



SEPA ENVIRONMENTAL CHECKLIST

FEE: \$200.00

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 nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject 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.

FOR STAFF USE

A. BACKGROUND

1. Proposed timing or schedule (including phasing, if applicable):

Please see Attached SEPA

2. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

3. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

4. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.



RECEIVED

JUN 15 2006

Kittitas County
CDS

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SEPA CHECKLIST
RCW 197-11-960 Environmental checklist.
Purpose of Checklist:

The State Environmental Policy 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 proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of 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 "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about government 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 non project proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (PART D) for nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

For photocopying purposes please fill this form out in black ink or type. Thank you.

A. BACKGROUND

1. Name of proposed project, if applicable:
VANTAGE BAY PLANNED UNIT DEVELOPMENT
2. Name and address of Applicant
SKIP CODDINGTON
BCSCBN INC.
21828 87TH AVE SE
WOODINVILLE, WA 98072
3. Name and address of contact person/agent (if applicable)
TODD LOLKUS LAND SURVEYING, LLC. (509) 754-0135
1322 BASIN STREET SW
SUITE "A"
EPHRATA, WA 98823
4. Date checklist prepared:
5-31-06
5. Agency requesting checklist:
KITTITAS COUNTY
6. Proposed timing or schedule (including phasing, if applicable):
AS SOON AS POSSIBLE
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes explain.
NOT AT THIS TIME
8. List any environmental information you know that has been prepared, or will be prepared, directly related to this proposal.
PLEASE SEE BIOLOGICAL RESOURCE REVIEW REPORT PREPARED BY ENVIRONMENTAL ASSESSMENT SERVICES
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
10. List any government approvals or permits that will be needed for your proposal, if known.
KITTITAS COUNTY, WASHINGTON STATE DEPARTMENT OF ECOLOGY,
WASHINGTON STATE DEPARTMENT OF HEALTH

11. Give a 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.

PLEASE SEE ATTACHED PLANNED UNIT DEVELOPMENT APPLICATION DATA

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.

PLEASE SEE ATTACHED VICINITY MAP

TO BE COMPLETED BY APPLICANT:

B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. General description of the site (check one): flat, rolling, hilly, steep slopes, mountains, other (describe): FLAT AND SLOPES
- b. What is the steepest slope on the site (approximate percent of slope)?
26% ±
- 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.

PLEASE SEE BIOLOGICAL RESOURCE REVIEW REPORT PREPARED BY ENVIRONMENTAL ASSESSMENT SERVICES

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so describe.

PLEASE SEE BIOLOGICAL RESOURCE REVIEW REPORT PREPARED BY ENVIRONMENTAL ASSESSMENT SERVICES

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

THE SUBJECT SITE WILL BE EXCAVATED FOR NEW LOTS AND ROADS. IT IS LIKELY THAT ONSITE MATERIAL WILL BE USED FOR CONSTRUCTION. THE AMOUNT OF CUTTING AND FILLING WILL BE DETERMINED BY A LICENSED ENGINEER AT A LATER DATE.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
UNLIKELY
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings?)
40-50%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
WATER DURING CONSTRUCTION, NORMAL OR REQUIRED CONSTRUCTION REQUIREMENTS

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
DURING CONSTRUCTION: NORMAL EMISSIONS FROM DEVELOPMENT
CONSTRUCTION FOR ROADS AND LAND LEVELING
AFTER: NORMAL EMISSIONS FROM HOMESITES
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
NO
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
NONE

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 stream or river it flows into.
COLUMBIA RIVER
 - 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, PLEASE SEE ATTACHED DRAWINGS

- 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.

NONE

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

NO

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

A SMALL PORTION NEAR THE SOUTHEAST CORNER OF THE SUBJECT PARCEL

- 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

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

POSSIBLE WELL OR WELLS FOR COMMUNITY WATER SYSTEM

- 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.

NONE KNOWN OF

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.

NORMAL RUNOFF FROM NEW ROADS. COLLECTION AND OR DISPOSAL SYSTEM WILL BE AN APPROVED AND ENGINEERED SYSTEM.

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

UNLIKELY

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

ENGINEERED COLLECTION AND OR DISPOSAL SYSTEM



4. PLANTS

- a. Check or circle types of vegetation found on the site:
deciduous tree: alder, maple, aspen, other shrubs
evergreen tree: fir, cedar, pine, other ____
grass, crop or grain ____ pasture
wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
water plants: water lily, eelgrass, milfoil, other types of vegetation
PLEASE SEE BIOLOGICAL RESOURCE REVIEW REPORT PREPARED BY
ENVIRONMENTAL ASSESSMENT SERVICES
- b. What kind and amount of vegetation will be removed or altered?
NATURAL VEGETATION. REMOVED: APPROXIMATELY 90%
- c. List threatened or endangered species known to be on or near the site.
PLEASE SEE BIOLOGICAL RESOURCE REVIEW REPORT PREPARED BY
ENVIRONMENTAL ASSESSMENT SERVICES
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance
vegetation on the site, if any:
UNKNOWN AT THIS TIME

5. ANIMALS

- a. Check 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, beaver, other:
Fish: bass, salmon, trout, herring, shellfish, other:
PLEASE SEE BIOLOGICAL RESOURCE REVIEW REPORT PREPARED BY
ENVIRONMENTAL ASSESSMENT SERVICES
- b. List any threatened or endangered species known to be on or near the site.
PLEASE SEE BIOLOGICAL RESOURCE REVIEW REPORT PREPARED BY
ENVIRONMENTAL ASSESSMENT SERVICES
- c. Is the site part of a migration route? If so, explain.
PLEASE SEE BIOLOGICAL RESOURCE REVIEW REPORT PREPARED BY
ENVIRONMENTAL ASSESSMENT SERVICES
- d. Proposed measures to preserve or enhance wildlife, if any:
PLEASE SEE BIOLOGICAL RESOURCE REVIEW REPORT PREPARED BY
ENVIRONMENTAL ASSESSMENT SERVICES

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.
ELECTRICAL
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
NOT LIKELY
- 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:
NO CONSERVATION FEATURES PROPOSED AT THIS TIME.

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
- 1) Describe special emergency services that might be required.
NONE
- 2) Proposed measures to reduce or control environmental health hazards, if any:
NONE
- b. Noise
 - 1) What type of noise exists in the area which may affect your project (for example: traffic, equipment, operation, other)?
NONE
 - 2) What types and levels of noise would be created by or associated with the project on a short-term or long-Term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.
SHORT TERM: CONSTRUCTION NOISE
LONG TERM: NORMAL NOISE FROM NEW HOMESITES
 - 3) Proposed measures to reduce or control noise impacts, if any:
NONE

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?
SITE: OPEN, VACANT, PASTURE, Home site
- b. Has the site been used for agriculture? If so, describe.
A SMALL PORTION (PASTURE)
- c. Describe any structures on the site.
SHOP / GARAGE / House / BARNS
- d. Will any structure be demolished? If so, what.
SHOP / GARAGE / possibly Homes ON TRACT "D"
- e. What is the current zoning classification of the site?
FOREST & RANGE
- 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?
RURAL
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
PLEASE SEE BIOLOGICAL RESOURCE REVIEW REPORT PREPARED BY ENVIRONMENTAL ASSESSMENT SERVICES
- i. Approximately how many people would reside or work in the completed project?
RESIDE: APPROXIMATELY 310 FAMILIES, UNKNOWN IF SEASONAL OR PERMANENT RESIDENCES
- j. Approximately how many people would the completed project displace?
NONE
- k. Proposed measures to avoid or reduce displacement impacts, if any:
NONE
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
APPROVAL BY KITTITAS COUNTY

9. HOUSING

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

UNITS: APPROXIMATELY 310

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

NONE

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

NONE

10. AESTHETICS

- a. What is the tallest height of any proposed structures(s), not including antennas; what is the principal exterior building material(s) proposed?

TALLEST HEIGHT: ASSUMED 2 TO 3 STORIES

MATERIAL: WOOD AND OTHER

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

NONE

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

POSSIBLE DEVELOPMENT REGULATIONS SET BY PROPERTY OWNER

11. LIGHT AND GLARE

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

LIGHT PRODUCED FROM NEW HOMES OCCURING DURING NIGHT

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

UNLIKELY

- c. What existing off-site sources of light or glare may affect your proposal?

NONE

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

NONE

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
BOATING, FISHING, HUNTING
- b. Would the proposed project displace any existing recreational uses? If so, describe.
NO
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
COMMUNITY AREAS TO BE DESIGNATED WITHIN THE SUBJECT PROPERTY

13. HISTORIC AND CULTURAL PRESERVATIONS

- 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.
PLEASE SEE BIOLOGICAL RESOURCE REVIEW REPORT PREPARED BY ENVIRONMENTAL ASSESSMENT SERVICES
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
PLEASE SEE BIOLOGICAL RESOURCE REVIEW REPORT PREPARED BY ENVIRONMENTAL ASSESSMENT SERVICES
- c. Proposed measures to reduce or control impacts, if any:
PLEASE SEE BIOLOGICAL RESOURCE REVIEW REPORT PREPARED BY ENVIRONMENTAL ASSESSMENT SERVICES

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.
PLEASE SEE ATTACHED
- b. Is site currently served by public transit? If not, what is the approximate distance to the existing street system? Show on site plans, if any.
NO
- c. How many parking spaces would the completed project have? How many would the project eliminate?
310 PLUS PARKING SPACES FOR HOMESITES AND COMMUNITY AREAS

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NEW PRIVATE ROADS. PLEASE SEE REPORT PROVIDED BY "Transportation Engineering NorthWest (TENW)"

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

PROJECT WILL OCCUR NEAR THE COLUMBIA RIVER

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

PLEASE SEE REPORT PROVIDED BY "Transportation Engineering NorthWest (TENW)"

- g. Proposed measures to reduce or control transportation impacts, if any:

PLEASE SEE REPORT PROVIDED BY "Transportation Engineering NorthWest (TENW)"

15. PUBLIC SERVICES

- 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.

NOT LIKELY

- b. Proposed measures to reduce or control direct impacts on public services, if any.

WATER SYSTEM FOR FIRE PROTECTION

16. UTILITIES

- a. Check utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

ELECTRICAL, TELEPHONE

- 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.

ELECTRICAL: LOCAL PROVIDER

PHONE: LOCAL PROVIDER

WATER: NEW COMMUNITY WATER SYSTEM

SEWER: VANTAGE SEWER SYSTEM AND OR POSSIBLE NEWLY CONSTRUCTED SEWAGE TREATMENT / DISPOSAL FACILITY

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.

Date Submitted:

Signature: 
C. TODD LOLKUS AS AGENT

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

g. Proposed measures to reduce or control transportation impacts, if any.

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.

b. Proposed measures to reduce or control direct impacts on public services, if any.

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.

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: 5-31-06

*Please
See Attached
Sepa*

