



RECEIVED
KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
 MAY 28 2008
 Kittitas County
 CDS

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

SEPA ENVIRONMENTAL CHECKLIST
FEE \$400.00

RZ-08-0000

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. **BACKGROUND**

1. Name of proposed project, if applicable:
 Phase I, Black Gold Planned Unit Development
2. Name of applicant:
 R&R Heights Land Company, Inc.
3. Address and phone number of applicant and contact person:
 Vernon Swesey, P.O. Box 687, Roslyn, WA 98941, 509-649-5230
4. Date checklist prepared:
 May 28, 2008
5. Agency requesting checklist:
 Kittitas Community Development Services

6. Proposed timing or schedule (including phasing, if applicable):

Phase 1 construction will start summer 2009.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

**Forest Practices Application # 2702992
Stormwater Permit- WAR-009889**

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.

Boundary Line Adjustment (see attached map)

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

BOCC approval of Rezone and Short Plat Application. Permits for septic systems, the possible reclaimed waste water treatment facility and a Group A Water System will need to be approved by Kittitas County Environmental Health Department, Washington State Department of Health, Washington State Department of Ecology, Road Certification and access permit from Kittitas County Public Works Department. Approach permit from Washington State Department of Transportation, building permits for new construction.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description)

Project includes 286 acres for a seven phase residential PUD for construction of up to 286 residential units. Phases include affordable apartment units, single-family, two-family and multi-family residential dwellings units. Property is accessed from State Route 903 and Patrick Mine Road and Mountain Ridge Road. An existing private gravel road system serves the property. Sewer will be by on-site individual and or community septic systems and drain fields or a reclaimed wastewater treatment facility. Domestic water will be from a Group A Water System for which water rights will need to be acquired.

12. Location of 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 know. 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 reasonable 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 application related to this checklist.

The property is north of State Route 903 and east of Patrick Mine road between the township of Ronald and the City of Roslyn. An existing private road , Mountain Ridge Road currently serves the property. The project area includes multiple parcels in Township 20N Range 15E Section 07 & 18. See attached site maps.

Legal Description: Parcels 1-7, and lots A, B, C, D, E, F, G, H, J, K, L, M, N and P of that certain survey as recorded in Book 35 of surveys at pages 26-29, under Auditor's file no. 200804300032, and Lots 25, 27-29, A, C, D, E and F of that certain survey as recorded in Book 30 of surveys at page 140 under Auditor's file no. 200409160035 and lots 11-13 of that certain survey as recorded in Book 30 at pages 35 and 36 under Auditor's file no. 200404200022, all records of Kittitas County, State of Washington. New tax parcel numbers are being assigned by the County Assessor as a result of the Boundary Line Adjustment (see attached map).

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The project site ranges from flat to a forty percent slope in the canyons.

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

The steepest slope is estimated to be at a forty percent slope in the canyons.

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.

**Kladnick Sandy loam , Rock Out Crop, Roxer Complex Rock Out Crop
Roxer Gravelly Sand Loam, Roxer Variant Roxer Complex**

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

Some previous grading has occurred near and on the site. To the best of our Knowledge, no naturally unstable soils occur in the immediate vicinity.

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

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

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

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

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

Nearly 10% of the site (28.6 acres) of the remaining property will remain in open space in perpetuity as natural and recreation area. An estimated ten to fifteen percent of the site could be covered with impervious surfaces, namely for roads and structures.

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

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

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.

Air emissions from construction work and construction equipment on site may occur. When the project is complete, air emissions are likely to occur from automobile exhaust and wood smoke from fire stoves and fireplaces.

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

None known.

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

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

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

There are no bodies of water on the property. There are two unnamed Type Ns (Ns=NonFish habitat) seasonal streams, which travel in a southern direction towards State Route 903.

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

None

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

No

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

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The project will be served by septic systems or an on-site reclaimed wastewater treatment plant as approved by the Washington State Dept. of Health, Dept. of Ecology and Kittitas County Environmental Health Department. If used; the reclaimed wastewater treatment plant will treat water to a high standard approved by the state for non-potable reuse.

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

Ground water will be withdrawn for domestic use from an engineered Group A Water System approved by the Washington State Dept. of Health, Department of Ecology and Kittitas County Environmental Health Dept.

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.

Discharge of waste materials would occur from septic drainfields or reclaimed wastewater treatment plant.

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.

Seasonal precipitation (rain and snow) runoff occurs on the property and typically infiltrates into the ground or is managed by existing stormwater best management practices. according to the Eastern Washington Stormwater Manual, such as straw bale barriers, culverts, silt fencing, and perhaps a sediment pond.

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

Except for the septic and drainfields or reclaimed waste water treatment plant, no other sources of waste materials are expected to enter ground or surface waters.

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

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

4. PLANTS

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: _____

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

The property has been logged. Vegetation removal will include removal of vegetation where structures and roads will be placed.

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

None that we are aware of.

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

Conditions, covenants and restrictions (CC&Rs) will be recorded for the lots which will encourage native vegetation and xerscaping. A minimum of 10% (28.6 acres) of the property will be placed in open space for perpetuity.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other : cougars
- fish: bass, salmon, trout, herring, shellfish, other: _____

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

None that we are aware of.

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

Elk and Deer range through this area.

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

Approximately 10% of the site will be placed in open space in perpetuity and located to provide additional buffering and preservation of wildlife habitat.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and propane are expected to be the primary sources of energy used in the residences but it is possible for solar energy and wood stoves to be used as well.

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

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None at this time.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

We anticipate no environmental health hazards with this project.

1) Describe special emergency services that might be required.

Fire Department services would be provided by the local Fire District #6 and all roads will meet the International Fire Code and county requirements. Police and medical response services would be provided for through the local county contract facility through the KITTCOM 911 dispatch service. The use of local medical facilities would be utilized within the County either in the City of Cle Elum or City of Ellensburg.

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

There will be no environmental health hazards located on the property. As for possible issues the jurisdictional agency would be contacted, whether it is Kittitas County Environmental Health Department, Kittitas County Community Development Service Department or the Department of Ecology.

b. Noise

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

The property is north of State Route 903 and experiences little traffic noise. Some general construction noise will be generated during construction phases but noise impacts are not expected from the finished project.

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

On a short term basis during the construction of the project, there would be noise associated with construction equipment and other work being done on site, typically from dawn to dusk.

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

In an effort to reduce or control possible noise impacts; construction hours could run from 6 am to 8 pm Monday thru Saturday.

8. LAND AND SHORELINE USE

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

The property is currently undeveloped except for an existing private gravel road system. The City of Roslyn maintains its drinking water treatment plant on site and the town of Ronald has a water storage tank on site. Roslyn and Ronald access these facilities by lease agreement with the applicant. The project area is along the SR 903 corridor between the City of Roslyn and the unincorporated town of Ronald and is essentially the gateway to the residential and recreational developments occurring along SR 903 and the Salmon la Sac highway. The property is generally bordered to the south and west by existing residential and recreational developments with R-3, PUD, UGN and Master Planned Resort zoning as well as some General Commercial zoned uses. Generally to the north is Commercial Forest land owned and managed by Plum Creek Timber Company. Residential and recreational developments south and west of the property include the town of Ronald, Evergreen Valley Plat, Cle Elum River Trails, Evergreen Ridge PUD, The Village at Roslyn Ridge, Pine Loch Sun I, II and III, Sunshine Estates and Wildwood developments and property owned by Suncadia Resort as part of the Master Planned Resort. The Coal Mines Trail runs along the south border of the majority of the property. Access to the property is by Mountain Ridge Road and #3 Mine Road which are private roads and Patrick Mine Road, a county road. Units within the PUD will also be served by a private road system that will meet Kittitas County Road Standards. The proposed PUD is consistent with the surrounding development and natural areas and will not be materially detrimental to adjacent properties.

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

No

c. Describe any structures on the site.

Some concrete and rebar remnants from mining activities; City of Roslyn Drinking water treatment plant; town of Ronald water storage tank.

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

Rural 3

f. What is the current comprehensive plan designation of the site?

Rural

g. If applicable, what is the current shoreline master program designation of the site?

There are no shorelines of the state on this site.

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

environmentally sensitive area?

No

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

None

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

Approximately eight to 10 construction workers would be on site during the construction phase. Residents are likely to be a mix of seasonal and full time residents. Using the County estimate of 2.35 people per household, approximately 672 people could reside within the PUD.

k. Proposed measures to avoid or reduce displacement impacts, if any.

There will be no displacement therefore no measures are required.

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

This proposal is consistent with the Kittitas County Comprehensive Plan Designation of Rural, which allows for a variety of residential densities and is consistent with KCC Chapter 17.36 pertaining to Planned Unit Developments. The proposal is also consistent with existing surrounding land uses and residential developments.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

A maximum of 286 Units at full buildout. At least 80 affordable apartments rentals; with the remainder being a mix of single, two-family, and multi-family dwelling units that are mid to high income.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any.

Additional measures that will reduce or control housing impacts will be addressed in the implementation of CC&R's pertaining to the types of structures, vegetation requirements, landscaping, housing color etc. Landscaping and aesthetics buffers may be also be used.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of any proposed structure will comply with Kittitas County Codes

which currently restricts height of structures at thirty five feet. The principal exterior building material would be wood, masonry or metal materials.

b. What views in the immediate vicinity would be altered or obstructed?

Some views to the north of Ronald may be impacted by this project.

c. Proposed measures to reduce or control aesthetic impacts, if any.

The CC&Rs of the project would control aesthetic impacts; use of landscaping buffers.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The project would produce normal residential light or glare. Lights, such as porch lights or outer garage lights will be required to be directed downward with limited wattage required by the CCR's.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

It is not expected that light or glare from the finished project would be a safety hazard or interfere with views. Outdoor lighting will be directed downward with low wattage.

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any.

CC&R's would require downward facing outdoor lighting and reduced wattage.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

Snowmobiling, walking, horseback riding, hunting and bicycling, and use of the Coal Miners Trail.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Uses incidental to the Coal Mines Trail will not be displaced. It is possible that some other uses, such as hunting, enjoyed by the public on this private property may be displaced to accommodate the development and public safety. Other uses, such as hiking and snowmobile use may be enhanced with the trail system proposed in the PUD.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Ten percent of the site will remain in open space and be available as a nature and park areas. The Coal Miners Trail is adjacent to the property and the trail system with the PUD will connect to the Coal Mines Trail.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national,

state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Foundations to old coal mining structures, and closed shaft entrances are visible on the property but to the best of our knowledge, none are listed on any national, state or local preservation registers.

c. Proposed measures to reduce or control impacts, if any.

None.

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 site is served off of State Route 903 and Patrick Mine Road and Mountain Ridge Road. The private road system that will serve the PUD will be developed under the County's private road standards and will meet International Fire Code requirements.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No.

c. How many parking spaces would the completed project have? How many would the project eliminate?

The project would have the normal amount of parking spaces associated with residences. No parking spaces will be eliminated.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The existing private gravel road system inside the property will be engineered to allow smooth traffic flow and allow traffic to safely access public roads. All improvements will be done to meet Kittitas County Road Standards. Some improvements may be required on State and County roads.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The project at full build out, assuming full time residents, could generate up to 2,860 trips per day. Peak traffic times would be from 6 to 8 am and 5 to 6 pm.

g. Proposed measures to reduce or control transportation impacts, if any.

A traffic study will likely be done to identify any traffic impacts. Proper signage and speed limits will be posted. Controlled intersections with designated ingress/egress at intersections. Property will have three access points that will relieve traffic congestion coming onto State and County roads.

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.

In developing new building lots, the project may result in an increase need for police, fire protection, health care and schools. The Group A Water system will require adequate fire flows and operating fire hydrants will be available for fire fighting purposes.

b. Proposed measures to reduce or control direct impacts on public services, if any.

CCRs will encourage use of "firewise" practices to reduce fire threats. The property may be restricted by a security gate to reduce unauthorized access. All roads will meet minimum width and height of the International Fire Code. Tax revenues will go toward public service levies.

16. UTILITIES

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

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.

The project will require electricity, phone, cable, propane, septic services, refuse and completion of the Group A water system. Puget Sound Energy, Inland Telephone, R&R Cable/Fiber Optic serves the Ronald area along State Route 903 south of the property.

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: *Nathaniel R. Weed*

Date: 5-29-08