

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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SEPA ENVIRONMENTAL CHECKLIST

FEE \$400.00

SE-08-00011

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:

Mt. Baldy Short Plat

2. Name of applicant:

**MDJ Development
Chris Cruse - Agent**

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

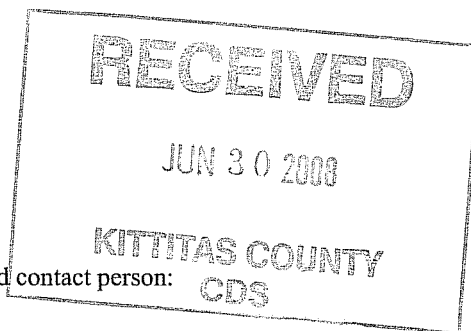
P.O. Box 959
Ellensburg, WA 98926
509-962-8242

4. Date checklist prepared:

05/28/2008

5. Agency requesting checklist:

Kittitas County Community Development Services





DARRYL PIERCY, DIRECTOR
ALLISON KIMBALL, ASSISTANT DIRECTOR

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

ASAP

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

No

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

SEPA on the original plat of Turf Trails

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.

None Known

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

SEPA and Short Plat Approval

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.)

4 lot short plat as per the application map with individual septic systems. Water is to be provided by the Turf Trails Water Company as per the Domestic Water Agreement (AFN 200712050008). For additional information see the existing Irrigation Water and Storm Water Agreement (AFN 200712050010) and the Delaration of Covenants, Conditions, Restrictions, and Easements (AFN 200712050009).

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.

Lot 9 of Turf Trails at the intersection of Quartz Mt Drive and Mt Baldy Lane, see application map for the vicinity map.

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)?
Approximately 2% _____

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.
Loam and Sandy Clay Loam _____

d. Are there surface indications or history of unstable soils in the immediate vicinity?
None Observed - None Known _____

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Typical for home construction and do not expect fill to be added or removed to the property _____

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Not likely, if appropriate an erosion plan will be filed with DOE _____

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 15% - Not to exceed 30% as per KCC 17.20.040 _____

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None anticipated, if appropriate an erosion plan will be filed with DOE _____

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 and Auto typical for home construction and then emissions typical for a residential neighborhood _____

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None Observed - None Known _____

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None _____

3. WATER

a.

Surface

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

Seasonal water from Ellensburg Water Co. piped for irrigation and a collection ditch along the south boundary

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, all lots will be converted to sprinkler irrigation as per county code

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.

None

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

Piping of water from canal to lots 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.

Ground water will be used from the Turf Trails Water Co. as per Domestic Water Agreement (AFN 200712050008)

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.

4 residences on individual septic systems

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.

Expect runoff to sub into ground. Retention areas have been constructed along the west and south boundaries for excess runoff.

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

Not Likely

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

None

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?

Unknown amount will be removed for future house construction and landscaping

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

None known

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

None

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: none
- fish: bass, salmon, trout, herring, shellfish, other: _____

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

~~Request To Rezone Application.pdf~~
None Known

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

None Known

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 competed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Expect all but will be up to the future lot owners

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

Not Likely

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

None

7. ENVIRONMENTAL HEALTH

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

No

1) Describe special emergency services that might be required.

None - Same services as adjoining homes

2) 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, other)?

None - Typical residential noise

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 noise - Dawn to Dusk

Residential noise after construction

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

None

8. LAND AND SHORELINE USE

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

Pasture - hay field

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

Yes, Timothy Hay

c. Describe any structures on the site.

None

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

No



- e. What is the current zoning classification of the site?
Rural - Residential
- 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?
N/A
- h. Has any part of the site been classified as an:
 environmentally sensitive area?
None Known
- i. Approximately how many people would the completed project displace?
None
- j. Approximately how many people would reside or work in the completed project?
Typical of 4 residences
- 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.

9. HOUSING **None**
- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
4 - middle to high income
 - b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
None
 - c. Proposed measures to reduce or control housing impacts, if any.
None

10. AESTHETICS
- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Not to exceed county code
 - b. What views in the immediate vicinity would be altered or obstructed?
None - view of the pasture
 - c. 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?
Typical of residential homes and traffic

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

No

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

Traffic and Housing

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

None

RECREATION

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

John Wayne Trail north of the project

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:

None

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 Known

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 None Observed

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

None

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.

Mt. Baldy Lane as per app map

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

No

c. How many parking spaces would the completed project have? How many would the project eliminate?
None, all off street parking

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).
No, all access roads are constructed

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.
Volumes typical for 4 residences

g. Proposed measures to reduce or control transportation impacts, if any.
None

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, typical for an additional 4 residences

b. Proposed measures to reduce or control direct impacts on public services, if any.
None

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.
ETC and PSE

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: Chris Cruse

Date: 5/28/2008

Chris Cruse, Agent