressed in the land use section.

Mitigating measures will be identified for all impacts, to the extent that mitigation is feasible. Where possible a range of mitigation measures or strategies will be identified.

(b) Land and shoreline use: (vii) Agricultural crops

No comments were received on agricultural crops.

The Kittitas County Determination of Significance did not identify this as a topic to be addressed in the EIS.

This element will not be addressed in the EIS. There are no agricultural lands on site. The project is not likely to have probable significant adverse impacts on agricultural crops and EIS discussion is not warranted.

(c) Transportation: (i) Transportation systems, (ii) Vehicular traffic, (iii) Waterborne, rail, and air traffic, (iv) Parking, (v) Movement/circulation of people or goods, (vi) Traffic hazards

Comments from the public included concerns about the adequacy of the road network (existing and proposed) to handle increased traffic; effects on I-90 capacity and current congestion; impacts when I-90 is closed due to weather, including congestion on Sparks Road; funding for road improvements, resources needed and available for maintenance, including snow removal; need for additional maintenance of publicly and privately maintained roads; lack of public transit; safety, impacts of ATV and snowmobiles; need for turn lanes on Sparks Road.

WSDOT comments related to the status of I-90 and county roads that access the highway, including the fact that funding has not been provided, to date, for improvements currently undergoing environmental analysis. Kittitas County Public Works comments related to standards for road system design and development.

The Kittitas County Determination of Significance identified topics to be addressed in the EIS including: the current traffic analysis does not adequately address present conditions or transportation impacts. An addendum has been submitted by the applicant and will be analyzed as part of the EIS. The EIS will address: site ingress/egress, circulation, parking, traffic volumes, intersection operations, snow removal and management, non-motorized facilities, I-90 operations, Country Drive operations, and maximum buildout impact of future lots (updated trips generated, new expected project completion date, updated peak hour project trip assignment, updated future LOS for all intersections, reassessment of vehicular access at intersections, need for a left-turn lane on Sparks at Country Drive, recreational vehicle use, and potential relationship to airport and other transportation facilities).

The EIS transportation analysis will be performed in accordance with Kittitas County procedures and codes establishing level of service standards as well as the identification of transportation impacts and identification of appropriate mitigating measures as well as requirements for disclosure of environmental impacts by the State Environmental Policy Act (SEPA).

1. Baseline conditions will consist of:
 - (a) The sum of existing facility or service usage, as measured by current traffic counts; and
 - (b) The cumulative trip generation and trip distribution of all other developments planned in the area for which development approval or concurrency approval has been granted but which have not been built or occupied, such that trips are not reflected in existing traffic counts.
2. The capacity of facilities and services for use in determining concurrency shall include the planned capacity of the projects in adopted transportation capital facilities plans (including the Kittitas County Six Year Transportation Improvement Plan) and other adopted facility plans (such as WSDOT plans) which are currently funded.

3. Trip generation for the project shall consist of:
 - (a) The number of trips generated by the land use type and land use size which are generated during the peak hour as determined by the Trip Generation Manual of the Institute of Traffic Engineers (ITE). Modification of those rates may be required depending upon the potential range of occupancy from recreational to seasonal to permanent. If multiple land use scenarios are developed, the county will determine whether multiple scenarios must undergo analysis, or whether the worst case scenario will be sufficient. and
 - (b) Cumulative trip generation of the project together with all pending development that is not included in the baseline but is vested as of the date that analysis commences will be calculated using the same methodology.
4. The time periods analyzed will be those in which the proposal may have the greatest adverse impacts. The relevant time periods for analysis will be the time period of highest travel on the street system on an average weekday and will be determined by current traffic counts.
5. Analysis of level of service will include:
 - (a) Level of service at selected study intersections will be measured in accordance with adopted Kittitas County standards; and
 - (b) Level of service for state highway facilities will be as established by the Washington State Department of Transportation.
6. In addition to level of service, analysis of impacts on local streets will include:
 - (a) Changes in the existing volumes of traffic;
 - (b) Effects on neighborhood functions including crossing streets by children to access neighboring homes; and
 - (c) Use of streets for informal activities.
7. Analysis of roadway maintenance will include:
 - (a) Maintenance of roadway surface, including:
 - Grading for non paved roads
 - Repaving for paved roads
 - (b) Snow removal for all roads;
 - (c) Dust management for unpaved roads;
 - (d) Maintenance of verges, drainage signs, pedestrian crossing and other appurtenances; and
 - (e) Additional cost of maintenance in relation to projected resources for public and private facilities.
8. Site roadway analysis will include:
 - (a) Analysis of ingress/egress and internal circulation based on county standards, analysis of desire-line pathways for trips to work and non-work destinations and response time for emergency vehicles;
 - (b) Roadway grades, widths, sight distances and other geometric features will be analyzed in reference to county and AASHTO standards; and

- (c) Maintenance needs (as in 7, above) will be evaluated based on the road geometrics and other conditions.
9. Analysis of traffic hazards will include accidents and safety, and pedestrian hazards.
10. Impacts on parking will include projection of demand, supply and potential parking spillover.
11. Relationship to local, state and regional plans for transportation system improvements.
12. Relationship to plans and policies for roads on National Forests including potential demands for additional use and maintenance of Forest Service roads.
13. Mitigation will include facilities and practices to address all identified impacts, and may include changes in the schedule for planned roadway improvements.
- (a) Specific mitigation measures may include assessment of vehicular access at intersections; need for a left-turn lane on Sparks at Country Drive.
- (b) If level of service calculations for any jurisdiction result in a finding that the impacts of the proposed development will cause transportation facilities and services to fall below the adopted concurrency standards, mitigation shall be identified consisting of:
- Facility improvements or modifications needed to meet the level of service standards; and/or
 - Reduction in traffic generated by the proposal necessary to reduce traffic impacts to the adopted level of service, which may include reduction of the size of the project, change in the land use or mix of land uses; and/or
 - Delay or phasing of the development to match future programmed facility construction; and/or
 - Reducing the demand for new facilities or providing ways to utilize facilities that are not at capacity.
- (c) Mitigation of all other impacts will include facility improvement, operational changes or other measures that are feasible and capable of being implemented by the applicant or a public agency within 6 years of project approval.

Mitigating measures will be identified for all impacts, to the extent that mitigation is feasible. Where possible a range of mitigation measures or strategies will be identified.

(c)Transportation (iii) Waterborne, rail, and air traffic

Comments from the public included distance between airport and proposed location of homes is a safety concern; historic risk of airplane crashes and explosions, including fatal incident in 2006; concerned that residents will complain about noise and danger from existing airfield; concerned with possibility of residents forcing airfield to close.

Comments from WSDOT Aviation division are contained in the record and generally include: The proposal is in the approach path of Easton State Airport. Homes in this location would be exposed to low-flying aircraft, noise, fumes, vibrations and other negative impacts associated with proximity to the airport. In addition, the project may also be affected by federal regulations that define protected airspace. The EIS should include a review of WSDOT's Airport and Compatible Land Use and other program materials provided on the WSDOT Aviation website. The evaluation should address the impact of the development on safety of persons in the air and on the ground. The EIS should also address the impact of

the proposal on current and future operations at Easton State arising from development of incompatible land uses adjacent to the airport.

The Kittitas County Determination of Significance identified potential relationship to airport and other transportation facilities as a topic to be addressed in the EIS.

Assessment of air traffic impacts will include:

1. Assessment of risk to residents from general aviation and emergency fire fighting use of the airport, including, but not limited to:
 - (a) Level of risk to life and property from plane crashes; and
 - (b) Proximity impacts such as noise, fumes, vibrations and other negative impacts.
2. Assessment of potential impacts on the effectiveness of the airport for use, including, but not limited to, general aviation, emergency use, and fire fighting use, including, but not limited to:
 - (a) Restrictions on use for general aviation;
 - (b) Reduction in effectiveness for emergency; and
 - (c) Restrictions on the use of aircraft for fire fighting and reduction in effectiveness of the facility for that use.
3. Mitigation measures, including, but not limited to:
 - (a) Designation of runway clear zones within the development;
 - (b) Restrictions on uses, building height, dimension and other features;
 - (c) Limits on the location and height of utilities such as power poles;
 - (d) Provision of emergency services in case of a crash; and
 - (e) Physical improvements to the airport to compensate for potential restrictions in the approach.

Mitigating measures will be identified for all impacts, to the extent that mitigation is feasible. Where possible a range of mitigation measures or strategies will be identified.

(d) Public services

Comments on public services are summarized individually below. The scope of EIS analysis is discussed in a single discussion following the list of public services.

(d) Public services (i) Fire

Comments from the public included impacts on volunteer fire services resources of fire department are being stretched beyond capabilities; slow service; difficulty of access given the single road access across I-90; service during adverse weather; whether there is enough water available for fire protection; increased risk of forest fire and increased exposure due to additional residents.; additional cost of fire protection and the need for additional taxation from new development for service improvements; hazard posed by airport proximity to new development.

The Kittitas County Fire Marshal commented on code requirements and recommended compliance with the Urban Wild-Land Interface Code requirements for defensible space and ignition resistant construction materials.

The Kittitas County Determination of Significance identified fire protection impacts at maximum build out as a topic to be addressed in the EIS.

(d) Public services: (ii) Police

Comments from the public included adequacy of existing police services; inadequacy of present law enforcement and evacuation during an emergency; slow service, impacts to police department; increase in crime.

The Kittitas County Sheriff commented on the anticipated increase in law enforcement calls, effects on response times, public safety related to traffic.

The Kittitas County Determination of Significance identified police protection impacts at maximum build out as a topic to be addressed in the EIS.

(d) Public services: (iii) Schools

Comments from the public included impact on schools; overcrowding; funding of improvements; concern that there are not enough impact fees.

The Kittitas County Determination of Significance identified school impacts at maximum build out as a topic to be addressed in the EIS.

(d) Public services: (iv) Parks or other recreational facilities

Scoping for parks and recreation are addressed above under 2.(b) Land and shoreline use: (v) Recreation

(d) Public services: (v) Maintenance,

The EIS will address maintenance of public facilities as an element of analysis of each public service addressed.

(d) Public services: (ix) Other governmental services.

Comments from the public addressing additional governmental services included emergency medical services, search and rescue, the lack of mail delivery, and the need for rest room facilities during I-90 closures.

The Kittitas County Determination of Significance identified mail delivery and medical services impacts at maximum build out as topics to be addressed in the EIS.

Scope of EIS Analysis for Public Services

The EIS will address for each public service:

1. Adopted level of service standards for public services;
2. Current provision of service and any identified inadequacies;
3. Direct demands of the project at build-out and effects on the ability to provide service that meets the level of service standard, including the need for additional facilities or staffing and the adequacy of funding resources.
4. Potential cumulative impacts, including effects on the ability to provide service that meets the level of service standard, including the need for additional facilities or staffing and the adequacy of funding resources.

5. Features of the local context, such as the road circulations system, or features of the project that affect the delivery of public services.

Mitigating measures will be identified for all impacts, to the extent that mitigation is feasible. Where possible a range of mitigation measures or strategies will be identified.

(d) Utilities: (v) Maintenance (vi) Communications, (vii) Water/storm water, (viii) Sewer/solid waste,

Comments from the public addressing utilities included adequacy and supply of water for future growth; water rights; effects of water system or additional wells on existing private wells; discharge and treatment of stormwater; risks associated with proposed sewage treatment and disposal system including water quality and effects on existing wells; smell from sewer; location of sewer treatment facility; location of power lines; frequent power outages, potential blackouts due to capacity limitations.

The Water District provided information on current arrangements to serve the site.

The Kittitas County Determination of Significance identified impacts on water, sewer stormwater management and energy at maximum build out as topics to be addressed in the EIS.

The EIS will address for each utility:

1. Adopted level of service standards, if any;
2. Current provision of service and any identified inadequacies;
3. Direct demands of the project at build-out and effects on the ability to provide service that meets the level of service standard, including the need for additional facilities or staffing and the adequacy of funding resources.
 - (a) For water service, effects on water resources, including effects on other wells in the area will be addressed in 1.(c) Water Resources, however, the factors that affect demand and the amounts of water likely to be required will be addressed in the utility analysis. The effects on service to other existing and potential users within the service area will be discussed.
 - (b) For sewer service, risks to ground and surface water and other wells in the vicinity will be addressed in 1.(c) Water Resources. Potential odors will be addressed under 1.(b) Air. Potential impacts on adjacent land uses of the location of the treatment facility will be addressed under 2.(a) Land Use. The factors that lead to potential impacts on each of these topics related to design and operation of the system will be addressed in the utility analysis. The reliability of the system and potential risks of operational liabilities for future residents and the public will be assessed.
 - (c) For electricity, phone, cellular phone, cable, internet and similar facilities, utility providers will be the primary source of information. Cumulative impacts will include the general need for additional facilities or expansion of facilities such as substations, exchanges, cellular towers and other facilities.
 - (d) For the BPA transmission line, the effects of adjacent residential development on future plans to add another circuit to the line will be assessed in terms of likely public controversy. The potential impacts of electromagnetic fields (EMF) will be assessed qualitatively in terms of reference to conclusions about current research results relying on National Science Foundation current status reports.

4. Potential cumulative impacts, including effects on the ability to provide utility service that meets the level of service standard, including the need for additional facilities and the adequacy of funding resources for public utilities.
5. Features of the local context or features of the project that affect the delivery of utility services.

Mitigating measures will be identified for all impacts, to the extent that mitigation is feasible. Where possible a range of mitigation measures or strategies will be identified.

Approval of Environmental Impact Scope pursuant to WAC 197-11-408

The lead agency has narrowed the scope of the Environmental Impact Statement to the probable significant adverse impacts and reasonable alternatives, including mitigation measures, as contained in the specific findings above, after inviting and considering the comments of interested agencies, tribes and the public.

EIS Scope Determination Approved this 4th day of December, 2007



Darryl Piercy, Director, Community Development Services