



KITTITAS 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 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:

White Water Performance Based Cluster Plat

2. Name of applicant:

Lonny & Joanne White, Peter White & Michael White

280 Iron Mt Road, 8080 Lower Peoh Point & 661 Godawa Ln, Cle Elum, WA

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

Misty Mt., LLC. Authorized Agent. 206 W 1st Street, Cle Elum, WA 98922

4. Date checklist prepared:

July 30, 2008

5. Agency requesting checklist:

Kittitas County Community Development Services

RECEIVED

OCT 21 2008

**Kittitas County
CDS**

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 in late Fall 2008. Final Plat approval would be sought as soon as feasibly possible. The project is expected to consist of 4 phases. Based on the phasing plan, the length of construction may be 3-5 years.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
This package includes all surveying, planning, phasing and construction activities. Any additional activity may include permitting for special events, (see attached)

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.
The only other environmental information that has been requested from the agency with jurisdiction, prior to submitting the preliminary plat is a critical areas study required by KCC 16.09.080.

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 application are pending at this time. This application is for preliminary approval only. See question 10.

10. List any government approvals or permits that will be needed for your proposal, if known.
In the future a SWPPP, Group A water system, KR D approval, private road certificate, preliminary and final plat approvals will be required.

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 is for a 67 lot PBCP on 112.04 acres per KCC 16.09.010. Included is a density point chart for a class A water system, open space and active recreation activities. Included in the proposal are two individual man made recreational ponds for private use by the landowners within the subject property.

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 proposal is located southeast of the City of Cle Elum, south of I-90, south of Lower Peoh Point off of Gadawa Lane, a county road and Iron Mt. Road, private road. The parcels are located in the North 1/2 of Sect. 1, T.19N., R.15E., WM, Kittitas County. The legal description, site plan, vicinity map, application are attached.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The majority of the subject property is flat. (See attached)

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

+/- 20% slope along a portion of the southern boundary 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. _____

The subject property is Rural. It has not been classified a prime farmland and does not meet the criteria for farm lands of long term commercial significance. The soils consist of clays, gravel, old river rock (see attached)

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

No slope failures have occurred in the area and no reports of unstable soils have occurred in the immediate vicinity.

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

The total amounts of grading and filling have not been calculated at this time. As the project progresses an engineering estimate (attached)

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

No. Proper and state approved erosion control devices such as silt screens, straw barriers etc. will be in place at the time of construction.

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

Including roads, driveways and single family residences (SFR), no more than 10% of the property will be covered.

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

Multiple erosion control measures will be in place at the time of road and residential construction. They will include silt fencing and ecology blocks.

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. **During construction, heavy machinery would be used for the (attached)** Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. _____

None that exist at this time.

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

Limit the hours of operations. Shut equipment off when not in use.

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.

The adjacent property to the west, across Iron Mountain Road, contains a PEMC, agriculturally induced wetland. The adjacent property to the southeast, contains a possible POWHX (attached)

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 will occur within 200 feet of the wetlands. Downstream users of irrigation water are (attached)

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 or dredging will occur in the wetlands or in the irrigation ditch.

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

Yes. Most of the allocated irrigation water will be used to (attached)

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

No. The closest 100 year floodplain is over 1/4 mile to the north of the subject property.

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 discharge to surface waters is anticipated for this development.

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, in the form of a Class A (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 development will be served by individual septic (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.

According to local and state regulations, all (attached)

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

If proper measures are used during construction and development, waste materials such as (attached)

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

During construction activities, swales, ecology blocks and silt screens will be used to reduce the impacts of surface and ground runoff.

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?

Only seasonal vegetation will be removed. Any wooded portion of the property will not be altered.

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

No known endangered species were observed during the SEPA Checklist site visit on June 24, 2008

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

No landscaping using native plants is 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 answer above.

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

Kittitas County does not show these parcels as a (attached)

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

Open space for grazing will be available to deer and elk. Fencing heights may be limited in the CC&R's to allow for easy passage of all (attached)

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.

Electric energy will be the primary source of energy. Wood stoves could also serve as heat energy in cooler months. (attached)

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

No. Roof top solar panels may be encouraged.

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 current plans. This type of conservation will be encouraged on the individual residential level.

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 extreme environmental health hazards will result from this proposal.

1) Describe special emergency services that might be required.

No "special" emergency services will be required.

2) Proposed measures to reduce or control environmental health hazards, if any. **None are proposed, none will occur.**

b. Noise

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

Nothing currently that will effect this proposal.

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 typically found with road and residential construction will only occur during hours of operation (attached)

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

Strictly enforce the hour of operations ordinance, (attached)

8. LAND AND SHORELINE USE

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

Used for seasonal agricultural practices.

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

Yes, see question 8,a.

c. Describe any structures on the site.

Three permanant residential and one farm exist on the property.

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

No. All structures described above will remain (attached)

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

Ag-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?

None exists on the property.

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

environmentally sensitive area?

No. No other critical area exist on the property.

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

None would be displaced.

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

At full build out, there is a potential of (attached)

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

No displacement will occur as a result of this proposal

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

(attached)

9. HOUSING

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

Up to 67 new SFR residences are proposed of middle to high income housing.

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

No units of any class are to be eliminated.

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

CC&R's will be place on the plat to control impacts as well as a possible home owners association design reveiw process.

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?

Not to exceed the restriction of height limits within the current zone.

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

None would be altered or obstructed as a result of this proposal.

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

Again, CC&R would be inplace to 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 typically associated with residential development and mostly at night.

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

All lighting will be shaded and focused down preventing hazards and interfering with existing views.

- 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.

See question 11B.

12. RECREATION

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

Skiing, biking, fishing, trails, motocross sporting, hiking and snowmobiling.

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

If so, describe. **No. Recreation is encouraged in this development.**

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

Rules will be in place at the time of use for the recreational ponds. These rules will set hours deemed appropriate by the (attached)

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.

At this time there are no references to the subject property being reported on any state or federal registers. No artifacts have been noted on site.

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

None that we know of.

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

If, during construction activities, any items of historical or cultural significance are found, all activities shall be stopped and the (attached)

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The proposed access is by Iron Mountain Road and Gadowa Lane, both county roads. See attached site plan for details.

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

No. The closest is in Ellensburg, 20+ miles to the east.

- c. How many parking spaces would the completed project have? How many would the project eliminate?
Up to 108 will be created and non 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).
New internal private roads will be constructed to serve all of the lots within the development.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No. The primary source of transportation will be by motor vehicle.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
At full buildout, it is estimated that over 550 TPD could be generated. Peak hours for this recreation base development (attached)
- g. Proposed measures to reduce or control transportation impacts, if any.
This project consists of two ingress and egress (attached)

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.
With all developments, there is a chance that additional services may be requested to service the development. (attached)
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Firewise construction activities and materials could lessen the need for fire services. Strict and enforced traffic provisions within the development may lessen the need for emergency services.

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.
Water by Group A, electricity by PSE, telephone by Inland, septic by individual septic and refuse by WM.

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. *Misty Mountain LLC*

Signature: *Devin Banta*
its President

Date: *8/1/08*

Print Name: _____

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

FOR STAFF USE

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases. _____

2. How would the proposal be likely to affect plants, animals, fish or marine life? Proposed measures to protect or conserve plants, animals, fish or marine life. _____

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources. _____

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts. _____

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact. _____

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s). _____

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

WHITE SEPA

A. Background

7) individual residential construction, individual dock and boat lift construction and any other modification deemed necessary for the project.

B. Environmental Elements

1a) Small portion of the southern boundary are on a slope that does not exceed 30%.

1c) dead organic materials, loam and other materials commonly found in this area.

1e) will be submitted to Kittitas County for review. Right now the total estimated excavation for the ponds is anticipated to be 300,000cy. Material is expected to be spread on-site, however, unsuitable material may be exported.

2a) construction of the ponds. Further noise that is typical of residential and road construction will occur. After all construction activity is complete, noise associated with residential occupation will come from this site.

3a1) wetland. Due to topography, this proposal should have no effect on either wetland. There is also an irrigation ditch running through the western 1/3 of the subject property. Water from this ditch is currently used to serve the property as an irrigation source. Upon development of the recreational ponds, water will be temporarily diverted to serve the ponds, while not interrupting the flow of irrigation waters downstream.

3a2) protected by law from the interruption of irrigation waters by an "up stream" user.

3a4) service the recreational ponds, while not affecting measures will be in place to not effect downstream users.

3b1) water system will withdraw water to serve the residential units. Quantities and system requirements have not been calculated at this time. A professional engineer will design the system to meet local and state groundwater requirements for this type of system. The use of water rights is anticipated for this project.

3b2) systems and drainfields. Material discharged into the drainfields will consist of elements typically associated with residential waste including human waste.

3c1) runoff will be treated and kept onsite. Runoff for this project will come from the road and driveways. Appropriate measures will be in place during construction activities to insure that runoff will not leave the property boundaries and be treated onsite.

3c2) runoff and rain/ snow melt will be treated onsite and not allowed to flow back into ground or any surface waters. Those measures will be determined by future engineering designs and state regulations.

5c) a formal migration route. Deer and elk have been known to cross this property or have been observed in the immediate vicinity.

5d) terrestrial animals. It is not the intention of this development to restrict animal passage through the subject property.

6a) Other sources of energy, such as solar or wind energy could be used to serve individual residential structures.

7b2) regulated by Kittitas County noise ordinances.

7b3) restrict loitering construction equipment and manpower as well as keep equipment off while not in use.

8d) In fact, each existing residential and farm type structures will be given their own large lot within the development boundary.

8j) 300+ permanent residences on the subject property.

8k1) The development is compatible with the existing comprehensive plan and this level of development is allowed through Kittitas County Code 16.09.

12c) county and the developer. Further rules will be in place regulating how many occupants can use the recreational pond at any given time. Hours of individual use will be established for this type of activity.

13c) Washington State Archeological Department will be contacted for review and recommendations.

14f) could either be weekday morning and early evenings or weekends during high recreational activities.

14g) points. All internal roads will be served by public roads at the egress and egress points.

15a) No special emergency services will be required. The subject property is currently served by Fire District #7 (Cle Elum).