

**KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

**LONG PLAT APPLICATION**

*(To divide lot into 5 or more lots)*

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

**REQUIRED ATTACHMENTS**

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.  
Please pick up a copy of the Checklist if required)

**OPTIONAL ATTACHMENTS**

(Optional at preliminary submittal, but required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

**FEES:**

\$200 plus \$10 per lot for Public Works Department;  
 \$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;  
 \$2000 for Community Development Services Department, PLUS \$400 if SEPA Checklist is required  
 \*One check made payable to KCCDS

**FOR STAFF USE ONLY**

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

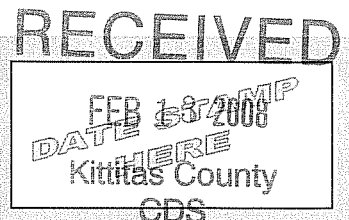
X [Signature]

DATE:

2.13.08

RECEIPT #

055935



NOTES:  
\_\_\_\_\_

**1. Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form.*

Name: Arastou (Al) Monjaze  
Mailing Address: 13817 NE 20th St.  
City/State/ZIP: Bellevue, WA 98005  
Day Time Phone: (425) 373-9222  
Email Address: al@autocenternw.com

**2. Name, mailing address and day phone of authorized agent (if different from land owner of record):**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Same as Above  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address; \_\_\_\_\_

**3. Street address of property:**

Address: TBD Salmon La Sac Road  
City/State/ZIP: Ronald, WA

**4. Legal description of property:**

**Legal is attached to sheet 1 of the preliminary plat.**

**5. Tax parcel number(s):** 21-14-21000-0006

**6. Property size:** 31.04 (acres)

**7. Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

The application is for a 14 lot Performance Based Cluster Plat on 31.04 acres zoned Rural-3. The property will be served by a private road off of Salmon La Sac Road, a county road. The subject property is a portion of the west half of Section 21, T21N., R14E. W.M. Water will be served via a Groub B well and septic will be community drainfield and individual onsite septic tanks. Density bonus points are described on the face of the preliminary plat.

8. Are Forest Service roads/easements involved with accessing your development? Yes  No (Circle)  
If yes, explain: \_\_\_\_\_

9. What County maintained road(s) will the development be accessing from? Salmon La Sac

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

Date:

X \_\_\_\_\_

\_\_\_\_\_

Signature of Land Owner of Record  
(Required for application submittal):

Date:

X A. Murray

1-31-08



## **LAKE SHORE MEADOWS 14 LOT PERFORMANCE BASED CLUSTER PLAT PROJECT OVERVIEW**

### **OVERVIEW:**

The attached proposal is to subdivide 31.04 acres into 14 lots via Kittitas County Code 16.09. The lots are between 0.50 acres and 0.69 acres. The subject property is located north of Ronald, west of Salmon La Sac Road which is a portion of the west half of section 21, T.21, R.14E. The associated map number is 21-14-21000-0006.

A BLA was submitted to Kittitas County on November 14, 2007 for the purpose of adding an additional 10.04 acres to the subject parcel.

A Shoreline Substantial Development Permit will accompany this application as a portion of the subject property and development are within the 200ft shoreline environment of Lake Cle Elum.

Requested density bonus points are described on the face of the preliminary plat for review.

### **UTILITIES:**

The project's proposed sewer shall be individual septic and community drainfield and the proposed water will be Group B well.

### **TRANSPORTATION:**

Access to the property will be off of Salmon La Sac Road, a county road, and will consist of one points of access. Please see the attached plat for details.

### **COMMENTS:**

Attached are copies of the SEPA checklist, SSDP, plat application, closures, public disclosure request and title report for your review and comment.

**RECEIVED**

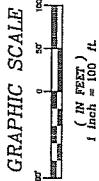
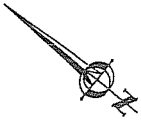
**FEB 13 2008**

**Kittitas County  
CDS**



P-08-XX

**LAKE SHORE MEADOWS CLUSTER PLAT**  
**A PORTION OF THE WEST 1/2 OF THE WEST 1/2 OF SEC. 21,**  
**TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,**  
**KITTITAS COUNTY, WASHINGTON**



**PERFORMANCE BASED CLUSTER PLATTING**

OPEN SPACE (41.3%)	12.78 AC	41 POINTS
DEVELOPMENT AREA	18.28 AC	
CLASS B WELL		25 POINTS
COMMUNITY SEPTIC		10 POINTS
LOTTE EXCHANGERS		10 POINTS
PASSIVE REC. FACILITIES		16 POINTS
<b>TOTAL</b>	<b>31.04 AC</b>	<b>101 POINTS</b>



**LEGEND**

- SET 1/2" REBAR
- SECTION LINE

**RECORDER'S CERTIFICATE**

Filed for record this ..... day of ..... 20..... at ..... M  
in book..... at page..... at the request of  
David P. Nelson  
Surveyor's Name

County Auditor ..... Deputy County Auditor .....

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by  
me or under my direction in conformance with the  
requirements of the Surveying and Mapping Act of the  
State of Washington, RCW 65A.04.010, effective  
in..... DEC..... 2007.

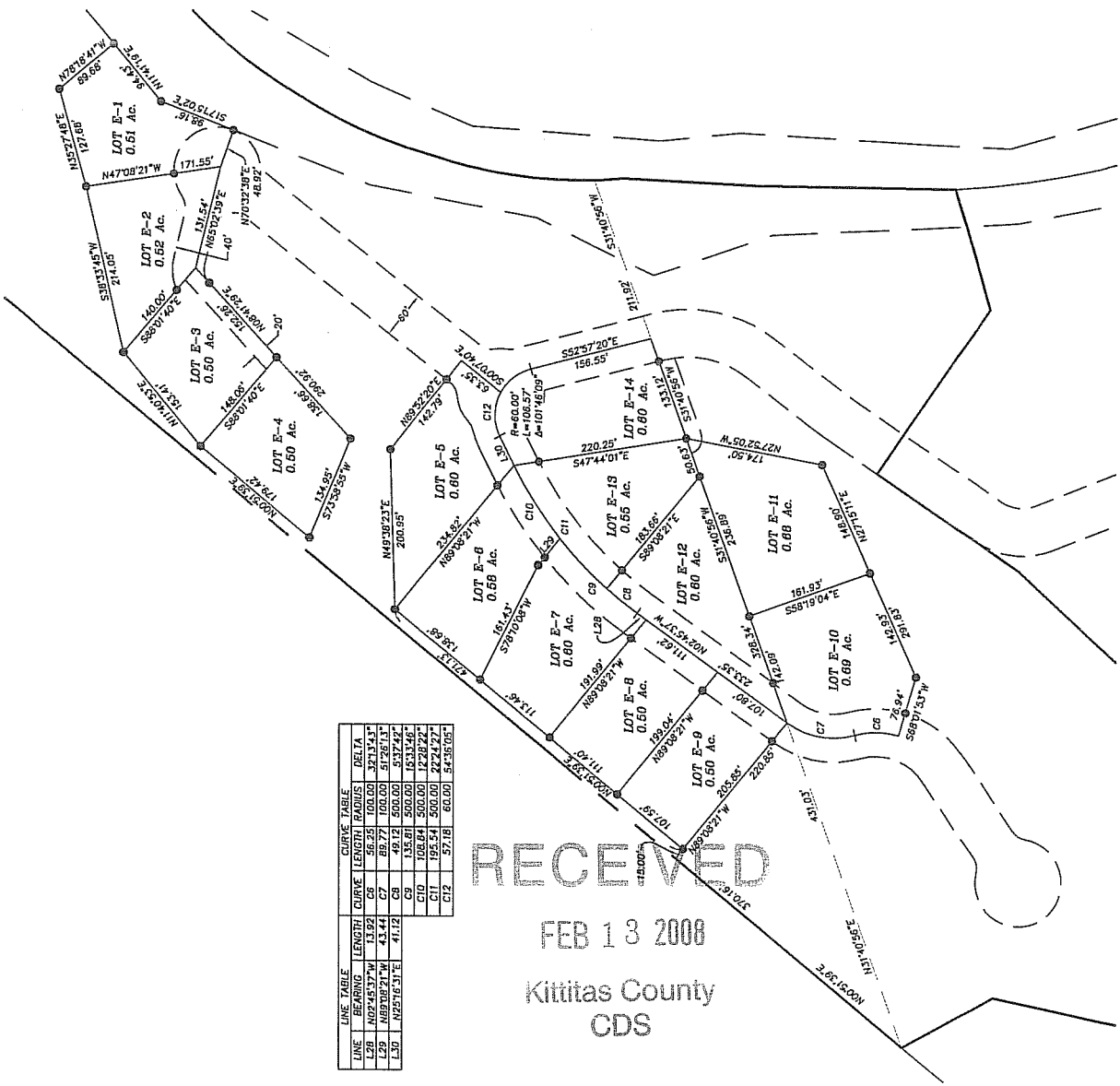
David P. Nelson  
Certificate No. 18092

**K.C.C.P. NO. 08-XX**  
**A PTN OF THE WEST 1/2 OF THE WEST 1/2 OF SEC. 21,**  
**TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.**  
**KITTITAS COUNTY, WASHINGTON**

DWN BY	DATE	JOB NO.
T. ROLETT	02/2008	07208
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	2 OF 4



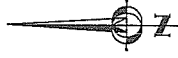
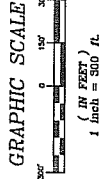
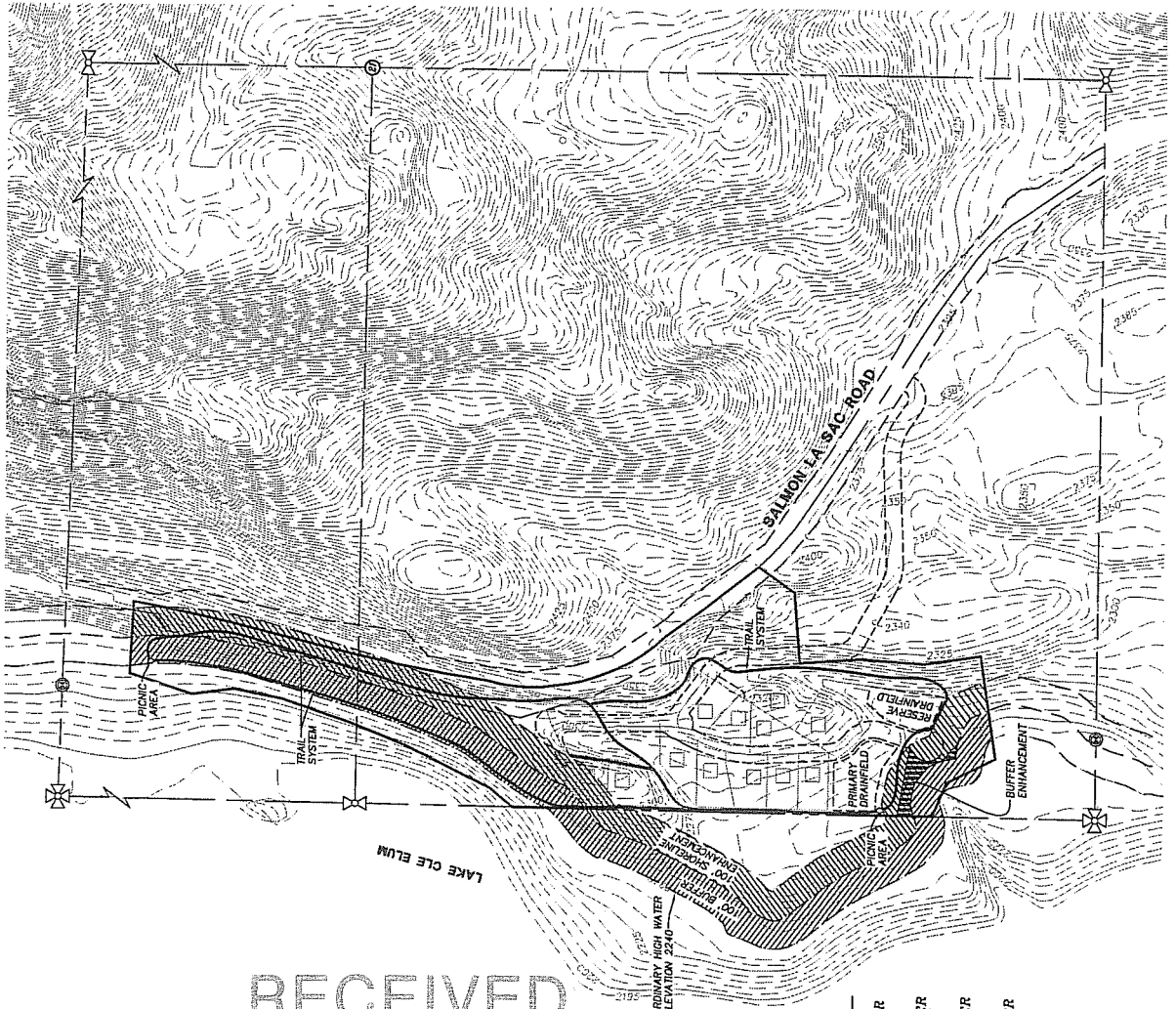
108 EAST 2ND STREET  
GLE ELLIUM WA 98922  
PHONE: (509) 674-2433  
FAX: (509) 674-7419



LINE	BEARING	LENGTH	CURVE	LENGTH	POINTS	DELTA
L1	N87°16'47\"	89.68			3	171.47
L2	N47°08'21\"	171.55			3	343.10
L3	N33°13'45\"	214.05			3	428.10
L4	N70°32'39\"	48.02			3	96.04
L5	N70°32'39\"	48.02			3	96.04
L6	N42°00'00\"	120.00			3	240.00
L7	N89°12'21\"	142.78			3	285.56
L8	N89°12'21\"	142.78			3	285.56
L9	N89°12'21\"	142.78			3	285.56
L10	N89°12'21\"	142.78			3	285.56
L11	N89°12'21\"	142.78			3	285.56
L12	N89°12'21\"	142.78			3	285.56
L13	N89°12'21\"	142.78			3	285.56
L14	N89°12'21\"	142.78			3	285.56
L15	N89°12'21\"	142.78			3	285.56
L16	N89°12'21\"	142.78			3	285.56
L17	N89°12'21\"	142.78			3	285.56
L18	N89°12'21\"	142.78			3	285.56
L19	N89°12'21\"	142.78			3	285.56
L20	N89°12'21\"	142.78			3	285.56
L21	N89°12'21\"	142.78			3	285.56
L22	N89°12'21\"	142.78			3	285.56
L23	N89°12'21\"	142.78			3	285.56
L24	N89°12'21\"	142.78			3	285.56
L25	N89°12'21\"	142.78			3	285.56
L26	N89°12'21\"	142.78			3	285.56
L27	N89°12'21\"	142.78			3	285.56
L28	N89°12'21\"	142.78			3	285.56
L29	N89°12'21\"	142.78			3	285.56
L30	N89°12'21\"	142.78			3	285.56
L31	N89°12'21\"	142.78			3	285.56
L32	N89°12'21\"	142.78			3	285.56
L33	N89°12'21\"	142.78			3	285.56
L34	N89°12'21\"	142.78			3	285.56
L35	N89°12'21\"	142.78			3	285.56
L36	N89°12'21\"	142.78			3	285.56
L37	N89°12'21\"	142.78			3	285.56
L38	N89°12'21\"	142.78			3	285.56
L39	N89°12'21\"	142.78			3	285.56
L40	N89°12'21\"	142.78			3	285.56
L41	N89°12'21\"	142.78			3	285.56
L42	N89°12'21\"	142.78			3	285.56
L43	N89°12'21\"	142.78			3	285.56
L44	N89°12'21\"	142.78			3	285.56
L45	N89°12'21\"	142.78			3	285.56
L46	N89°12'21\"	142.78			3	285.56
L47	N89°12'21\"	142.78			3	285.56
L48	N89°12'21\"	142.78			3	285.56
L49	N89°12'21\"	142.78			3	285.56
L50	N89°12'21\"	142.78			3	285.56
L51	N89°12'21\"	142.78			3	285.56
L52	N89°12'21\"	142.78			3	285.56
L53	N89°12'21\"	142.78			3	285.56
L54	N89°12'21\"	142.78			3	285.56
L55	N89°12'21\"	142.78			3	285.56
L56	N89°12'21\"	142.78			3	285.56
L57	N89°12'21\"	142.78			3	285.56
L58	N89°12'21\"	142.78			3	285.56
L59	N89°12'21\"	142.78			3	285.56
L60	N89°12'21\"	142.78			3	285.56
L61	N89°12'21\"	142.78			3	285.56
L62	N89°12'21\"	142.78			3	285.56
L63	N89°12'21\"	142.78			3	285.56
L64	N89°12'21\"	142.78			3	285.56
L65	N89°12'21\"	142.78			3	285.56
L66	N89°12'21\"	142.78			3	285.56
L67	N89°12'21\"	142.78			3	285.56
L68	N89°12'21\"	142.78			3	285.56
L69	N89°12'21\"	142.78			3	285.56
L70	N89°12'21\"	142.78			3	285.56
L71	N89°12'21\"	142.78			3	285.56
L72	N89°12'21\"	142.78			3	285.56
L73	N89°12'21\"	142.78			3	285.56
L74	N89°12'21\"	142.78			3	285.56
L75	N89°12'21\"	142.78			3	285.56
L76	N89°12'21\"	142.78			3	285.56
L77	N89°12'21\"	142.78			3	285.56
L78	N89°12'21\"	142.78			3	285.56
L79	N89°12'21\"	142.78			3	285.56
L80	N89°12'21\"	142.78			3	285.56
L81	N89°12'21\"	142.78			3	285.56
L82	N89°12'21\"	142.78			3	285.56
L83	N89°12'21\"	142.78			3	285.56
L84	N89°12'21\"	142.78			3	285.56
L85	N89°12'21\"	142.78			3	285.56
L86	N89°12'21\"	142.78			3	285.56
L87	N89°12'21\"	142.78			3	285.56
L88	N89°12'21\"	142.78			3	285.56
L89	N89°12'21\"	142.78			3	285.56
L90	N89°12'21\"	142.78			3	285.56
L91	N89°12'21\"	142.78			3	285.56
L92	N89°12'21\"	142.78			3	285.56
L93	N89°12'21\"	142.78			3	285.56
L94	N89°12'21\"	142.78			3	285.56
L95	N89°12'21\"	142.78			3	285.56
L96	N89°12'21\"	142.78			3	285.56
L97	N89°12'21\"	142.78			3	285.56
L98	N89°12'21\"	142.78			3	285.56
L99	N89°12'21\"	142.78			3	285.56
L100	N89°12'21\"	142.78			3	285.56

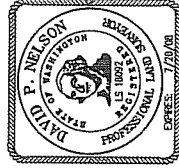
RECEIVED  
FEB 13 2008  
Kittitas County  
CDS

**LAKE SHORE MEADOWS CLUSTER PLAT**  
**A PORTION OF THE WEST 1/2 OF THE WEST 1/2 OF SEC. 21,**  
**TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,**  
**KITITAS COUNTY, WASHINGTON**



MERIDIAN: LAMBERT GRID NORTH  
WASHINGTON STATE COORDINATE SYSTEM  
OF NAD 1983/91 - SOUTH ZONE

AVERAGE COMBINED FACTOR = 0.9998681  
ALL DISTANCES SHOWN HEREON ARE GRID  
DISTANCES UNLESS OTHERWISE NOTED.



RECORDER'S CERTIFICATE

Filed for record this ..... day of ..... 20..... at ..... M  
in book..... of ..... at page..... at the request of  
David P. Nelson  
Surveyor's Name

County Auditor

Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by  
me or under my direction in conformance with the  
requirements of the Surveying Act at the  
request of ARASTOU, MOHAMED  
in..... DEC..... 2007.

David P. Nelson  
Certificate No. 1518092

**K.C.C.P. NO. 08-XX**

**A PTN OF THE WEST 1/2 OF THE WEST 1/2 OF SEC. 21,**  
**TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,**  
**KITITAS COUNTY, WASHINGTON**

DWN BY	T. ROLETTO	DATE	02/2008	JOB NO.	07208
CHKD BY	D. NELSON	SCALE	1"=300'	SHEET	3 OF 4



108 EAST 2ND STREET  
OLE ELUM, WA 98922  
PHONE: (509) 674-2432  
FAX: (509) 674-7419

RECEIVED

FEB 13 2008

Kittitas County  
CDS

LEGEND

- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- QUARTER CORNER AS NOTED
- WITNESS CORNER AS NOTED
- SECTION LINE

LAKE SHORE MEADOWS CLUSTER PLAT
A PORTION OF THE WEST 1/2 OF THE WEST 1/2 OF SEC. 21,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,
KITITAS COUNTY, WASHINGTON



NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE SIZE, DEPTH, LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION AND TO INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.
Call Before You Dig
1-800-553-4344

EXISTING LEGAL DESCRIPTION:

LOT E OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 21 OF SURVEYS AT PAGES 159 AND 160, UNDER AUDITOR'S FILE NUMBER 987743 RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE WEST 1/2 THE WEST 1/2 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, WASHINGTON.

NOTES:

- 1. THE PURPOSE OF THIS DOCUMENT IS TO SUBDIVIDE, BY CLUSTER PLAT, TAX PARCEL NUMBERS: 21-14-21000-0006 (12048) INTO 14 LOTS AS SHOWN ON SHEETS 1, 2 AND 3 OF THIS CLUSTER PLAT.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FILED TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. FOR SECTION BREAKDOWN, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION SEE SURVEY FILED IN BOOK 21 OF SURVEYS AT PAGES 159 AND 160, UNDER AUDITOR'S FILE NO. 987743 RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS IS THE SAME AS SAID RECORD OF SURVEY.
4. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
5. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE CURRENT KITITAS COUNTY ROAD STANDARDS.
7. THIS SHORT PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
8. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
9. KITITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DOCUMENT DOES NOT INCLUDE NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND.
10. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
11. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
12. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
13. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.

OWNER:
ARASTOU MONJAZEB
13817 NE 20TH ST.
BELLEVUE, WA 98005
EXISTING TAX PARCEL NUMBERS: 20-14-21000-0006 (12048), ORIGINAL PARCEL AREA: 31.04 AC, 14 LOTS

EXISTING ZONE: AG-3
SOURCE OF WATER: CLASS B SYSTEM
SEWER SYSTEM: COMMUNITY SEPTIC & DRAINFIELD

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ARASTOU MONJAZEB, WHOSE WIFE IS DEBORAH L. MONJAZEB, HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_ DAY OF \_\_\_\_, A.D., 2008.

DEBORAH L. MONJAZEB

ARASTOU MONJAZEB

ACKNOWLEDGEMENT

STATE OF WASHINGTON ) s.s.
COUNTY OF \_\_\_\_\_ )

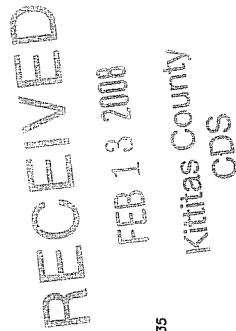
On this day personally appeared before me \_\_\_\_\_, Notary Public in and for the State of Washington, residing at \_\_\_\_\_, my appointment expires \_\_\_\_\_, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that \_\_\_\_\_ signed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_ day of \_\_\_\_, 2008.

Notary Public in and for the State of Washington, residing at \_\_\_\_\_, my appointment expires \_\_\_\_\_

ADJACENT OWNERS:

- 21-14-21000-0004
21-14-28020-0007
TIMBER COVE, LLC
301 W FIRST ST #B
CLE ELUM, WA 98922
21-14-28020-0003
21-14-28020-0004
1414 LAKEVIEW AVE S
SEATTLE, WA 98144
21-14-28051-0001
21-14-28020-0006
MARC WARNER
1950 ALASKAN WAY #135
SEATTLE, WA 98101
21-14-28020-0001
21-14-21000-0019
CEDAR GROVE LLC
P.O. BOX 687
ROSSLYN, WA 98941
21-14-21000-0017
21-14-21050-0014
21-14-21050-0013
21-14-21050-0015
CAMPBELL HILLS LAND CO LLC
P.O. BOX 687
ROSSLYN, WA 98941



RECORDER'S CERTIFICATE
Filed for record this \_\_\_ day of \_\_\_\_, 20\_\_\_ at \_\_\_ M
in book \_\_\_ of \_\_\_ at page \_\_\_ of the request of
David P. Nelson
Surveyor's Name
County Auditor Deputy County Auditor

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction, conforming to the requirements of the Survey Recording Act of the request of ARASTOU MONJAZEB in DEC. 2007.
David P. Nelson
Certificate No. 18092

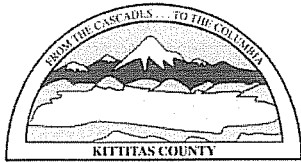
K.C.C.P. NO. 08-XX
A PTN OF THE WEST 1/2 OF THE WEST 1/2 OF SEC. 21, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M. KITITAS COUNTY, WASHINGTON

Table with columns: DWN BY, DATE, JOB NO., CHD BY, SCALE, SHEET. Values: T. ROILETTO, 02/2008, 07208, D. NELSON, 1"-300', 4 OF 4



108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419





**KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

**RECEIVED**

**SEPA ENVIRONMENTAL CHECKLIST**

**FEE \$400.00**

**FEB 13 2008**

**Kittitas County  
CDS**

**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:

**Lakeshore Meadows Performance Based Cluster Plat**

\_\_\_\_\_  
\_\_\_\_\_

2. Name of applicant:

**Arastou (AI) Monjazeb**

\_\_\_\_\_  
\_\_\_\_\_

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

**13817 NE 20th St, Bellevue, WA 98055**

\_\_\_\_\_  
\_\_\_\_\_

4. Date checklist prepared:

**February 1, 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 Plat approval is expected late spring 2008. No phasing is planned for this project. Final Plat approval could be as early as summer 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 formal plans have been prepared for future additions or expansions 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 Shoreline Substantial Development Permit (SSDP) will be submitted with the preliminary plat.**

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 that I am aware of that would have a direct affect on the proposed cluster plat.**

10. List any government approvals or permits that will be needed for your proposal, if known.  
**Preliminary and Final Plat approval, road access permit, DOH Group B permit, KCEH septic permits, private road certification and SSDP.**

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 application is for a 14 lot Performanced Based Cluster Plat on 31.04 acres per Kittitas County Code 16.09. A private road, Group B well, community septic are being proposed. Access will be off of Salmon La Sac Road, a county road. Density Bonus points as required by KCC 16.09.090 include Group B well, community drainfield, 50% open space, passive recreation, enhanced buffers and active recreation.**

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 proposed cluster plat is located north of Rosland and Ronald off of Salmon La Sac Road in the west half of Section 21, T21N., R14E. W.M. The current zone is Rural-3 and the Comprehensive Plan Land Use Designation is Rural. Please see the preliminary plat map for the vicinity map, topo, and legal description.**

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

**There are areas of hills and valleys on the property.**

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

**There are portions of the property that exceed 30% slope. No development is planned for this area and no density bonus points**

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. \_\_\_\_\_

**Nutrient rich DOM (dead organic matter) from decaying plant and tree life. There is evidence of glacialation deposits near the site.**

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

**No. The soils in the area are generally supported with rock and heavy DOM. No slope failures have been reported in the area.**

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

**The quantities of fill needed have not been calculated at this time. Any fill necessary will come from the project site**

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

**No. Where deemed necessary, erosion control measures may be used during road and building construction.**

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

**Less than 10% total. 5% roughly for road construction and 5% for residential construction including SFR's and accessory buildings.**

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

**Ecology blocks and silt screens may be used to prevent erosion of soils and vegetation during construction, as stated above.**

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. \_\_\_\_\_

**The proposal itself would not create any (see attached)**

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

**Very Little. There are other similar developments in the vicinity.**

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

**According to Kittitas County noise restrictions (see attached)**

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 seasonal, unnamed drainages that are located on the property. The proposed development will not be located near the drainages.**

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.

**Yes. Portions of the property lie within the 100 ft setback of Lake Cle Elum as well as the 200 ft shoreline environment.**

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 wetlands or permanent surface water exist on the subject property. No fill or dredging is even proposed near these sites.**

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

**No surface waters will be withdrawn.**

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

**A portion of the property is shown on the FIRM Map, but the property is 50 or more feet higher than the map shows.**

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. All waste waters will be treated on site.**

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.

**Groundwater will be withdrawn. (see attached)**

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.

**The total number of houses that will be served (see attached)**

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.

**Water runoff will come from the private drive (see attached)**

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

\_\_\_\_\_

\_\_\_\_\_

**No. Erosion control measure may be in place 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 control 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?

\_\_\_\_\_

\_\_\_\_\_

**A portion of the site was harvested pre 2005. When road and residential construction begins, stumps, snags, saplings and (see attached)**

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

\_\_\_\_\_

\_\_\_\_\_

**Not known at this time.**

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

\_\_\_\_\_

\_\_\_\_\_

**(see attached)**

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

**Not known at this time.**

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

\_\_\_\_\_

**Animals such as deer and elk have used this (see attached)**

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

**Fencing may be limited for animal passage, (see attached)**

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.

\_\_\_\_\_  
\_\_\_\_\_

**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. No attempts to stop the useage of solar energy sources will be used.**

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 preliminary plat 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 proposal.**

1) Describe special emergency services that might be required.

**Fire and emergency services could be (see attached)**

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

b. Noise

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

\_\_\_\_\_  
\_\_\_\_\_

**Temporary noise associated with residential construction.**

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.

\_\_\_\_\_  
\_\_\_\_\_

**Limit the hours of operations per the Kittitas County noise ordinance.**

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. There are some area of residential development in the area.**

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

\_\_\_\_\_  
\_\_\_\_\_

**No. The site has been harvested for timber in the past 10 years.**

c. Describe any structures on the site.

\_\_\_\_\_  
\_\_\_\_\_

**None exist**

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?  
**A 200 ft shoreline environment exists on the property.**
- 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?  
**No people would be displaced.**
- j. Approximately how many people would reside or work in the completed project?  
**At full build out, between 42 and 56 individuals.**
- 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, approximately 14 SFR's will be provided with the ability to supply 1 ADU to each lot for a potential total of 28.**
- 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 may 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 altered.**
- c. Proposed measures to reduce or control aesthetic impacts, if any.  
**Again, CC&R's may be created to control aesthetic impacts, if any.**

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
**Light 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 sports, bird and animal watching.**

b. Would the proposed project displace any existing recreational uses? If so, describe.  
**No. Recreational uses do not exist on the site.**

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 at this time.**

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 subject property is not listed on any local, state or federal preservation or archaeological register.**

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 area has shown no signs of any historical/cultural importance.**

c. Proposed measures to reduce or control impacts, if any.  
**If evidence of cultural or historic signification is discovered on the subject property, the state department of archaeology 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 is via Salmon La Sac Road, a county 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 exists 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 28 would be created and none 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).  
Yes. an internal road system will serve the proposed lots. The system, as proposed will loop on private property. (see attached)
- 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 vary from 0-75.
- g. Proposed measures to reduce or control transportation impacts, if any.  
Existing HOA requirements and speed limits could be enforced. No parking signs could be placed in the cul-de-sac.

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, should 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 to lessen the need for public services.

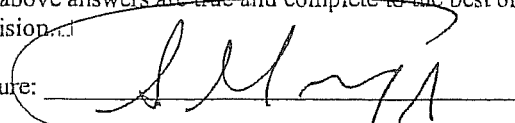
16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.  
None currently exist on the property.
- 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, water by Group B, telephone and cable by Inland, wood stoves.

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: 1-31-08