



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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SEPA ENVIRONMENTAL CHECKLIST

FEE \$225.00

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 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 "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):

Depending on the weather and ground conditions the project is ready to start as soon as approvals are granted.

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

There are no additional plans for this property.

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

In 2005, a portion of this property was part of a rezone application, where Kittitas County Community Development Services Department served as lead agency and issued a Mitigated SEPA threshold determination of the proposal (Z-05-07).

The proponent has commissioned two different consultants. One, who will prepare a wetland and wildlife report for this proposal and another who will conduct an archaeological resource survey on this proposal.

An archaeological and wetland and wildlife study are currently ongoing covering this specific property.

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.

None known.

5. List any government approvals or permits that will be needed for your proposal, if known.

Community septic permits may be obtained through the Kittitas County Environmental Health Department or the Washington State Department of Health approval. This will be done if the planned Class A Reclaimed Water Facility is not completed by the time that the first phase of the project is initiated.

As this proposal commences the planning, approval, and construction of a Class "A" Reclaimed Water Facility will be required with approvals from the Washington State Department of Health and the Washington State Department of Ecology. The applicant will plan, design and construct a Class "A" Reclaimed Water Treatment Facility to provide improved treatment of the wastewater that is being created through the Hidden Valley Guest Ranch, Swauk Pines subdivision, Ranch on Swauk Creek Planned Unit Development and this proposal. The initial sewage needs for the first phase of this development is proposed to be handled through approved community septic systems. As the volume of sewage effluent increases to sufficient levels to support its operation (approximately 10,000 gallons per day), a Class "A" Reclaimed Water System will be constructed, which will provide for the sewage treatment needs for the then existing and expanding development. The Class "A" Reclaimed Water System will be designed and built to serve the Hidden Valley Guest Ranch, Swauk Pines subdivision, Ranch on Swauk Creek Planned Unit Development and this proposal. The Reclaimed Water Facility will require the approval of Washington State Department of Health and Department of Ecology.

The Hidden Valley Water System is in the process of being expanded to serve this property. This water system expansion will need to receive approval from the Washington State Department of Health. This Group "A" Water System has been designed and expanded to serve the Hidden Valley Guest Ranch, Swauk Pines subdivision, Ranch on Swauk Creek Planned Unit Development and this proposal. This proposal will require the infrastructure to be expanded so that the new lots can be served with water.

A storm water permit will be required and issued by the Washington State Department of Ecology.

An access permit will be required and issued by Kittitas County Department of Public Works for access to Bettas Road. An access permit will also be required and issued by the Washington State Department of Transportation for access to the subject property from Highway 97 at the

Bettas Road intersection. An additional permit may be required from the Washington State Department of Transportation if and or when the applicant proposes to construct a tunnel under Hwy 97 from the subject properties to the Ranch on Swauk Creek PUD.

Building permits issued by Kittitas County will be required for all new structures constructed on the property.

The Washington State Department of Ecology will need to process a water right change application.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

This project site ranges from flat to steep slopes.

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

The subject property varies in slope from 0% to 75%.

The applicant will place a minimum of 40% of the land, 178.27 acres, in to Open Space as provided for in Kittitas County Code Chapter 17.36 (Planned Unit Development).

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.

Numerous types of soil could be within the site. These types are as follows:

- Teaway Loam varying from 3-15% slopes**
- Teaway Loam varying from 25-50% slopes**
- Swauk-Qualla Complex varying from 15-30% slopes**
- Sapkin Very Stony Loam varying from 10-45% slopes**
- Stemilt Loam varying from 25-45% slopes**
- Pachneum Loam varying from 15-30% slopes**
- Pachneum Loam varying from 10-15% slopes**
- Pachneum Loam varying from 2-5% slopes**
- Clint-Rubbleland Complex varying from 30-75% south slopes**
- Reeser Clay Loam varying from 5-10% slopes**
- Lablue-Reelow-Sketter Complex varying from 3-15% slopes**

This is non-irrigated agricultural land and is not considered prime farm land.

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

vicinity?

None that we know of. There is an area within the subject property that includes a steep slope area. To our knowledge there is no recent history of any unstable soils.

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

Grading will be necessary for the construction of access to the proposed residential areas. Some fill will be needed to create the road base. In most places the creation of the road base will be through balancing the cut and fill areas of the road system. The road system may require an estimated 10,000 plus or minus cubic yards of fill.

All or the majority of the fill may come from on-site sources of material including possible excess material from the creation of storm water retention facilities, community septic fields, ponds, building sites and roads. If these sources do not provide adequate quantities of material or if the material does not meet county specifications, then the fill will be imported from off-site sources.

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

During the course of construction, some erosion could occur. Necessary storm water erosion controls will be incorporated to alleviate any soil erosion run-off. Implementation of the Best Management Practices (bmp's) will be used addressing storm water and erosion control. A storm water permit will be applied for and issued by the Washington State Department of Ecology for this property.

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

The roads and other infrastructure as well as buildings and residences will be the only impervious surfaces. It is estimated that 9% of the site would be covered with impervious surfaces. Methods of reducing the impervious surfaces will be explored. This may include reducing the width of the road surfaces while providing for a road structure capable of bearing traffic loads while also allowing storm water to penetrate the surface thereby reducing storm water run-off.

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

As part of the Washington State Department of Ecology's storm water permit, the applicant is required to develop a storm water pollution prevention plan (swpp) utilizing/implementing best management practices therefore reducing and controlling possible erosion issues during storm water events.

Regarding the long-term impact to the earth, the applicant will re-vegetate with native vegetation and will also be placing a minimum of 40% of the land into Open Space as provided for by the Kittitas County Code Section 17.36. The Open Space will be managed in the same manner as provided for in Kittitas County Code 16.09 as it was written as of June 1, 2006.

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 normal construction work would cause a certain amount of emissions to the air. During the construction phase, best management practices will be used for dust abatement.

When the project is complete, the only emissions would be automobile exhaust, possible wood smoke from fire stoves and fireplaces and/or other home emissions.

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

There could be the possibility of off-site emissions affecting the subject property from the traffic on Hwy 97.

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

Dust abatement will be in place during the construction phase addressing dust issues. At the same time, standard emission control devices will be used as part of the measures to control emissions.

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 numerous culverts that direct road run-off from and under Highway 97 onto a portion of the subject property and the adjacent property to the west. This water at times infiltrates into the adjacent property's pasture area. The Dunford Spring also runs through a portion of the property, which is associated with the existing water rights pertinent to the property.

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.

There may be work done near the Dunford Spring on the subject property. If this occurs, then all applicable regulations and guidelines will be

followed.

- 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.

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

There are some water rights associated with the Dunford Spring that runs on a portion of the subject property. This spring will continue to be used as allowed by State law and the specific water right.

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

There is no 100-year floodplain associated with this proposal.

- 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.

There will be no discharges of waste materials to surface waters.

If there is not enough volume of effluent created from the development to allow for the construction and operation of a Class A Reclaimed Water facility then in the first phase of the project there may be the use of approved Washington State Department of Health or Kittitas County Environmental Health Department Community Septic Systems to treat the initial needs of the development. A licensed septic designer or a licensed professional engineer will design these systems. These systems will discharge treated waste water in the amount allowed by Washington State law and process the domestic water that is produced by the Group "A" Water System.

When the sewage volumes reach adequate levels to support its operation, the community septic systems will be absorbed into a newly constructed, Class A reclaimed water facility approved through the Washington State Department of Health and permitted by the Washington State Department of Ecology. This reclaimed water facility will serve the Hidden Valley Guest Ranch, Swauk Pines subdivision, Ranch on Swauk Creek Planned Unit Development and the property included within this proposal. The reclaimed water facility's service area will be compatible with the service area of the Group "A" Water System that will also be serving the property that this proposal covers.

This facility will take domestic sewage from the project and treat it to a level that meets or exceeds Class "A" Reclaimed Water, the highest standard recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" Reclaimed Water is suitable for many beneficial uses and may be used for any of the uses provided by law within this project including, but not limited to,

irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, aquifer recharge, stream enhancement, and fire fighting/protection. The standards for Class "A" Reclaimed Water established by the Department of Health and Department of Ecology require treatment and disinfection to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria. Elimination of individual septic systems and treatment of wastewater from the project to these high standards provides for increased benefit to Public Health far above that seen in conventional wastewater treatment plants or soil based treatment of septic systems.

The system will be sized to adequately treat and reclaim the domestic sewage from the residences and facilities served by the Group "A" Water System that serves this property.

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.

Yes ground water will be withdrawn. The existing Hidden Valley Group "A" Water System will be amended in order to serve this proposal (all phases) rather than the installation of numerous individual wells or multiple Group "B" Systems. This amendment will be processed and approved by the Washington State Department of Health.

In the later phases of the proposal, a Reclaimed Class "A" Waste Water System will be planned, designed and constructed that will serve the Hidden Valley Guest Ranch, Swauk Pines subdivision, Ranch on Swauk Creek Planned Unit Development and the subject proposal. This system will be engineered and approved by the Washington State Department of Health and the Washington State Department Ecology. This will allow the reuse of treated water therefore reducing the use of domestic water supplies and providing a beneficial use that can be utilized. Washington State law authorizes the use of this water for aquifer recharge, constructed wetland enhancement, stream flow augmentation and other beneficial uses.

- 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.

During the early phases of this development the sewage may be treated through community septic systems with discharges to the ground as allowed

by Washington State Law.

When the sewage volumes reach adequate levels to support operation, the community septic systems will be absorbed into a newly constructed Class A reclaimed water facility approved through the Washington State Department of Health and permitted by the Washington State Department of Ecology. This reclaimed water facility will serve the Hidden Valley Guest Ranch, Swauk Pines subdivision, Ranch on Swauk Creek Planned Unit Development and the property included within this proposal. That service area will be compatible with the service area of the Group "A" Water System that will be also be serving the Hidden Valley Guest Ranch, Swauk Pines subdivision, Ranch on Swauk Creek Planned Unit Development and the property that this proposal covers.

This facility will take domestic sewage from the project and treat it to a level that meets or exceeds Class "A" Reclaimed Water, the highest standard recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" Reclaimed Water is suitable for many beneficial uses including, but not limited to, irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, and fire fighting/protection. The standards for Class "A" Reclaimed Water established by Department of Health and Department of Ecology require treatment and disinfection to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria. Elimination of individual septic systems and treatment of wastewater from the project to these high standards provides for increased benefit to Public Health far above that seen in conventional wastewater treatment plants or soil based treatment of septic systems.

The system will be sized to adequately treat and reclaim the domestic sewage from the residences and facilities served by the Group "A" Water System that serves this property.

Construction of this reclaimed water facility will include a central treatment facility, underground collection and distributions systems, and storage facilities. The system will continue to use the community drain fields as an alternate location to dispose of the reclaimed water as allowed by the Class "A" Reclaimed Water plan for this project.

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.

There are three naturally occurring sources of run off for this land.

- Summer Precipitation run-off:
- Winter Precipitation run-off:
- Spring Thaw (Snow melt) Precipitation run-off:

When precipitation occurs during the summer months the runoff infiltrates

into the exiting ground.

During the winter months, snow accumulates on the property. Rain on snow events can also occur during the winter, which creates additional runoff on the property. This rain on snow storm water event flows on top of the existing snow pack, as it has historically occurred, eventually reaching existing road side ditches.

Finally, during the spring thaw/snow melt events, the historical spring snowmelt creates runoff from the property, which travel in ditches that eventually lead to roadside ditches.

This runoff water, as the aforementioned statements describe, has historically traveled this current flow course. This water historically has flowed onto exiting agricultural ground where it infiltrates into the ground. After infiltration has reached its saturation point, the excess water will continue to flow down existing roadside ditches and farm ground. This water in some areas could have the potential to reach Swauk Creek in some fashion (underground etc).

A storm water permit will be required by the Washington State Department of Ecology and a storm water pollution prevention plan (SWPP) will be developed for implementing measures to reduce and control storm water. The SWPP will describe the methods and collection systems (if required) that will help control storm water events (runoff). The SWPP also allows for flexibility, thus changes can be made if certain preventative measures (BMP's) need changing.

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

Waste materials, excluding sewage, are not expected to enter ground or surface waters.

During the early phases of this project sewage may be treated through community septic systems with discharges to the ground as allowed by Washington State Law.

When the sewage volumes reach adequate levels to support operation, it is intended to eliminate these septic systems and construct a reclaimed water facility approved through the Washington State Department of Health and permitted by the Washington State Department of Ecology. This reclaimed water facility will serve this proposal as part of its approved service area. It is important to note that this Class A Reclaimed Water facility will serve the Hidden Valley Guest Ranch, Swauk Pines subdivision, Ranch on Swauk Creek and this proposal. It's service area will be compatible with the service area of the newly expanded and amended Group "A" Water System.

This facility will take domestic sewage from the project and treat it to a level that meets or exceeds Class "A" Reclaimed Water, the highest standard recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" Reclaimed Water is suitable for many beneficial uses including, but not limited to, irrigation of food and non-food crops, landscape irrigation, impoundments

for landscape and recreational uses, construction water, and fire fighting/protection. The standards for Class "A" Reclaimed Water established by Department of Health and Department of Ecology require treatment and disinfection to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria.

The system will be sized to adequately treat and reclaim the domestic sewage from the residences and facilities, served by the Group "A" Water System.

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

As this Planned Unit Development proposal progresses, storm water runoff will be addressed through the development of a storm water pollution prevention plan designed and constructed in accordance with the Best Management Practices (Bmp's) that meets the Washington State Department of Ecology requirements. This will include sediment and erosion control measures to address any runoff water impacts.

Roads that serve the development will be narrowed. This will decrease the impervious surfaces that contribute to storm water run off. Other new technologies such as pervious asphalt, pervious concrete, and grasscrete will be investigated and possibly used in and around the proposed project where their application is appropriate.

In lieu of paved sidewalks, trails will have gravel or bark material as top surfaces. Surfaces will be constructed in a way that will also reduce storm water 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 (hay)**
- **pasture**
- crop or grain (hay and alfalfa)
- wet soil plants: cattails, buttercup,
- bulrush, skunk cabbage, other water
- plants: water lily, eelgrass, milfoil, other
- other types of vegetation:

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

A portion of the existing agricultural ground, which is made up of pasture grasses along with a portion of the forest land being mostly pine and fir trees will also be removed as development progresses.

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

None that we are aware of at this time. The applicant has commissioned a wetland study of the property.

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

As part of this proposal, the property will be covered by protective covenants that will limit the amount of vegetation that can be removed for any reason including the construction of homes, roads, or driveways. The use of native plants will be required to be replanted in many areas around the development as it proceeds in an effort to maintain the natural state of the project. There will be areas where non-native vegetation will be used. A landscaping plan will be designed and implemented by a landscaping professional.

Construction on any part of the property included within this proposal will be required to meet the protective covenants, which will limit the amount of vegetation that may be removed.

These protective measures allow the applicant to preserve or enhance the vegetation on the site and keep most of the landscape in its natural state.

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: **Turkeys**

___ 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.

None that we are aware of. The applicant has commissioned a Wildlife study of the property.

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

Elk and deer range through this area.

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

Due to the topography, there are only certain areas that can sustain housing sites. It is the intent of this proposal to maintain much of the open space

area in its natural state as allowed in the planned unit development code KCC 17.36. The open space is planned in such a way to provide connectivity to other adjacent lands.

As part of this planned unit development the placement of homes outside of the established open space achieves two goals: #1) Establishing the best location for residences and #2) Preserving as much open space as possible. In addition, there will be natural connected corridors around the home sites to allow for continued wildlife activity, wildlife corridors and preservation of the native/natural habitat throughout this development.

The use of native plants for a natural landscape setting will be required.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed projects energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric and propane will be used in the residences to be built. It is possible that solar energy and wood stoves will be included in the residences as well.

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

There will be no affect on neighboring solar energy uses by this project.

- 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.

The covenants will include provisions to conserve water use.

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 environmental health hazards are anticipated with this project.

- 1) Describe special emergency services that might be required.

Fire Department services would be provided by the local Fire District #7. As part of the expansion and amendment process of the Group "A" Water System plan through the Washington State Department of Health, additional fire flow will be provided to the project development area.

Emergency services related to Police and Medical would be provided for through the local County contact facility through the 911 service. The use of medical facilities would be utilized within the County either in the City of Cle Elum or the City of Ellensburg.

- 2) Proposed measures to reduce or control environmental health hazards, if any.

There will be no environmental health hazards located on the property. As for possible issues, the jurisdictional agency would be contacted, whether it is Kittitas County Environmental Health Department, Kittitas County Community Development Services Department or the Department of Ecology.

b. Noise

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

Traffic noise from Hwy 97 could affect 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.

On a short-term basis during the construction of the project, there would be noise associated with construction equipment and other work being done on-site. These noises typically would be from dawn to dusk. On a long-term basis, there would be automobile noise from homeowners.

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

In an effort to reduce or control possible noise impacts during the construction period, construction hours would be limited to the hours between 7:30 am to dusk.

8. LAND AND SHORELINE USE

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

Currently the uses within the subject property are the existing barn, which has stood vacant for many years and it's associated outbuildings which have also stood vacant for many years along with the continued ranch, non-irrigated agricultural and timber uses.

To the northwest of the subject property's boundary, the land has been subdivided into numerous short plats off of Ranch Road that includes numerous residential homes eventually reaching Hwy 970. Also to the northwest of the proposal is a county road (Burke Road) and the continuation of residential development that eventually abuts up to Hwy 970 and Hwy 97.

Directly to the east is a mixed use of residential, timber and agricultural ground eventually reaching the Elk Springs area that encompasses residential homes.

Directly to the south and southwest of the subject proposal is the Bettas Road area. This area is continually being developed for residential uses, such as the Horse Canyon Estates, Horse Canyon Short Plat, Etc.

To the west of the subject property is the Ranch on Swauk Creek Planned Unit Development, Swauk Creek, and the Hidden Valley Guest Ranch. Also this land to the west has continuously been subdivided for residential uses, such as the Irwin Short Plan, Swauk Pines short plat and other short plats and cluster plats off of Hidden Valley Road and Fir Drive.

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

This site has been used for non-irrigated agriculture. It has been used as an orchard, pasture ground and for running cattle. The timbered ground has also been used for the grazing of cattle. This use has been in effect for more than 100 years.

c. Describe any structures on the site.

The subject property includes a barn and wood built associated structures.

There are existing fences along some of the property lines.

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

The existing barn will be analyzed by professional engineers to determine its viability. If it is found that this barn is not stable it may be demolished. There is a possibility that we may apply for a restoration plan with the state of Washington to restore this barn.

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

Agricultural-3 and Agricultural – 5.

f. What is the current comprehensive plan designation of the site?

The proposed site has a Rural land use designation by Kittitas County.

g. If applicable, what is the current shoreline master program designation of the site?

There is not a shoreline master program designation associated with this proposal.

h. Has any part of the site been classified as an: environmentally sensitive area?

Not that we are aware of at this time.

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

None.

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

6-8 people would work at the site.

With the average household at 2.25 people per residential unit, the projected population would be 562 people. This would be primarily a second home community.

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

There will be no displacement therefore no measures are required.

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

This proposal is consistent with the Kittitas County Comprehensive Plan Designation of Rural, which allows for a variety of residential densities. It is also compatible with the existing residential development in the area, which also has a Rural Designation. Furthermore, in trying to retain the rural character of the area, we have chosen to proceed under the guidelines of the Planned Unit Development as provided for in Kittitas County code 17.36. The measures that are allowed under this code provide for the ability to develop while protecting agricultural ground and all natural resources as much as possible. This project is also consistent with the Growth Management Act, RCW 36.70A.070 (5)(b), which states: "The rural element shall permit rural development, forestry and agriculture in rural areas," all of which this proposal will include.

The Growth Management Act also states that "the rural element shall provide for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the permitted densities and uses. To achieve a variety of rural densities and uses, counties may provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate appropriate rural densities and uses."

9. HOUSING

a. Approximately how many units would be provided, if any?

Indicate whether high, middle or low-income housing.

There will be 250 permanent and/or recreational home sites for middle to high-income housing.

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

None. There will be no units eliminated by the project.

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

Additional measures that will reduce or control housing impacts will be addressed in the implementation of the CC&Rs. Regarding the types of housing structures, vegetation requirements via landscaping etc., housing color etc.

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?

The tallest height of any proposed residential structure would be 50 feet. The principal exterior building material would be wood or materials with a wood look and native stone and masonry products.

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

No views would be impacted by this project. The majority of the home sites will be situated in a manner that will not alter or obstruct any views in the immediate vicinity. Strict guidelines will be set for any additional removal of trees during the construction process along with strict protective covenants and an associated committee to review any requests to remove or alter any existing trees or vegetation on the proposed property.

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

The protective covenants of the project will 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?

The project would produce normal residential light or glare. Lights, such as porch lights or outer garage lights will be required to be directed downward with wattage controlled by the protective covenants. The locations of the home sites are within the timbered area. Therefore, there should be limited light produced by this proposal and would only occur during the evening and night hours.

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

It is not expected that light or glare from the finished project would be a safety hazard or interfere with views. More importantly, due to the topography and timbered area, there will be limited areas where residential units would be seen. The wattage of all lighting would be controlled by the protective covenants.

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

There could be the possibility of light or glare from existing residences on Burke road and from traffic on Hwy 97, which could affect this proposal.

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

The protective covenants would require downward facing outdoor lighting on residences and yards with no large, halogen yard lights. The wattage of all lighting would be controlled by the protective covenants.

12. RECREATION

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

Within the immediate vicinity there is the existing Hidden Valley Guest Ranch. Also within the immediate vicinity Hwy 97 & 970 provides immediate access to USFS roads where snowmobiling, hunting, hiking, and other types of recreational activities take place.

On the property, various recreational activities will be developed such as hiking trails, bike riding trails, horse riding trails, view points, and picnic areas. Other recreational activities in the vicinity are part of the Ranch on Swauk Creek PUD and they may include a community swimming pool, equestrian center with indoor and outdoor riding arenas, an area for field sports such as soccer as well as providing for other small outdoor activities such as archery.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No, the project will enhance existing recreational uses. The open space designation will add additional recreational activity with various types of recreational uses. These uses will be for the use of the homeowners within the development, which will reduce the burden, maintenance costs, and recreational uses on existing recreational areas in the vicinity.

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

As part of this proposal, we will incorporate at least two types of recreational activities, Passive Recreation, and Active Recreation. Passive and Active recreation will include trails throughout the property. These trails will meander through the trees and fields. Also along these trails, there will be areas designated as wildlife viewpoints, picnic location and viewpoints. There is a possibility that Formal Recreation may occur in the form a community center/meeting center.

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.

To our knowledge, there are no sites that are listed or proposed for listing on national, state, or local preservation registers.

We have hired an archaeological consultant who is performing an archaeological study on the property encompassed in this proposal.

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

At this time we know of no evidence of historic, archaeological, scientific, or cultural importance. The applicant has hired an archaeological consultant who is performing an archaeological study on the property encompassed by this proposal. Any findings will be reported to the appropriate agencies and the appropriate steps would be made to preserve and protect such sites.

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

The first step of an Archaeological Cultural Resources Survey is to conduct a Pedestrian walk through of the property to identify any evidence of historic, archaeological, scientific, or cultural importance. That step of the applicants Archaeological Cultural Resources Survey will hopefully be completed by the end of May 2007. This step will be followed by a report being written by the consultant that performed the Archaeological Cultural Resources Survey. Any sites that are located will be protected so that no disturbance will occur and these sites may be used as an amenity to this proposal, connecting said sites with trails systems and placed in a designated open space location.

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 main access to the site will be at the intersection of State Hwy 97 and Bettas Road. A second access, which would be used for emergency access only will be located north of the Bettas Road intersection where a farm access is currently located. This secondary emergency access will be closed by a breakaway gate. There is a possibility of a third access point that may be located at the northern end of the proposal where a tunnel possibly may be proposed to be placed under Hwy 97 to connect this proposal with the Ranch on Swauk Creek Planned Unit Development. If and or when a tunnel occurs, all appropriate permits will be obtained from the Washington State Department of Transportation. An additional access will be off of Bettas Road to access a portion of the proposal.

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

No public transit in the area.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The project would have the normal amount of parking spaces associated with residences. Each unit will have a minimum of one parking space associated with each unit. Also there will be parking associated with the amenity building/structures. The amount of parking for each of these facilities will vary with the anticipated use of the facility. It is currently proposed that all single-family residences will have 2 parking spaces each, all multi-family and condominium units will have 1 parking space per unit, and the commercial-recreation areas may have approximately 20 parking spaces per area.

- 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. There will be a new road system that will meet the Kittitas County Private Road Standards, which will serve the development and it's multiple phases. A conceptual transportation system is laid out on the attached project map.

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

No, the site is away from water, rail and air transportation.

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

The project, at full build out, will generate approximately 2500 trips per day. A transportation study will also be completed identifying and addressing any impacts that could possibly occur.

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

No measures are proposed at this time. The applicant will hire a transportation consultant to perform a traffic study to identify any impacts that might occur due to this project.

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.

In developing new building lots, the project will result in an increased need for police and fire protection. It is possible that there would be impacts on health care and schools.

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

There will be a Group "A" Water System serving this property that will include fire hydrants and water storage for fire flow as required by the Washington State Department of Health. The increased tax base will help to offset the public costs of the increased need for 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.

The project will require electricity, telephone, cable or satellite television and Internet services. This will require ditches to be dug to locations that are adjacent to this property so this property can be connected to the various utilities.

The existing Group "A" Water System will be expanded and improved through the amendment procedure that will be approved by the Washington State Department of Health. This may require a 90,000 gallon storage tank to be constructed on the site and various pipes installed underground.

In at least the first phase of the development, community septic systems will be installed. These systems will be designed by a licensed septic designer and installed on-site by a Kittitas County approved installer.

When the sewage volumes reach adequate levels to support operation, it is intended to eliminate the community septic systems and construct a Class

“A” Reclaimed Water facility approved through the Washington State Department of Health and permitted by the Washington State Department of Ecology. This reclaimed water facility will serve the property included within this proposal. That service area will be compatible with the service area of the Hidden Valley Group “A” Water System that will also be serving the property that this proposal covers.

This facility will take domestic sewage from the project and treat it to a level that meets or exceeds Class “A” Reclaimed Water, the highest standard recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class “A” Reclaimed water is suitable for many beneficial uses including, but not limited to, irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, and fire-fighting/protection. The standards for Class “A” Reclaimed Water established by the Department of Health and Department of Ecology require treatment and disinfection to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria. Elimination of the community septic systems and treatment of wastewater from the project to these high standards provides for increased benefit to Public Health far above that seen in conventional wastewater treatment plants or soil based treatment of septic systems.

The system will be sized to adequately treat and reclaim the domestic sewage from the residences and facilities served by the Group “A” Water System that serves this property.

Construction of this Class “A” Reclaimed Water facility will include a central treatment facility, underground collection and distribution systems, and storage facilities. The system will continue to use the community drain fields and alternate location to dispose of the reclaimed water as allowed by the Class “A” Reclaimed Water plan for this project.

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: Chad E. Bala Date: 6-1-07

Attachments

- A. Legal Descriptions
- B. Vicinity Map
- C. Parcel Map
- D. Zoning Map
- E. Land Use Map
- F. RCW 36.70A
- G. GPOs
- H. Kittitas County County Wide Planning Policies
 - a. Contiguous and Orderly Development #4 B, C, D and #5 A & B
- I. Tax Study and White Paper
- J. Zoning Codes
 - a. Ag-3
 - b. Ag-5
 - c. PUD
- K. Soils Map
- L. Court Cases
 - a. TUGWELL
 - b. HENDERSON
 - c. WOODS
- M. Water Right Document
- N. COG Population Forecast
- O. Conceptual Layout Map
- P. Ordinance 2005-37
- Q. Adjoiners List