



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

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APR 04 2008

KITTTAS COUNTY
CDS

SEPA ENVIRONMENTAL CHECKLIST

FEE \$400.00

SE-08-00004

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:

Schmaus No. 2 Short Plat (SP-07-134), Schmaus No. Short Plat (SP-07-146) & Schmaus No. 4 Plat (P-07-55)

2. Name of applicant:

Robin & Jayne Schmaus

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

1001 Big Creek Road, Cle Elum, WA 98922 (raschmaus@yahoo.com)

4. Date checklist prepared:

March 10, 2007

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 for Schmaus SP #2 & #3 expected in 1 to 2 months.
Preliminary approval for Schmaus Plat expected in early Spring 2008.

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 subdivisions will be allowed in the current zone after final approval.

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.
No other environmental information has been requested from Kittitas County.

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.
Other short plats have been approved in the vicinity, but nothing that is directly related to these projects.

10. List any government approvals or permits that will be needed for your proposal, if known.
Preliminary and Final Approvals, Private Road Cert, Soil Logs, Well Logs

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

This SEPA Checklist is for three individual (exempt) projects that are being reviewed commutatively. The total acreage for all three projects is 43.47 acres. These three projects will create a total of 13 lot.

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 properties are located west of Cle Elum, north of Nelson Siding Road off of Big Creek Road as a portion of sw 1/4 of section 21, T.20 N., R. 14 E, W.M. The associated parcel numbers are 20-14-21033-0003, 20-14-21003-0006 & 20-14-21003-0008. The associated legal descriptions and preliminary drawings were submitted seperatly.

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)?
Between 1% and 2% _____

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
The soils are generally rocky, but include clay, gravel and 1-6 inches of topsoil. _____

d. Are there surface indications or history of unstable soils in the immediate vicinity?
No _____

e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill.
No grading and filling is proposed with these projects. _____

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No. The surrounding land is relativley flat. _____

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
+/- 3% _____

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
If erosion does occur, appropriate erosion controll measures will be utilized. _____

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. **Minor dust associated with SFR construction.**
Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. _____
None that would affect this proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None proposed for 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.

Big Creek does flow through a three short plats. Please see preliminary drawings for location.

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

No work is planned in the buffer zones.

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

No filling and dredgin will take place in this area.

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

No surface water will be used for this project.

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

Yes, portions of all three projects are in the 100 year flood plain. Again, no development will occur in this area.

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

No waste water will be discharged into Big Creek.

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. Quantities are not know at this time.

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.

Domestic wastewater will be treated in septic tanks and drainfields.

c.

Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff, if any, will be treated onsite.

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

No. Measures will be take as to not disturb the natural environment including discharging waste materials.

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

Erosion control measures could be used during road and SFR construction as deemed necessary.

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?

Mostly grasses and shrubs in the open areas.

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

None known to exist on the project site.

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

The property is to remain as natural as possible.

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 (same question)

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

No

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

None proposed at this time.

6. ENERGY AND NATURAL RESOURCES

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

Electric, propane, wood stoves for the use in SFR's.

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

No. Solar energy is encouraged where appropriate

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 included with this proposal.

7. ENVIRONMENTAL HEALTH

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

No health hazards exist on or near this site.

1) Describe special emergency services that might be required.

EMS and fire services may be used at full build out.

2) Proposed measures to reduce or control environmental health hazards, if any. No proposed with the subdivisions.

b. Noise

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

I-90 is located north of the subject properties. There is noise from vehicles, but should not affect the 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.

Noises associated with SFR and road construction and only on a temporary basis.

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

Limiting the hours of operations per KC code.

8. LAND AND SHORELINE USE

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

They are open fields not in use for agriculture.

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

Yes in the past

c. Describe any structures on the site.

Each short plat has 1 SFR, well and shop/barn

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

No

§

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

Not known

*Big Creek
- Shoreline of the
state*

- 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?

between 40-50 at full buildout

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

None proposed with the subdivisions

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

9. HOUSING **It meets subdivision codes and has been deemed complete by the county.**

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

Up to 11 new housing units.

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

None would be eliminated.

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

CC&R's could be used to controll housing impacts.

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?

None are proposed at this time

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

None

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

None proposed with the subdivisions.

11. LIGHT AND GLARE

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

Light typically associated with homes/shops and garages

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?

Vehicles traveling on existing roads including I-90

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

All lighting will be directed away from I-90

12. RECREATION

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

Skiing, horse back riding, fishing, camping

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

If so, describe. **No**

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

CC&R's again could limit the types and noises associated with some types of recreational activities.

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 that are known.

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

Known known to exist next to the site.

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

None proposed with the subdivisions

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.

I-90 to the north (no direct access), Neslon siding road to the south and Big Creek road that serves the property

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

No the nearest is in ellensburg/cle elum

- c. How many parking spaces would the completed project have? How many would the project eliminate? up to 26
- 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). new private roads will be in place prior to a building permit
- 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. between 75-100
- g. Proposed measures to reduce or control transportation impacts, if any. None proposed with the subdivisions

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. No
- b. Proposed measures to reduce or control direct impacts on public services, if any. None proposed with the subdivisions

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 subdivisions are not proposing the use of any utilities. Future development may use propane, telephone, internet, well water and onsite septic.

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: Robin A. Williams

Date: 4-3-08