

H-08-04
H-08-05



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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SEPA ENVIRONMENTAL CHECKLIST FEE \$400.00

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 of 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:

**Monahan Mt. Forest Tracts Large Lot Subdivision &
Monahan Mt. Tree Farm Tracts Large Lot Subdivision**

2. Name of applicant:

Cabin Mt., LLC.

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

PO Box 497 Easton, WA 98925

4. Date checklist prepared:

May 5, 2008

5. Agency requesting checklist:

Kittitas County Community Development Services

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Preliminary approval of both Large Lot Subdivisions is expected in late spring 2008. No phasing is proposed at this time.

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

No future plans relating to these projects are expected.

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

Other than this SEPA Checklist, no other environmental information has been prepared for these two projects.

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 affecting these parcels has been submitted or is pending government approval.

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

LLSD preliminary and final approval, soil logs, water well report.

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.)

Monahan Mt. Forest Tracts is +/- 164 acres and Monahan Mt Tree Farm Tracts is +/- 160 acres. In total 16 lots will be created. Lots are above 20 acres per KCC 16.36.

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.

Subject properties are located east of the town of Easton

The subject properties are located east of the City of Cle Elum in Sec. 14 of T20N.,R13E. WM. Legal descriptions and site plans are attached for review.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)?
+/- 18% over small portions of the subject property _____

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. _____

Soils are generally a mixture of sands and clay. Top layers consist of mostly dead organic materials (DOM).

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

No. No reports of unsatble soils or history of unstable soils exist in the area.

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

If any fill is needed for road grading, it will come from the site. Quantities have not been calculated at this time.

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

No. Erosion controll measures could be used during grading and construction activities.

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

Less than 3%

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

Ecology blocks and silt fencing could be used during construction phases to decrease the potential of erosion.

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. _____

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

No.

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

No measures are proposed with these projects.

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 is an wetland within the BPA easement on Parcel F as well as a stream on the easter boundary of the proposed subdivision.

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.

No work areound surface water will occur.

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

There will no withdrawals or diversions near surface waters.

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

No. The nearest 100-year floodplain is off the subject property and to the north.

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.

Surface waters are to far to collect runoff. All runoff will be treated onsite.

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.

Yes. Individual wells or a class B system will be used.

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.

All waste water will be treated on site via absorption or drainfield.

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.

Roads can create runoff. All runoff will be treated on site.

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

No. Erosion controll measures will be inplace at the time of road and residential construction

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

Ditching and basins could be used to controll runoff and allow waters to naturally absorb back into the ground.

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?

Minimal amounts for road and residential construction.

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

None known to exist on the site.

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

No landscaping proposed at this time.

5. ANIMALS

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

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

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

RequestToRezoneApplication.pdf
See above

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

No. It has been used by elk, but is not a natural route.

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

Fencing heights may be limited for animal passage.

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.

Wood stoves could be used as a heating source. The majority of energy will be electric. Solar energy will not be discouraged.

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 are included in the plans. Energy conservation of future landowners should be encouraged.

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.

There are no environmental health hazards associated with this project.

1) Describe special emergency services that might be required.

No special services will be required as a result of this application.

2) Proposed measures to reduce or control environmental health hazards, if any. **There are no environmental health hazards associated.**

b. Noise

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

No known noise exists on or near the subject property.

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.

Temporary noise associated with residential construction. Noise will meet Kittitas County noise ordinance regulations.

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

Limiting the hours of operations for construction operations per Kittitas County Code.

8. LAND AND SHORELINE USE

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

The current use of the site is Rural

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

No

c. Describe any structures on the site.

No structures exist

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

No

- e. What is the current zoning classification of the site?
Forest & Range - 20
- 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?
Not applicable
- 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?
Up to 15-20 families could reside on the completed site.
- k. Proposed measures to avoid or reduce displacement impacts, if any.
No displacement will occur
1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
9. HOUSING **see attached**
- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
At full buildout, up to 15-20 SFR's could be provided.
- 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.
- c. Proposed measures to reduce or control housing impacts, if any.
CC&R's could be created to reduce and structure the types of housing within the development.
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.
- b. What views in the immediate vicinity would be altered or obstructed?
No views will be eliminated or altered.
- c. Proposed measures to reduce or control aesthetic impacts, if any.
Again, CC&R's may be used to create and control aesthetic impacts.
11. LIGHT AND GLARE
- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Lighting from future residential development may occur in the future, mostly from SFR's. Road lighting is not proposed at this time.

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

No

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

Nothing that currently exists.

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

All future lighting will be pointed down and away from other residences.

12. RECREATION

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

Hiking, Skiing, snow mobiling, trails, motor sporting, bird and animal watching.

b. Would the proposed project displace any existing recreational uses?

If so, describe. **No. Recreational activities will be encouraged to a degree.**

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

No control impacts on recreation are proposed.

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.

The property is not listed on any local, state, or federal preservation or archaeological registrar.

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

Development in the immediate are has shown no signs of any historical/ cultural importance or significance.

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

If evidence of cultural or historic significance is discovered on the subject property, the state DOA will be contacted.

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.

Access to public roads will be via Cabin Creek Road.

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

No Public transit only exist in Ellensburg, and then on a limited scale.

- c. How many parking spaces would the completed project have? How many would the project eliminate?
Up to 30 would be created and none 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).
Yes an internal road system will serve the proposed lots. The proposed road system will be privately owned and maintained
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
The only official means of transportation to the subject property is via motor vehicle.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Depending if future land owners are full or part time residences, TPD could range from 0-75.
- g. Proposed measures to reduce or control transportation impacts, if any.
HOA and CC&R requirements could be enforced. No parking signs could be placed on the private road system.

15. PUBLIC SERVICE

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
The project, as it stands could not create a need for any additional public services within the district.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Firewise lot development practices could be in place. Fire resistant building materials could be used.

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.
Nothing yet.
- 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 or PUD, Water by Group B or Individual Well, wood stoves, cable and phone by local companies.

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: *McC Novella Murray Monte* Date: *5-5-05*