



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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**SEPA ENVIRONMENTAL CHECKLIST
FEE \$225.00**

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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.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Graham Family Rezone & Graham Family 4-Lot Short Plat

2. Name of applicant:

Richard Graham

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

PO Box 1026 Cle ELum, WA 98922

4. Date checklist prepared:

November 14, 2007

5. Agency requesting checklist:

Kittitas County Community Development Services

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

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

No phasing involved. Preliminary approval expected in the spring of 2008. Final approval expected in the summer of 2008 or 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.

No. After the property is subdivided by this plat, no further subdivisions can occur within the subject boundary, as they exist.

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

Other than this checklist, no other environmental review was requested by the agency with jurisdiction.

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.

There has been other development in the vicinity, but none will have a direct affect on the subject property.

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

I am seeking a rezone and 4 lot short plat approvals from Kittitas County. Permits for access and a SWPPP may be required.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The application is for a "project rezone" per KCC 17.98.020. I am seeking approval of a rezone from Forest & Range to Rural-3 along with a 4 lot short plat on 12.18 acres.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The subject property is located south of I-90 off of Lower Peoh Point Road in Section 04, Township 19N, Range 16E in Kittitas County. The associated map number is 19-16-04030-0013. Plat maps, a vicinity map and legal description are included in the application package.

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B. ENVIRONMENTAL ELEMENTS

1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)? +/- 10% across the site

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.

Soils include: loam, sand & gravel.

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

No. There are areas of slope on the subject property, but no development will occur within these areas.

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

Some fill will be required for the road. Quantities have not been calculated at this time.

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

No. Only one new driveway needs to be constructed. If signs of erosion occur, proper erosion control measures will be put in place.

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

5-8%

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

Erosion control measures will be in place at the time of driveway construction.

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.

Dust from construction equipment.

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:

Sprinkling may be used to control wind erosion during construction.

3. WATER

a.

Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

The Yakima River is located on the north side of parcel number 19-16-04030-0014. The Yakima River is a shoreline of the state. No development will take place within this shoreline.

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.

Not at this time.

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 materials will be moved around the vicinity of the ditches or any other water feature.

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

No surface withdrawals. KRD must approve a distribution plan for irrigation.

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

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

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.

Individual wells or a group B may be constructed.

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.

.All waste materials will be held in tanks designed and installed by liscened installers. Each parcel will have its own septic system

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.

Most stormwater will be absorbed and ditching along roads and driveways will cary stormwater away from structures.

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

No

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

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

4. PLANTS

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

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

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

Grasses and possibly one ore two trees will be removed for driveways and home sites.

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

None observed

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

None proposed. The landscape will be reserved in an "as is", natural condition as much as possible.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: _____

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

None observed

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

No

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

None proposed

6. ENERGY AND NATURAL RESOURCES

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

Electricity, wood stoves, propane

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

No. No attempts to stop the useage of solar energy sources will be used.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None are included in the preliminary plat plans. Energy conservation of future landowners should be encouraged.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe special emergency services that might be required.

Fire and emergency services will be provided by FD #7.

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

None proposed

b. Noise

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

None that would affect the project

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.

Construction equipment, temp. vehicle traffic

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

Limit hours of construction per Kittitas County Code

8. LAND AND SHORELINE USE

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

One SFR occupies the site at this time. No other uses exist.

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

No

c. Describe any structures on the site.

One home exists on the site.

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

No

- 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?
No _____
- i. Approximately how many people would the completed project displace?
None _____
- j. Approximately how many people would reside or work in the completed project?
3-4 families _____
- k. Proposed measures to avoid or reduce displacement impacts, if any.
None proposed _____
- 1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
The project proposal is consistent with the comp plan and KCC _____

9. HOUSING
- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
At full buildout, approximately 4 SFR's will be provided with the ability to supply 1 ADU to each lot for a potential total of 8. _____
 - b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
No units of any class will be eliminated. _____
 - c. Proposed measures to reduce or control housing impacts, if any.
CC&R's may be created to reduce and structure the types of housing within the development. _____

10. AESTHETICS
- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
No structures are proposed at this time. _____
 - b. What views in the immediate vicinity would be altered or obstructed?
No views will be altered. _____
 - c. Proposed measures to reduce or control aesthetic impacts, if any.
Again, CC&R's may be created to control aesthetic impacts, if any. _____

11. LIGHT AND GLARE
- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Light from future residential development may occur in the future mostly from SFR's. Road lighting is not proposed at this time. _____
 - b. Could light or glare from the finished project be a safety hazard or
No. There is not a viewshed ordinance in this county _____

interfere with views?

c. What existing off-site sources of light or glare may affect your proposal?
Nothing that currently exists.

d. Proposed measures to reduce or control light and glare impacts, if any.
All future lighting will be pointed down and away from other residences.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?
Hiking, skiing, snow mobiling, trails, motor sports, bird and animal watching.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No. Recreational uses do not exist on the site.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
No impact reduction required.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
The subject property is not listed on any local, state or federal preservation or archaeological register.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
Development in the immediate area has shown no signs of any historical/cultural importance.

c. Proposed measures to reduce or control impacts, if any.
If evidence of cultural or historic significance is discovered on the subject property, the state department of archaeology will be contacted.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
The subject propserst is served off of Lower Peoh Point Road, a county road.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No. The nearest is in Ellensburg, 15 miles away.

c. How many parking spaces would the completed project have? How many would the project eliminate?
The project would not create any new parking spaces.

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).

A new driveway and access for two lots will be constructed.

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

The only official means of transportation to the subject property is via motor vehicle.

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

Depending if future land owners are full or part time residences, TPD could vary from 0-50.

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

None proposed.

15. PUBLIC SERVICE

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

The project, as it stands, should not create a need for any additional public services within the district.

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

Firewise lot development practices could be in place, fire resistant building materials could be used to lessen the need for public services.

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.

Electricity-PSE, Phone-Inland, Septic- On site, Water- On site GroupB

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: Richard Graham

Date: 02/31/08

Print Name: RICHARD GRAHAM

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