

KITITITAS 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:

Sky Ridge Performance Based Cluster Plat

2. Name of applicant:

P Squared, LLC.

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

1501 35th Ave S. Seattle, WA 98144

4. Date checklist prepared:

April 21, 2009

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 in fall 2009. No phasing is planned for this project. Final Plat approval could be as early as spring 2010.

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.

No other environmental information has been prepared for this project.

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 variance (complete), Group B approval, KCEH septic permits and private road certification.

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 8 lot Performanced Based Cluster Plat on 21 acres zoned R-5 per Kittitas County Code 16.09. A private road, Group B well and individual septic systems are being proposed. Access will be off of Sun Ridge Drive, a private road. Density Bonus points as required by KCC 16.09.090 include Group B well, open space 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 the City of Cle Elum off of Columbia Ave and Sun Ridge Drives Road in a portion of Section 25, T20N., R14E. W.M. The current zone is Rural-5 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 were awarded.

- 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 within 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 7% total. 3% roughly for road construction and 2% 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 emissions.

- 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:

Development within the plat will follow KC noise ordinances.

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.

No.

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

No wetlands or permanent surface water exist on the subject property.

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.

No.

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 in the form of a class B system.

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.

Only from septic systems

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 and septic, but will be treated onsite.

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

No. Erosion controll measure may be inplace at the time of road and residential construction.

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

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

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered?

Only clearing for residential and road construction will occur.

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:

No proposed landscaping. The intent is to leave the site in a natural condition.

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 area for passage, but is is not a formal migration route.

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

Fencing may be limited for animal passage.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the 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 usage 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.

No special services, only general emergency services may be utalized.

2) Proposed measures to reduce or control environmental health hazards, if any. None proposed

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 in timber for over 50 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-5
- 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?
No shoreline exists on or near 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 8 and 32 individuals.
- k. Proposed measures to avoid or reduce displacement impacts, if any.
No displacement will occur.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
- 9. HOUSING A pre-application meeting will be conducted for consistency.
 - a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
At full buildout, approximately 8 SFR's will be provided.
 - b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
No units of any class will be eliminated.
 - c. Proposed measures to reduce or control housing impacts, if any.
CC&R's 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 significance 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 Columbia Ave, a City of Cle Elum 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 16 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.
- 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.
CCR's would set restrictions to control or reduce impacts.

15. PUBLIC SERVICE

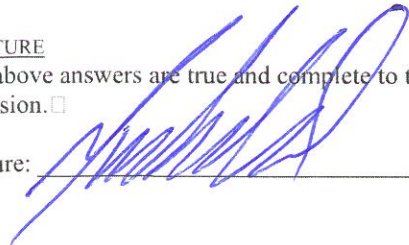
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
The project, as it stands, should not create a need for any additional public services within the district.
- b. Proposed measures 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. The property is served by FD # 7

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.
A well exists on the property. Electricity also exists, but not yet serving the subject 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: 4-27-09