

KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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SEPA ENVIRONMENTAL CHECKLIST FEE \$470.00

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 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:

Vista West Performance Based Cluster Plat

2. Name of applicant:

Fortune Creek, LLC

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

*Sean Northrop
206 West 1st Street
Cle Elum, WA 98922
(509) 674-6828*



KIRK HOLMES, INTERIM DIRECTOR
JAN OLLIVIER, TRANSPORTATION MANAGER

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

4. Date checklist prepared:

December 9, 2009

5. Agency requesting checklist:

Kittitas County Community Development Services

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

Preliminary approval is anticipated within 120 days and construction will occur in summer of 2010 or later

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

None proposed at this time.

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

A Custom Soil Resource Report was prepared by USDA NRCS.

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.

None known.

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

Preliminary and final plat approval by Kittitas County Community Development Services; Right-of-Way Use permit for access to Storie Lane by Kittitas County Dept. of Public Works; Construction Stormwater General Permit by Washington State Dept. of Ecology; and, Group B Water System Plan approval by Washington State Dept. of Health.

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.)

The proposed project consists of a Performance Based Cluster Subdivision, pursuant to Chapter 16.09 KCC, of approximately 21 acres into 10 single-family residential lots. The subdivision will be completed in one phase and constructed during the summer of 2010 or later. The site is accessed from existing private roadways via Storie Lane (county road) and a new private roadway will be constructed for internal lot access. A Group B Community Water System is proposed for potable water supply and on-site septic systems will provide sanitary sewage disposal. A total of approximately 11.45 acres of open space is proposed, including approximately 2.40 acres located within critical areas.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The subject property is located within the North-half of Section 33, T. 20N., R. 14E., W.M., within Kittitas County and is accessed from the end of Storie Lane. Please refer to the attached preliminary plat for additional information.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Hilly- 5 to 30 percent slopes.

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

Thirty percent.

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.

According to the NRCS Custom Soil Resource Report, the site largely consists of Volperie very paragravelly ashy sandy loam, 5 to 30 percent slopes.

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

None known or observed during the November 25, 2009 site visit.

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

Approximately 1,250 lineal feet of roadway and underground utilities will be constructed. It is estimated that approximately 4,000 cubic yards of grading and road material will be required. The source of fill and/or road materials is unknown at this time, but will meet or exceed WSDOT specifications.

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

Erosion could occur as a result of clearing and grading if disturbed soils are left exposed during the wet season and/or during storm events without proper stormwater treatment measures.

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

Less than 15% of the site will be covered with impervious surfaces after project construction.

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

A SWPPP will be prepared prior to any ground disturbing activities and a Construction Stormwater General Permit obtained. BMP's will be employed prior, during and after construction activities until such time that the site has been stabilized.

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.

Normal emissions from construction equipment will occur during construction activities. Post-construction emissions will likely include wood smoke from chimneys and automobile emissions commonly associated with residential traffic.

- 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:

All vehicles and equipment will be properly fitted with emissions devices in compliance with Washington State emissions and/or air quality standards.

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.

Little Creek and associated wetlands are located on the western boundary of the subject property.

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

Little Creek and associated wetlands will be placed in an Open Space Tract and no work is proposed within approximately 700 feet.

- 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 proposed.

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

None proposed.

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

Approximately 200 feet of the western portion of the subject property is located within the 100-year floodplain of Little Creek. However, this area is to be placed within an Open Space Tract and no work is proposed within approximately 700 feet.

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.

None proposed.

b. Ground

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

Groundwater will be withdrawn to serve the proposed Group B Water System. Each single-family residence will likely require approximately 250 gpd.

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.

Individual on-site septic systems are proposed for each of the 10 lots.

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.

Stormwater will be generated from the proposed roadway and future impervious surfaces, such as driveways and rooftops. Runoff will be collected and treated in a stormwater detention system prior to release into the existing drainage courses. All stormwater facilities will be designed and constructed in accordance with DOE's Stormwater Management Manual for Eastern Washington.

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

None known or anticipated.

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

Runoff will be collected and treated in a stormwater detention system prior to release into the existing drainage courses. All stormwater facilities will be designed and constructed in accordance with DOE's Stormwater Management Manual for Eastern Washington.

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?

Existing trees and understory will be removed to facilitate road construction and underground utilities. Construction of the proposed roadway should disturb less than one acre.

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

None known or identified.

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

Approximately 11.45 acres of the site will be retained as open space.

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.

None known or identified.

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

None known.

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

Approximately 11.45 acres of the site will be retained as open space.

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.

Energy sources for future residences will likely include electricity and wood stoves. The use of solar and/or other alternative energy sources will be encouraged.

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

None known.

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.

Energy-efficient and "green" building practices will be encouraged for future residences.

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.

None known.

1) Describe special emergency services that might be required.

None known.

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

None proposed or necessary.

b. Noise

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

None known.

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.

Construction noise will occur during normal daytime hours.

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

Construction hours will be limited to normal daytime hours, 7:00 a.m. – 6:00 p.m.

8. LAND AND SHORELINE USE

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

The subject property and adjacent properties are currently vacant and zoned for residential development. The site is located within an area characteristic of rural residential development.

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

None known.

c. Describe any structures on the site.

None.

d. Will any structures be demolished? If so, what?
None.

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?
Conservancy

h. Has any part of the site been classified as an environmentally sensitive area?
None known.

i. Approximately how many people would the completed project displace?
None.

j. Approximately how many people would reside or work in the completed project?
Based upon 2.3 persons per household, approximately 23 people would reside in the subdivision at full build-out.

k. Proposed measures to avoid or reduce displacement impacts, if any.
None proposed or necessary.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
The proposed development is consistent with the Comprehensive Plan designation (Rural), is in compliance with the underlying zoning (Rural – 3) and all applicable development regulations and is compatible with the existing neighborhood. No additional measures are proposed or necessary.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
No units are proposed at this time, but at full build-out, the subdivision will provide for 10 residences. The residences will likely be middle 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.

None proposed or necessary.

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?

Future residences likely will not exceed 35 feet in height.

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

Portions of the proposed subdivision and future residences will be visible from adjacent properties.

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

Future CC&R's should encourage the use of natural building materials and natural or earth-tone colors.

11. LIGHT AND GLARE

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

Light and glare commonly associated with residential development will likely occur during daytime and nighttime hours.

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

No significant hazards or interference with views is anticipated.

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

None known.

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

Exterior lighting should be shielded and hooded and directed downward.

12. RECREATION

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

The site is located in upper Kittitas County, which hosts a variety of wintertime and summertime recreational activities, including snow skiing, snowmobiling, hiking, camping, hunting, boating, fishing and other similar outdoor activities.

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

None known.

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

None proposed or necessary.

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 or identified.

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

None known or identified.

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

If ground disturbance or other activities related to the proposed development should result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact made with the Washington State DAHP, SHPO and/or affected tribes. Work shall remain suspended until the find is assessed and appropriate consultation is conducted.

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.

Proposed access to the development is from Storie Lane.

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

None known.

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

No on-street parking is proposed and no parking spaces would 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).

No physical improvements to Storie Lane or the existing private roads should be necessary. The proposed internal private roadway will be constructed in full compliance with all applicable Kittitas County Private Road Standards.

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

None known.

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

According to the Institute of Transportation Engineers, the finished project would generate approximately 100 trips per day. Peak volumes would likely occur during weekend and holiday traffic.

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

All necessary road improvements will be constructed in full compliance with all applicable Kittitas County Road Standards.

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. _____

An incremental increase in public services would be generated at the time of residential construction and occupancy.

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

No significant direct impacts are anticipated and no special measures to reduce or control direct impacts on public services are proposed.

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 development will be served by a Group B Water System and individual on-site septic systems and PSE will provide electric service to the site. All utilities will be constructed underground and in compliance with all applicable standards.

C. SIGNATURE

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

Signature: _____

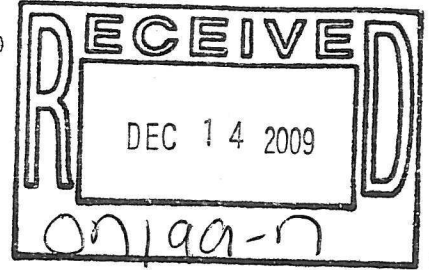
Date: 12/15/05

Print Name: SEBASTIAN NEPHTALIS

NO. 0110566

LIABILITY \$1,000.00

FEE \$250.00



CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company,
GUARANTEES

Policy No. WA2011-46-0110566-2009.72030-79451478

BROOKSIDE CONSULTING

Herein called the Assured, against actual loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth above.

Dated: 12/10/09 at 8:00a.m.

CHICAGO TITLE INSURANCE COMPANY

By *Amee Williams*
Authorized Signature

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

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CHICAGO TITLE INSURANCE COMPANY

By: *Agnes M. [Signature]* President
ATTEST *Tom C. [Signature]* Secretary