



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

SE-18-00009

## SEPA ENVIRONMENTAL CHECKLIST

### Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

### Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### Use of checklist for nonproject proposals: [help](#)


For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

### APPLICATION FEES:

- \$600.00 Kittitas County Community Development Services (KCCDS)
- \$250.00 Kittitas County Department of Public Works
- \$415.00 Kittitas County Public Health

**\$1,265.00 Total fees due for this application** (One check made payable to KCCDS)

### FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): 	DATE: <u>11-28-18</u>	RECEIPT# <u>CD18-0288</u>
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RECEIVED

NOV 28 2018

Kittitas County CDS

DATE STAMP IN BOX

**A. Background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Palomino Trails

2. Name of applicant: [\[help\]](#)

Teanaway Ridge LLC, Pat Deneen

3. Address and phone number of applicant and contact person: [\[help\]](#)

PO Box 808, Cle Elum WA 98922

4. Date checklist prepared: [\[help\]](#)

November 5th, 2018

5. Agency requesting checklist: [\[help\]](#)

Kittitas County Community Development Services Department

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The proposed timing, staging and phasing plan is provided for on Exhibit # 8.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

The applicant owns other adjacent lands to the project site. These other lands are not included within this proposal and are currently being platted.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

See Exhibit #14 which includes two additional county separeviews of the subject property. These process included environmental review as part of their approvals. See Exhibit #17 whcih includes a Wetland stream analysis of the subject property.

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. [\[help\]](#)

No.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Kittitas County Development, grading, access, and building permits. Stormwater Permit.

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.) [\[help\]](#)

See Exhibits # 1 through 21 for a compelte description addressing the uses, size of project and site amongst other items, as part of this Planned Unit Development Rezone Application.

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. [\[help\]](#)

The site address is 2516 W. Dry Creek Road, Ellensburg WA 98926.

The project site is located within Township 18N, Range 18E, and Sections 28 & 22. More specifically the proposed 49 lots will be located within Section 28 on the far western boundary of the project site.

The following information is attached to this submittal:

- Exhibit #4: Legal description
- Exhibit #5: Vicinity Map Legal
- Exhibit #6: Development Plan Map
- Exhibit #18: Short Plat Drawing

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

### 1. Earth [\[help\]](#)

#### a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

Topography of the project site is fairly flat.

#### b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

An estimated 0-1% slope.

#### 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

The subject site contains the following soils: 580: Woldale clay loam 440: Nitzel silt loam 601: Brickmill gravelly ashy loam 621: Mitta ashy silt loam  
See Exhibit # 19 soils map.

#### d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No to our knowledge.

#### e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Site development will include infrastructure, access roads, individual building lots, home foundations and associated earthwork. The earthwork may also include activities related to recreational uses and structures. Normal grading activity associated with development will occur. It is estimated that approximately 20% of the total site could be disturbed. It is also anticipated that there could be in excess of 10,000 cubic yards of material with regards to filling, grading, and excavation. If these sources of material do not provide adequate quantities of materials or meet specifications then fill will be imported from off-site permitted sources.

#### f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Yes. The development will make a reasonable effort by implementing the best management practices regarding stormwater, erosion, dust emission etc. The project will obtain a stormwater permit from the WA Dept. Ecology.

#### g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Specific site plans and engineering will identify impervious surfaces. Impervious areas are not anticipated to exceed 15-20% of the project site.

#### h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Upon preliminary approval of the accompanying applications a construction stormwater plan will be created that meet the Department of Ecology's Eastern Washington Stormwater Manual requirements addressing all erosion issues. Best Management Practices will be used during construction to minimize erosion.

### 2. Air [\[help\]](#)

#### a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Standard equipment emissions from construction vehicles. Emissions from standard vehicles (cars, trucks etc.) traveling to and from the homes within the development. Agricultural Vehicles, including but not limited to all emissions associated with all construction type of activities.

#### b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No.

#### c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Best management practices will be followed during the development to minimize fugitive dust.

### 3. Water [\[help\]](#)

#### a. Surface Water:

- 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 stream or river it flows into. [\[help\]](#)

Yes, Reecer and Currier Creeks. These are tributary streams to the Yakima River. In addition Ellensburg Water Company canal runs the northern boundary of a portion of the subject property. See Exhibit #s #6 Development Plan Map & #17 Wetland stream Analysis.

- 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. [\[help\]](#)

At this time there will be no work within 200 feet of Reecer and Currier Creeks, but during the designing and construction stages there could be infrastructure crossings proposed, mainly water lines. If this occurs the appropriate permits would be obtained consistent with floodplain and critical areas regulations of Kittitas County. See Exhibit #6.

- 3) Estimate the amount of 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. [\[help\]](#)

Not known at this time.

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

No. The Applicant owns and continues to use the senior water rights associated with the project site.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Yes, see Exhibit #12 for the location of said floodplains. The project site has been designed to preserve as much floodplain as possible.

- 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. [\[help\]](#)

No.

#### b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Groundwater may be withdrawn from 2 existing wells as part of the Palomino Water System. The Palomino Water System is an approved Group A water system w. In addition there is an existing well located and currently in use with the associated homestead structures. This well may be absorbed into the Palomino Water system, as allowed by the WA State Department of Health. See Exhibit #s 6 and 13. The proposed use will be for domestic indoor use as well as the possibility of outdoor uses. In addition there may be outdoor and indoor recreational facilities created, as allowed for by the Planned Unit Development zone, that may require water. The applicant has created it's own private water bank to supply the water needs for this project. The applicant also contains additional senior water rights that can be used for future uses such as domestic, recreational and agricultural uses. Normal groundwater conveyance via septic systems and stormwater (such as bio swales) may occur.

- 2) Describe waste material 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. [\[help\]](#)

Spetic tanks and drain fields (individual or community systems) would be engineered to treat domestic sewage prior to discharge to the ground. The systems would be engineered to meet the minium requirements required, and submitted for the Health department reveiw and approval.

#### c. Water runoff (including stormwater):

- 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. [\[help\]](#)

Stormwater runoff may be collected and addressed on site as required by the WA ST Dept. of Ecology Eastern Washington Stormwater Manual during pre and post development.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Septic Systems will be engineered according to Health Department standards. A stormwater plan that meets the WA ST DOE standards to minimize the potential for waste materials entering the ground or surface waters will be developed.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No. Past experiences with drainage or flooding has shown that the floodwater have stayed to the eastern side of Reecer Creek towards Curruier Creek. By proposing the specific lot and road development outside of these areas has eliminated this possibility.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

A stormwater plan will be developed that is based on the Best Management Practices for the proposed project. The Construction Stormwater Pollution Prevention Plan is required to and will be on site at all times during the construction period. The most important measure is to place the specific development outside of the drainage pattern and as reflected on Exhibit #6 the specific development has been move to the far western side of the site and mostly out of floodplain and the drainage pattern

#### 4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other  
 shrubs  
 grass  
 pasture  
 crop or grain  
 Orchards, vineyards or other permanent crops.  
 wet soil plants: cattail, buttercup, bullrush, 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? [\[help\]](#)

An estimated 53.4 acres of Timothy Hay will be removed north of Dry Creek Road including a portion of on the sout side of Dry Creek Road with regards to development site. See Exhibit #6.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None to our knowledge are on the site. There may be some species associated with the Yakima River that is south of the site on the south side of I-90.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Landscaping will be used for the entry ways into the proposed development. Landsaping will also be allowed with each individual lot. The timothy hay crop will not be preserved therefore measures will not be required. Please note that just south of Dry Creek and adjacent to the homestead an estimated 13 acres has been dry up for purpose of the water transfer removing some Alfalfa. The goal of this project is to adjust the development to the western edge granting the ability to preseve larger tracts of farm ground and flood plain.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None that we know of.

#### 5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None that we know of.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not that we know of.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

As shown on Exhibit # 6 we have placed a 200 foot buffer on west side of Reecer Creek within the project site. With Currier Creek we have designated these lands as Open Space Farmlands in order to preserve and enhance the wildlife and stream habitat with the allowance of continued agricultural practices on site. By proposing the 49 lot development to the far western portion of the project site, helps preserve Floodplain associated with these creeks and provides additional opportunities for additional flood mitigation, riparian restoration and the like within the project site.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

Not that we know of.

## 6. Energy and Natural Resources [\[help\]](#)

- 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. [\[help\]](#)

Electricity & propane will be used in the lot development areas and possible recreational areas, structures and other uses as provided for in the Planned Unit Development zone.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

This project will also for single family residences and other structures to install roof top solar panels with the appropriate permits.

- 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: [\[help\]](#)

The project will meet the minimum requirements of the current Washington State Energy Code.

## 7. Environmental Health [\[help\]](#)

- 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. [\[help\]](#)

The project will have the normal environmental health hazards associated with development. Use of petroleum products (e.g. gasoline, oil, propane, and diesel) will be handled and stored in accordance with the Washington State regulations and Kittitas County fire protection standards.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None that we know of.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and

design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None that we know of.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

Petroleum, propane, and paint products may be stored and used on the site during construction and after as required for residential and recreational use.

- 4) Describe special emergency services that might be required. [\[help\]](#)

Normal emergency medical, fire, and police services associated with the development and the occupancy of a 49 lot single family development. This could include police, fire and medical aid.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

All hazardous material will be handled as required by Washington State standards.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Noise that existing in the area is from the Burlington Northern Train, existing agricultural practices and associated equipment, and some noise from vehicle traffic from Hwy 10 and Hwy 97.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Temporary construction noise would occur during daylight hours and the described project development areas. Ongoing normal noise emissions would occur from new residents, possible recreational use of the property and mainly from the continued agricultural practices on the designated open space farmlands.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Vehicles within the project will meet minimum requirements of Kittitas County Codes and Washington State Standards in regards to noise enforcement provisions. The project, as it develops out with plats, will require a note regarding the Right to Farm Ordinance therefore notifying new lot owners that Agricultural practices occur.

## 8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The project site is currently the existing homestead and farmland. To the north is agricultural land. To the east is land continued to be platted out for residential development. The land to east also contains areas within the urban growth area. To the south is Old Hwy Ten, the Burlington Northern Railroad then industrial and commercial lands within the urban growth area. The west is Faust Road and rural development along with agricultural land. This proposal will not affect current land uses as this land is designated as rural residential land intended to transition to higher development than standard rural areas and is just outside of urban growth areas. This proposal has concentrated the agricultural practices to more appropriate areas with easier access.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

First and foremost this land is designated as Rural Residential Land under the Kittitas County Comprehensive Plan. This land is not designated as agricultural working lands of long term commercial significance. Therefore Ag lands of long term commercial significance will NOT be converted to other uses. With this project it is proposed that and estimated 53.4 acres will be converted to a non farm use.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No.

- c. Describe any structures on the site. [\[help\]](#)

Currently there is the existing homestead and associated structures on site south of Dry Creek Road. Directly across from the homestead is a mobile home structure.

d. Will any structures be demolished? If so, what? [\[help\]](#)

The mobile home structure may be demolished. Some of the homestead structures may be demolished or rebuilt.

e. What is the current zoning classification of the site? [\[help\]](#)

Agricultural - 5

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Rural Residential land use designation.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

CHECK

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Pursuant to the Kittitas County Comprehensive Plan an average household equal 2.33 persons.  
 $2.33 \times 49 \text{ units} = 114$  people that could reside or work in the completed project.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None to our knowledge.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposed development will meet the minimum requirements of the Kittitas County Zoning Code and the Kittitas County Comprehensive Plan. See Exhibit #s 3, 9, 15, & 16.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None as this site is not considered agricultural lands of long-term commercial significance.

## 9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

49 parcels would be created for residential use. These parcels are expected to serve middle to high income levels.



- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None.

## 10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

The tallest height would be limited to 35 feet. The principal exterior building materials will be wood and stone products.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

All buildings will be meet the minimum Kittitas County Building Requirements.

## 11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Typical residential lighting impacts will occur, but to minimized these impacts exterior lighting will be directed downward, reducing the uses of reflective surfaces.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No. There will be light from the continued agricultural practices that will occur on the project site.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

There could be light/glare from off site agricultural practices from adjacent properties off site.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

All lighting will be required to be pointed downward.

## 12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

In the northern portion of the project site is the John Wayne Trail. The John Wayne Trail runs through the project site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

The project may provide new recreational facilities including but not limited to indoor/outdoor riding arenas, trails an other rearecreational activities purusant to the Kittitas County Code.

### 13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

[\[help\]](#)

None that we know of.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None that we know of other than the John Wayne Trail.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Currently the site has been used as agricultural lands that have been tilled, spaded, and crops being rotated. Kittitas County will route this proposal to all agencies and specifically to those agencies having oversight regarding cultural and historic resources. If sites are near this project I expect that Kittitas County will be notified and these are sensitive items.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

If cultural or historical resources are found the Applicant will stop work and contact Kittitas County.

### 14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Faust, Dry Creek Roads and Old Hwy Ten serve the project site. Dry Creek transects through the subject site splitting it in half. Faust Road is the western border of the project site. Old Hwy Ten borders the project site to the south. There will be two access points off of Dry Creek Road for ingress and egress into the project site. Private roads will be constructed throughout the development heading north and eventually providing a third ingress and egress point off of Faust Road. A second access road for ingress egress off Faust Road, just south of Dry Creek Road, will serve as an access point to another developed area. There are existing access points to the Open Space Farmlands that will continue to be used. There will also be a driveway off of Faust Road/Sinclair road providing access to lot 49.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

No public transit is available at the site. The approximate distance to public transit would be 1.4 +/- miles.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Each single family residential lot will have two parking spaces for total of 98 parking spots  
Recreational areas may have 10-20 parking spots.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

This residential development will be accessed using an internal road network that will be built to the county private road standards. This internal road network will have multiple access points see Exhibit #6. Specifically for the residential development two access points are proposed off of Dry Creek Road with 2 off of Faust Road. Please note that the Homestead contains an existing access off of Dry Creek Road and the continued Agricultural operations access farmlands off of dry creek road. These specific access points will be retained for their existing uses.

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

To the south of this project is the Burlington Northern Railroad. To the northeast is the Kittitas County Bowers Field Airport. There is no water transportation in the immediate vicinity.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

A transportation concurrency application will be submitted to the Kittitas County Department of Public Works. If ADT is 10 trips per day then it would be estimated that there could be 490 trips per day.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

This is unknown at this time. A transportation concurrency application has been submitted to K.C. Dept. of Public Works for review.

#### 15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

This proposed planned unit development would result in an increased need for public services. Throughout the life of this proposal the additional tax revenue that is received to the county will be divided appropriately to the individual public services such as police, fire, schools, hospitals etc.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

The proposed Planned Unit Development is proposing it's own water system to serve it's domestic water needs. The lots or adjacent areas are large enough to install individual or community septic system providing the septic needs for this proposal. Road and access points will be assessed through the transportation concurrency review where mitigations may be required addressing any additional impacts to roads.

#### 16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

Minimum utilities exist on the project site. Utilities like power, propane, electricity, water (well), septic systems, telephone exist on site.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Utilities like water, power, telephone will need to be extended on site as the plats are developed out. Propane will be allowed to install on site with residential lots along with individual or community septic systems. See Exhibit # 8.

#### C. Signature [\[help\]](#)

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: \_\_\_\_\_

Name of signee: PAT DENBERN

Position and Agency/Organization: LANDOWNER

Date Submitted: 11-28-18

#### D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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 are:

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 are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

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 are:

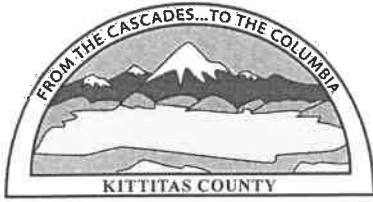
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

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) are:

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



KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES

Receipt Number: CD18-02890

411 N. Ruby St., Suite 2  
Ellensburg, WA 98926  
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

**Payer/Payee:** TEANAWAY RIDGE LLC  
PO BOX 808  
CLE ELUM WA 98922-0808

**Cashier:** KATHY BOOTS  
**Payment Type:** CHECK (1279)

**Date:** 11/28/2018

SE-18-00009 SEPA		2516 W DRY CREEK RD ELLENSBURG		
<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>	
SEPA Checklist (Health)	\$415.00	\$415.00	\$0.00	
SEPA Review (PW)	\$250.00	\$250.00	\$0.00	
SEPA Checklist	\$600.00	\$600.00	\$0.00	
<b>SE-18-00009 TOTALS:</b>		<b>\$1,265.00</b>	<b>\$1,265.00</b>	<b>\$0.00</b>
<b>TOTAL PAID:</b>			<b>\$1,265.00</b>	