

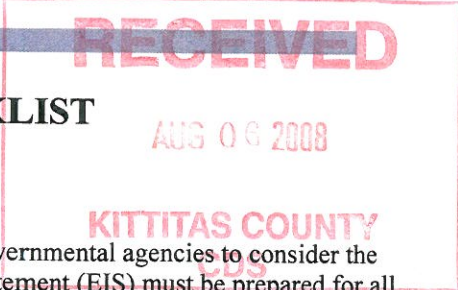
KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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SEPA ENVIRONMENTAL CHECKLIST

FEE \$400.00

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. **BACKGROUND**

1. Name of proposed project, if applicable:

Airport Heights

2. Name of applicant:

PQD Construction, Schuler Deneen Family Ranch LLC and James Schuler

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

PO Box 808, Cle Elum, WA 98922

4. Date checklist prepared:

6-20-08

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

5. Agency requesting checklist:
Kittitas County Community Development Services Department

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

This project will immediately begin upon approval.

7. 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 plans at this time for future additions and expansions

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

A portion of this property has been designated as an Urban Redevelopment parcel, which allows future development to occur. This portion of the development parcel has been through SEPA review during its designation to an urban redevelopment parcel. Also a portion of this Urban Redevelopment parcel has been reviewed for the possible extension of the Cle Elum Airport runway. Additionally, this property went through SEPA review during the 2004 Comprehensive Plan Amendment process when it was added to the Cle Elum UGA. To our knowledge no other environmental information has been prepared, other than the required SEPA as part of this proposal.

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 are no other applications pending approval directly affecting the subject proposal.

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

- Individual Septic Systems or Community Septic System permits will need to be obtained through the Kittitas County Environmental Health Department or the Washington State Department of Health Department.
- Group A Water system approval will need to be obtained through the Washington State Department of Health.
- Access permits will be required from the Kittitas County Dept. of Public Works.
- A permit required for Storm Water from the WA State Dept. of Ecology will be required.
- Building permits for future single family structures and other accessory buildings

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.)

This proposal is to rezone 34.29 acres to planned unit development zoning at the same time processing a 14-lot plat on a portion encompassing 24.36 acres. It is located in the Urban Growth Area of the City of Cle Elum. It is

proposed to extend Danko Road as a county road thereby providing access to this project. Danko Road will be picked up, where it currently ends and continue east where it will terminate at a cul-de-sac. This extended road and cul-de-sac will be constructed to Kittitas County Road Specifications. The southern portion of this property has been identified as urban residential redevelopment land as part of the Lannigan Meadows Performance Based Cluster Plat. Further south of the urban redevelopment area is 5.37 acres of dedicated open space created by the Lannigan Meadows development. As part of this proposal there will be 5.44 acres of open space dedicated, which will connect to the adjacent development of Lannigan Meadows designated open space, thereby creating a joint open space area of 10.81 acres.

Each lot will be served by a Group A water system which will be engineered and designed by a Licensed Engineer. The Group A water system that serves each lot will be designed and built to meet all Washington State Department of Health and Ecology requirements. The water system that serves each lot will be managed and monitored by a Satellite Management Agency (SMA) approved by the Washington State Department of Health and Kittitas County.

The sewer systems will be designed and engineered to meet all Kittitas County requirements. It will either be comprised of individual septic systems for each lot or possibly a community septic system if the soils permit.

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.

Located in Township 20, Range 16, Section 30, this project is east of the City of Cle Elum and North of Airport Road on 34.29 acres. A county road will be extended east off of Danko Road, providing access to this project. With Attachment A, B, H & I you will find the legal description and any map or plan required as stated above.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat, Rolling, and Hilly

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

Approximately 45%

- 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.

As stated by the Natural Resources Conservation Service, the soil on this property contains:

- 211 – Teanaway loam, 0 to 3 percent slopes
 - 1441 – Teanaway loam, 10 to 25 percent slopes
- Loam consists mainly of sand, silt, and clay in relatively even concentration. See attachment G for the NRCS Custom Soil Report of this project.

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

There is no indication or history of unstable soils on this project.

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

There will be some grading on this project mostly in the right of way for the extension of Danko Road to serve this project. Some fill will be needed to construct the road base to meet all county road standards. On the west end over the seasonal drainage channel, a proposed county road will cross, thus requiring grading. A Licensed Engineer will design this crossing. The exact quantity is not yet known but estimated to be about 8,000 cubic yards. The source of the fill will be either developed through the use of excess material from onsite development or through the import of material from County approved offsite sources.

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

Erosion may occur during the construction phase, but upon completion, storm water and erosion controls will be in place. Proper steps will be taken to reduce erosion and a storm water permit will be obtained from the Department of Ecology.

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

After project completion, approximately 10-20% of the site will be covered with impervious surfaces, namely the road and home sites.

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

As stated above, a storm water permit will be submitted to the Department of Ecology. Proper steps will be taken to control erosion before and after construction and any negative impact this may have on the earth. Approximately 5.44 acres of Open Space will be dedicated to this project, thus aiding in preserving and maintaining this land for perpetuity.

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.

Typical construction emissions would occur for a short while during construction, but nothing above normalcy. Once complete, only typical home emissions such as, automobile exhaust, wood burning fireplaces or landscape maintenance motors for example would ensue.

- 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 offsite emissions from the Cle Elum Municipal Airport associated with airplanes and airport traffic.

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

During construction, a water truck will be on-hand to administer dust abatement.

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.

A seasonal drainage channel meanders south along the western property line.

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, this project will extend a proposed county road beginning at the west end of the property. It will cross the seasonal channel and meet all county road standards. This crossing will be designed and built by a licensed engineer and a licensed contractor to help minimize any adverse effects this may have on seasonal drainage.

There will be a buffer established around this seasonal drainage channel to ensure the county road is the only work near this area.

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.

As stated above, the seasonal drainage channel along the western property line will be crossed, thus requiring grading. The primary source of the fill will be on-site and estimated to be less than 8,000 cubic yards. If there is not enough material generated on site than the material needed will be brought to the site from other County approved locations that produce fill material.

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

No surface water withdrawals or diversions will be done.

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, there will be the possibility of individual or community septic that will be designed by a Licensed Engineer and approved by Washington's Department of Health.

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, each parcel created by this proposed PUD will be served by a Group A water system. Ground water will be provided for this project through the water right exemption as provide by in RCW 90.44.050.

Each parcel will be provided water from a Group A water system that distributes water provided through the exemption described above.

The public water system will be monitored and maintained by a Satellite Management Agency (SMA). The SMA will ensure that withdrawal does not exceed the RCW 90.44.050 exemption daily allotment. There will be a meter installed on the well to insure the water does not exceed the allotted amount, and meters on each home dwelling.

- 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.

Each lot could possibly contain its own individual septic system for a total of 14 septic systems or there could be the possibility of developing a community septic system for this proposal. Each individual or community septic system would be designed to the appropriate number of bedrooms within each residence. These individual or community septic systems could vary from pressurized systems to gravity systems all of which would be approved through the Kittitas County Department of Environmental Health or the Washington State Department of Health.

According to the 2000 housing census, Cle Elum's average household size is 2.2 people . For these homes, it could be assumed that some of these will be considered second homes, which means less than average discharge of waste as compared to the average household.

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.

Storm water could be generated from the access road, in which storm water runoff will be channeled into bioswales for slow percolation. There is a possibility that a storm water retention pond would be constructed. This would be dependent upon a storm water pollution prevention plan that will be developed for this project. Storm water may be produced by rain, snow, or from snow melt.

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

Waste materials are not expected to enter ground or surface waters. As this proposal progresses, there could be individual domestic septic systems or a community septic system depending on the soil. These will be designed and constructed in such a manner as to protect surface and ground waters, and meet all requirements of Kittitas County and the State of Washington.

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

The aforementioned storm water measures will reduce impacts from runoff waters as provided for in the Storm Water Plan that will be produced as required by the Department of Ecology.

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**

- x **grass**
- x **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? _____

Fir and pine trees could be removed, along with grass and shrubs for home sites and the construction of the county access road. Serious measures will be taken in the design and construction phase in order to preserve large trees and this property's natural setting.

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

No threatened or endangered species are known on or near this project

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

The landscaping on this project will be minimal in the sense that most of the project will be left in its natural state. There will be enhanced access to view the vegetation through various natural trails, nature viewing benches and the large Open Space area. Landscaping will include the use of naturally occurring vegetation.

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: _____

- x birds: **hawk**, heron, **eagle**, **songbirds**, **other**:
- x 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.

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

Elk and Deer sometimes graze the area.

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

The Open Space on this project, accompanied by the Open Space dedicated by Lannigan Meadows will allow Wildlife to continue to inhabit this area.

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. _____

Energy needed for this project is electricity and natural gas and propane. During construction there will be diesel and gasoline used by the machines used to create the proposed project. Homeowners will have electricity and install a propane tank for everyday house needs, but wood stoves, wood fireplaces and solar panels are all available as energy sources for the owners to use at their discretion.

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

No.

- 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.

Energy conservation for this project will include well metering for the Group A Water System that serves each lot along with individual meters for each dwelling. A Satellite Management Agency will monitor the system for any leaks or excessive water use and record all meters, making sure the well does not exceed the amount provided through RCW 90.44.050.

Water conservation is important and therefore the CC&R's will not allow large grass lawns that require an abundance of water in the summer. There will be various types of measures included in the CC&R's that implement conservation features of all types.

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. We do not foresee any environmental health hazards for this project.

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

Fire and Police emergency services will be served by local Fire district # 7 and the Kittitas County Sheriffs Department. Through 911 services, medical emergencies will be deployed from the county either to the Cle Elum Urgent Care or the Kittitas Valley Community Hospital in Ellensburg.

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

We do not foresee any environmental health hazards for this project.

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

The Cle Elum Airport sits just to the east of this project and produces intermittent noise near this project. Traffic along Hwy 970 and Airport Road can be heard as well.

- 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.

Typical construction noise would be created with this project on a short-term basis through equipment operation, tool use and increased construction traffic. Potential noise would begin no earlier than 7am and end no later than 7pm.

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

Short-term construction noise will only occur between 7am and 7pm.

8. LAND AND SHORELINE USE

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

Currently this land is vacant. Surrounding this site to the west are recently developed lots approximately 3 acres in size. To the north is a steep hillside that contains 1 to 10 acre lots where the homes sit. On the south side of the property is 5.37 acres of Open Space dedicated by Lannigan Meadows that will be incorporated into the Open Space at this project. Lannigan Meadows is a development of ½ acre lots. To the east and southeast is the Cle Elum Municipal Airport.

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

This site has been used for non-irrigated agriculture in the past.

c. Describe any structures on the site.

None

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

No structures exist on this land.

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

Agriculture - 3

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

RURAL (This property is within Cle Elum's Urban Growth Area)

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

There are no shorelines on this property therefore no designation on this property.

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

No, not to our knowledge.

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

None

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

According to the 2000 Census taken of the Housing in Cle Elum, average household contains 2.2 people. If this is the case, an average of about 30 people could reside in this project at full build out. As for construction workers, it is anticipated that 2-10 people could be working on site during the construction phase.

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

None

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

This project resides in the Urban Growth Area of the City of Cle Elum. This proposed Planned Unit Development complies with the Kittitas County Comprehensive Plan, which encourages innovation and a wide array of densities. Surrounded by earlier developments, this PUD will not contribute to "rural sprawl," but help to enhance this area by creating additional open space and continuing to direct growth inside the UGA.

9. HOUSING

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

Approximately 14 dwelling units will be provided as part of the approved proposal. The size and scope of these homes will be at the discretion of the homeowner when compliant with the CC&Rs. Based on the surrounding neighborhoods, we predict the housing income to be middle to high.

- 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. _____

In order to reduce any negative housing impacts on the community, guidelines will be established in the CC&Rs to take into consideration housing style, colors, yards and the like. All conditions will help to enhance the sense of community in this area, while having the least amount of negative impact on surrounding neighborhoods.

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 structure (home) will not exceed a height restriction of 35 feet and will also abide by the Federal Aviation Administration for structures near or within the airport master plan. The principal exterior building material will be wood that is stained, or materials with a rich, wood feel or other natural materials or masonry materials. It will also require composite roofing material so as to not hinder any airplane traffic associated with the Cle Elum Airport.

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

No views will be altered or obstructed due to the large elevation gain to the north of the property.

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

Stated in the CC&Rs, will be guidelines for style of house, vegetation and siding materials for example, in order to help unify the neighborhood and those nearby.

11. LIGHT AND GLARE

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

This project will not produce more than normal light or glare for an average house. The exterior lights will face down and not have an adverse effect on cars, people or airplanes in the near vicinity. It will also require composite roofing material reducing any roof glare to ongoing airplane traffic associated with the Cle Elum Municipal Airport.

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

No, composite roofing will be required, lighting will be required to be directed downwards. This proposal will address lighting and glare in a fashion that will be consistent with the airport regulations.

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

The Cle Elum Municipal Airport abuts this property and may have lights intermittently affecting this proposal. There also could be flashing lights associated with airplane traffic in the air that may affect this proposal.

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

The CC&Rs will only allow exterior lights to shine downward, and forbid the use of large, bright halogen exterior lights after dawn. Any Federal Aviation Administration regulations will be followed if applicable to minimize any potential hazards to the Cle Elum Municipal Airport.

12. RECREATION

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

The Open Space and natural, existing trails of this project linked up with the Open Space dedicated by the Lannigan Meadows development provide recreational opportunities.

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:

As stated above, the recreation opportunity introduced by this project will be the existing, natural trails and 5.44 acres of Open Space connected to Lannigan Meadows' dedicated Open Space of 5.37 acres, totaling 10.81 acres.

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.

No, not to our knowledge.

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

None known or found on this project.

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

No measures needed.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Access will be a county road extending from Danko Road, which abuts the property on the west property line. Danko Road is serviced by White Road, which is reached by Airport Road. The site plan, shown in attachment F & I, identifies the roads servicing this site.

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

This area is currently not served by public transit.

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

This project will produce approximately 14 dwelling units all with driveways and/or onsite parking. No additional parking spaces will be added or eliminated.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe

(indicate whether public or private). _____

A county standard road will be built and extend east from Danko Road and terminate at a cul-de-sac built to county road standards. No improvements to other existing roads or streets will be needed for this project.

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

This project abuts the Cle Elum Municipal Airport, but will not use water, rail or air transportation. Maps included in Attachment A shows this area and the proposed PUD and its proximity to the Cle Elum Municipal Airport.

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

This project could generate 140 trips per day once complete. The peak volumes will occur before and after normal work hours.

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

Measures to reduce or control transportation impacts are not needed as the impact is minimal. _____

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. _____

Yes, this project will result in an increased need for public service, but the tax base generated by the addition of these homes would provide additional funds for the City of Cle Elum and the County to provide these services. Public services such as fire and police protection will be increased, and potentially schools and health care services, but they are not yet known. According to the Office of Financial Management of Washington State, this project will absorb a portion of the high projected growth for the County.

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

No measures to control direct impacts are needed.

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 utilities proposed for this project are: water, electricity, telephone, propane, and individual or community septic systems. The electricity will continue through on Danko Road, while the propane will be individually purchased by the homeowner. The Group A Water System that serves each lot will be designed by a Licensed Engineer and approved by the respective departments of the state or county. If individual septic systems are used it will be the responsibility of the new owner to pursue and obtain the proper approvals by the appropriate jurisdiction. If a community septic system is used, this system will be designed by a Licensed Engineer and approved by the appropriate governing agency.

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: 7-31-08

Print Name: Patrick D. DENEEN