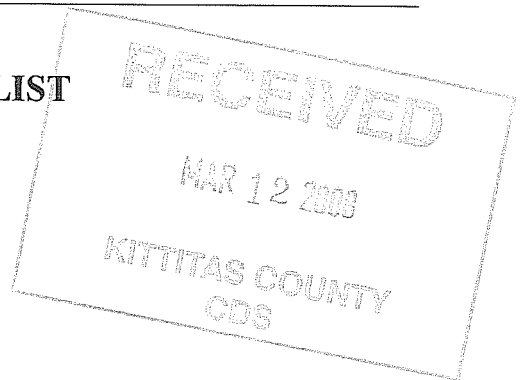


ENVIRONMENTAL CHECKLIST



A. BACKGROUND

1. Name of proposed project:

Sunset Farms

2. Name of Applicant:

Gene Lamoureux

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

Applicant:

Gene Lamoureux
319 Gangl Road
Wapato, WA 98951
206-919-2828

Agent/Contact:

Terry L. Ostergaard
Alpha Subdivision Pro's Inc.
4727-A Evergreen Way
Everett, WA 98203
425- 252-1884 (V)
425-339-0269 (F)
terryo@alphasub.com

4. Date checklist prepared:

January 2008

5. Agency requesting checklist:

Kittitas County Community Development Services

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

Preliminary Plat Approval: Apr 2008
Construction Plan Approval: May 2008 thru Jun 2008
Construction & On-Site Improvements: Jun 2008 thru Sept 2008
Final Plat Approval: Sept 2008 thru Dec 2008
Home Construction: Dec 2008 thru Sept 2009
This project will not be phased.

7. Plans for future additions, expansion, or further activity related to or connected with this proposal:

No plans for future additions or expansions are anticipated.

8. Environmental information that has been prepared, or will be prepared, directly related to this project:

SEPA Checklist.
Traffic analysis

9. Applications that are pending for government approvals of other proposals directly affecting the property covered by the proposal:

None known at this time.

10. List of government approvals or permits that will be needed for the proposal:

Preliminary Plat Approval
Drainage & Utility Plans
Grading, Clearing, & TESC Plan
SEPA Determination
Construction Plan Approval
Final Plat Approval
Individual Building Permits

11. Brief, complete description of the proposal, including the proposed uses and the size of the project and site.

The proposal is to subdivide the property into 6 residential lots. There is one existing SFR that will remain. The existing parcel is 20.00 acres in size. Each lot area will be greater than the 3 acre minimum required in the current AG-3 zone. Access to the proposed six lots will be via individual driveways off of Vantage Highway. The project may also include the installation of on-site utilities and frontage improvements. An access easement will be granted to the replace the existing driveway serving the property to the south.

12. **Location of the proposal, including street address, if any, and section, township and range; legal description; site plan; vicinity map; and topographical map, if reasonably available:**

The site is located between Vantage Highway to the north and Sunset Road to the south. The project is located within the W ½ of Section 2 and the E ½ Section 3, Township 17N, Range 20E, W.M. The site address is 17780 Vantage Highway, Ellensburg, WA 98926. A vicinity map can be found on the Preliminary Plat map. The legal description of the site is:

Parcel D-2 of that certain survey as recorded May 26, 1967 in Book 15 of Surveys, Page 54, under Auditor's file No. 504736, records of Kittitas County, State of Washington; Being a portion of the east half of Section 3 and the west half of Section 2, Township 17 North, Range 20 East, W.M., Kittitas County, State of Washington.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. **General description of the site (underline one):**
Flat, rolling, hilly, steep slopes, mountains, other:

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

The steepest slopes on the site are less than 10%.

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? Specify the classification or agricultural soils and note any prime farmland.**

The Soil Survey for Kittitas County Area Washington lists the soils on the site as:

- 1) Manatash-Durtash Complex
- 2) Terlan-Durtash-Selah Complex

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

No

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

It is estimated that approximately 200 CY of cut and 200 CY of fill will be required to prepare the site for construction.

- f. **Could erosion occur as a result of clearing, construction, or use?**

There is a potential of erosion during the clearing, grading and construction activity on the site.

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

Approximately 3-6% of the site will be covered with impervious area including buildings and driveways.

- h. **Describe the proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

Temporary Erosion and Sediment Control measures will be put in place to include, gravel construction entrance, silt fences and the stabilization of all exposed soils as necessary. The erosion control plan will be submitted to and approved by Kittitas County prior to any on site activity.

2. **AIR**

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, and wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.**

Short-term:

Emissions would result from construction equipment and site preparation. These impacts would be minimal.

Long-term:

Impacts of the completed project would consist of vehicular emissions (carbon monoxide, hydrocarbons, nitrogen oxides), and smoke from wood or gas burning fireplaces. Approximate quantities are not known at this time, but are not expected to exceed acceptable levels.

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

There is potential off-site emissions from farming activity in the vicinity of the site.

- c. **Describe proposed measures to reduce or control emission or other impacts to air, if any:**

Dust control measures identified by Kittitas County as being required will be employed as needed during all grading and construction operations.

3. WATER

- a. **Surface:**

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

No.

- 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.**

No.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None

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

No

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

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 ground water? Give general description, purpose, and approximate quantities, if known.**

Ground water will be withdrawn by each lot, as a well will be drilled for each lot. It is estimated that water required for 3-4 bedroom residences will be withdrawn by each of the 6 proposed lots.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals: agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or**

the number of animals or humans the system(s) is (are) expected to serve.

Each proposed single-family lot will have a drainfield and septic tank resulting in domestic sewage being discharged into the ground. Each system will be designed and sized for a 3 or 4 bedroom home.

- 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 runoff from roads and houses will be infiltrated into the soil on each lot.

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

Motor vehicle fuels and lubricants may drip onto driving surfaces and combine with runoff. Also the use of pesticides and fertilizers by future landscape maintenance may result in runoff containing pollutants.

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

Temporary erosion control measures implemented during construction will significantly reduce or eliminate potential impacts.

4. PLANTS

- a. **Types of vegetation found on the site:**
- Deciduous trees:** alder, maple, aspen, other:
- Evergreen trees:** fir, cedar, pine, other:
- Shrubs:** native undergrowth, grass
- Grass:** Yes.
- Pasture:** Yes.

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

On site vegetation will be removed as required to allow for the construction of driveways, future single-family residential structures, the installation of utilities and frontage improvements.

- c. **List threatened or endangered species or critical habitat known to be on or near the site.**

None known.

- d. **Describe proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

Upon completion of the project each individual residence will landscape their respective yards.

5. ANIMALS

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

Invertebrates: insects, millipedes, centipedes,
worms, other:

Fish: None

Amphibians: frogs, salamanders, other:

Reptiles: snakes

Birds: hawk, heron, eagle, songbirds,

Mammals: deer, bear, elk, beaver, rodents,
other: coyote, raccoon

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

None.

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

This site is not known to be a migration route.

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

None.

6. ENERGY AND NATURAL RESOURCES

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

Energy requirements that may be utilized with this project are:

Power: Electricity

Heat: Electricity

Natural gas

Oil

Wood Stoves

Solar

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

The new buildings will meet or exceed the Washington State Energy Code and the International Building Code.

7. ENVIRONMENTAL HEALTH

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

No

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

Following development, other than normal police, emergency aid unit and fire protection services, no special emergency services are anticipated.

- 2) Described proposed measures to reduce or control environmental health hazards, if any:

None

- b. Noise.

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

There is existing traffic noise in the area. This noise is minimal and should not affect our project, nor will the accumulative total of traffic have an impact on this project or the surrounding area. Noise from farming activity may also exist in the area of the site.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Typical heavy construction noise will be generated during the construction phase during allowable construction hours. On a long-term basis, additional noise associated with residential traffic and future homeowners can be expected.

3) Describe proposed measures to reduce or control noise impacts, if any:

None

8. LAND AND SHORELINE USE

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

The site is currently being used for a SFR. The surrounding to the west and east are residential, the property to the north is agriculture and the property to the south is commercial.

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

Some agricultural activity has occurred in the past on this site.

c. Describe any structures on the site.

There is a single-family residence on the site.

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

No.

e. What's the current zoning classification of the site?

AG-3

- f. **What is the current comprehensive plan designation of the site?**
- AG-3
- g. **If applicable, what is the current shoreline master program designation of the site?**
- N/A
- h. **Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**
- Not to our knowledge.
- i. **Approximately how many people would reside or work in the completed project?**
- Approximately 17 people would reside in the completed project.
- j. **Approximately how many people would the completed project displace?**
- None
- k. **Describe proposed measures to avoid or reduce displacement impacts, if any:**
- None.
- l. **Describe proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**
- By complying with Kittitas County Development Code and the applicable comprehensive plan policies, it is concluded that the proposal is compatible with existing and projected land uses.

9. HOUSING

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

The project will result in 5 new medium income single family units along with the existing single – family residence, a total of 6 single-family residential units are proposed.

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

None.

- c. **Describe proposed measure to reduce or control housing impacts, if any:**

None.

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?**

Maximum building height will be 35'. The finish material on the buildings may include wood, brick, glass, vinyl siding and composite or cedar shingles.

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

None.

- c. **Describe proposed measures to reduce or control aesthetic impacts, if any:**

None.

11. LIGHT AND GLARE

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

Light and glare from vehicle headlights and windshields can be expected during nighttime and daylight hours.

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

No.

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

The commercial site to the south will have lighting, but should not affect this project.

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

None.

12. RECREATION

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

None.

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

No.

- c. **Described proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant.**

Payment of Park Mitigation Fees as required by Kittitas County.

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.**

None 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.

- c. **Describe proposed measures to reduce or control impacts, if any:**

If any historical or cultural artifacts are found during site development, all work will stop until the appropriate agencies are notified.

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 site is directly served by Vantage Highway and Sunset Road. Additional public streets in the area serving the site include Sunset Drive.

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

The site is not currently serviced by public transit.

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

A minimum of 12 parking spaces will be provided, to include a minimum of two parking stalls in garages and driveways for each new residence.

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

The proposal will not require any new roads to serve the site. Frontage improvements may be required on Vantage Highway and Sunset Road.

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

No.

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

The completed project will generate approximately 48 new Average Daily Trips and 5 new PM PHT.

- g. Describe proposed measures to reduce or control transportation impacts, if any:**

To be determined during plat review.

15. PUBLIC SERVICES

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

The proposed project would result in a minimal increased need for public services fir fire, police, health care and schools.

- b. **Describe proposed measures to reduce or control direct impacts on public services.**

Payment of impact and mitigation fees.

16. **UTILITIES**

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

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Electricity: Kittitas County PUD No. 1
Telephone: Quest

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: _____

Terry L. Ostergaard

Date Submitted: March 2008