

## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships; Building Communities

### DETERMINATION OF NONSIGNIFICANCE

**File:** Lyons Rd SEPA Checklist (SE-14-00005)

**Description:** Parcel Segregation (SG-07-00126)


**Proponent:** Mark Charlton  
4820 Fairview Rd  
Ellensburg, WA 98926

**Location:** One tax parcel, located on a 101.7 acre to the east of No 81 Road on Lyons Road, which is zoned Agriculture 20, located in a portion of Section 30, T18N, R20E, WM, in Kittitas County, Assessor's map number 18-20-30000-0030.

**Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request, or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/current/> under "Public Facilities Applications"

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before **September 16, 2014 at 5pm**. To the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg WA 98926

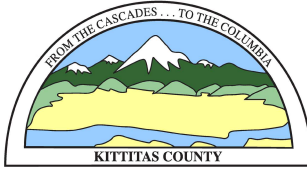
**Responsible Official:**  Robert 'Doc' Hansen

**Title:** Kittitas County Planning Official

**Address:** Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
(509) 962-7506 FAX (509) 962-7682

**Date:** September 2, 2014

**Pursuant to Chapter 15A.07 KCC, this DNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received no later than 5:00pm, September 16, 2014. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.**



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"Building Partnerships – Building Communities"

### NOTICE OF DECISION

**To:** Applicable Agencies  
Adjoining Property Owners  
Applicant

**From:** Kaycee Hathaway, Staff Planner

**Date:** September 2, 2014

**Subject:** **Notice of Decision: SE-14-00005 Lyons Rd**

Pursuant to WAC 197-11-340 & 355, Kittitas County Community Development Services did on September 2, 2014 issue a Mitigated Determination of Non-Significance (MDNS) on the conditionally approved parcel segregation (SG-07-00126).

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c) and WAC 197-11. This decision was made after review of a completed environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County process.

This DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days. Any person, affected tribe, or agency may submit comments to the lead agency within 14 days of the date of issuance of the DNS. Kittitas County Community Development Services shall reconsider the DNS based on timely comments and may retain or modify the DNS or, if the responsible official determines that significant adverse impacts are likely, withdraw the DNS or supporting documents. If the DNS is modified, the lead agency will send the modified DNS to agencies with jurisdiction. Any agency with jurisdiction over this proposal, upon review of this DNS (WAC 197-11-340) may, within the fourteen (14) day comment period, transmit to the initial lead agency a completed "Notice of assumption of lead agency status."

**Written comments from the public may be submitted to the Kittitas County Community Development Services no later than September 16, 2014 at 5:00 p.m.** If you have any questions, please contact our office at (509)962-7506 or kaycee.hathaway@co.kittitas.wa.us. Staff Planner: Kaycee Hathaway.

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204  
(509)925-1414

ORDER CONFIRMATION

Salesperson: LAURA FISHBURN

Printed at 08/28/14 13:18 by lfi18

Acct #: 84329

Ad #: 1156377

Status: N

KC COMMUNITY DEVELOPMENT SERVICES  
411 N. RUBY ST, SUITE 2  
ELLENSBURG WA 98926

Start: 09/02/2014 Stop: 09/09/2014  
Times Ord: 2 Times Run: \*\*\*  
STD6 2.00 X 6.09 Words: 334  
Total STD6 12.18  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 209.50  
# Affidavits: 1

Contact: MANDY  
Phone: (509)962-7506  
Fax#:  
Email:  
Agency:

Ad Descript: NOTICE OF SEPA DETERMINAT  
Given by: KAYCEE HATHAWAY  
Created: lfi18 08/28/14 11:13  
Last Changed: lfi18 08/28/14 13:01

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFSS
DR	A		97 S	09/02,09			
IN	A		97 S	09/02,09			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414  
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Kaycee K Hathaway  
Name (print or type)

Kaycee K Hathaway  
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
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(509) 925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

Printed at 08/28/14 13:18 by lfi18

-----  
Acct #: 84329

Ad #: 1156377

Status: N

**Notice of SEPA Determination  
Lyons Rd SEPA**

NOTICE IS HEREBY given that pursuant to WAC 197-11-340 & 355, Kittitas County Community Development Services did on September 2, 2014 issue a Mitigated Determination of Non-Significance (MDNS) on the conditionally approved parcel segregation (SG-07-00126).

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c) and WAC 197-11. This decision was made after review of a completed environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County process.

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The complete checklist and proposed changes may be viewed at Kittitas County Community Development Services, or on the county website.

For additional information contact:

Staff Planner: Kaycee Hathaway  
411 N. Ruby St. Suite 2  
Ellensburg, WA. 98926  
jeff.watson@co.kittitas.wa.us

Date: September 2, 2014  
Publish: September 2, 2014 and September 9, 2014  
Comment Period Ends: September 16, 2014

DAILY RECORD/KITTITAS PUB  
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POCATELLO ID 83204  
(509)925-1414

ORDER CONFIRMATION

Salesperson: LAURA FISHBURN

Printed at 08/28/14 11:21 by lfi18

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Acct #: 84329

Ad #: 1156377

Status: N

KC COMMUNITY DEVELOPMENT SERVICES  
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ELLENSBURG WA 98926

Start: 09/02/2014 Stop: 09/09/2014  
Times Ord: 2 Times Run: \*\*\*  
STD6 2.00 X 5.97 Words: 334  
Total STD6 11.94  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 205.37  
# Affidavits: 1

Contact: MANDY  
Phone: (509)962-7506  
Fax#:  
Email:  
Agency:

Ad Descript: NOTICE OF SEPA DETERMINAT  
Given by: KAYCEE HATHAWAY  
Created: lfi18 08/28/14 11:13  
Last Changed: lfi18 08/28/14 11:21

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PUB ZONE ED TP START INS STOP SMTWTFS  
DR A 97 S 09/02,09  
IN A 97 S 09/02,09  
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Kaycee K Hathaway  
Name (print or type)

Kaycee K Hathaway  
Name (signature)

(CONTINUED ON NEXT PAGE)

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ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

Printed at 08/28/14 11:21 by lfi18

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Acct #: 84329

Ad #: 1156377

Status: N

**Notice of SEPA Determination  
Lyons Rd SEPA**

NOTICE IS HEREBY given that pursuant to WAC 197-11-340 & 355, Kittitas County Community Development Services did on ~~August 29,~~ *September 2* 2014 issue a Mitigated Determination of Non-Significance (MDNS) on the conditionally approved parcel segregation (SG-07-00126).

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c) and WAC 197-11. This decision was made after review of a completed environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County process.

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jeff.watson@co.kittitas.wa.us

Date: September 2, 2014  
Publish: September 2, 2014 and September 9, 2014  
Comment Period Ends: September 16, 2014

CHARLTON MARK A & TEDDY M  
4820 FAIRVIEW RD  
ELLENSBURG WA 98926

TRINITY FARMS  
2451 NUMBER 81 RD  
ELLENSBURG WA 98926

FORMAN ROBERT M ETUX  
2860 N 81 RD  
ELLENSBURG WA 98926

DAVIS ERIC L ETUX  
PO BOX 1463  
ELLENSBURG WA 98926

HENDERSON JUSTIN L &  
HENDERSON THOMAS L ETUX  
203 LINCOLN ST  
ELLENSBURG WA 98926

SHELTON WILLIAM V  
8381 LYONS RD  
ELLENSBURG WA 98926-7760

HULL ROBIN  
3571 CARIBOU RD  
ELLENSBURG WA 98926

MOORE FAMILY PROPERTIES LLC  
10361 VANTAGE WAY  
ELLENSBURG WA 98926

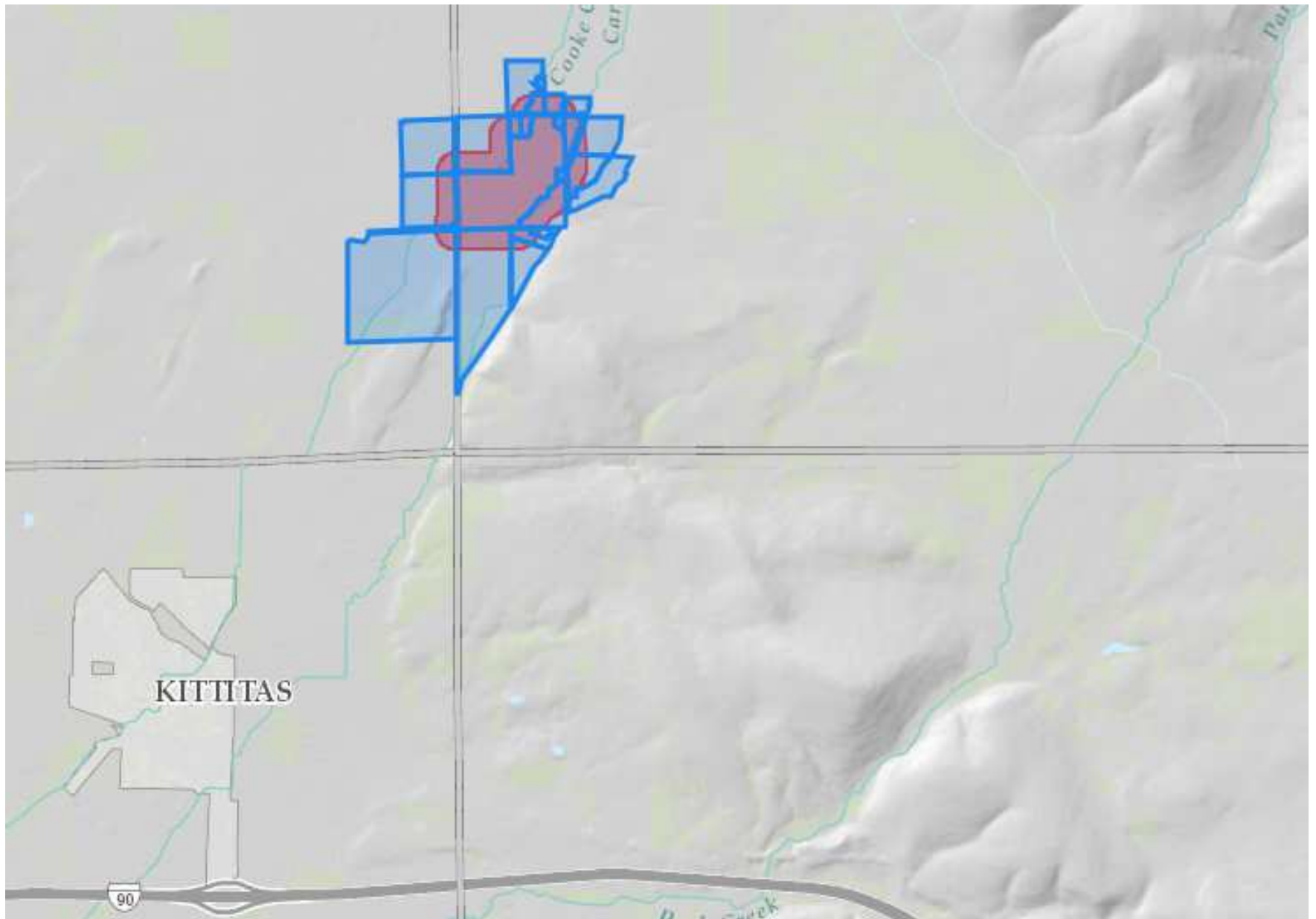
DAUGHTREY JEFF ETUX  
4481 CARIBOU RD  
ELLENSBURG WA 98926

SHELTON RANCH LLC  
8381 LYONS RD  
ELLENSBURG WA 98926-7760

DONAHUE BARRY J  
8890 LYONS RD  
ELLENSBURG WA 98926

HENDERSON LYNN B  
101 WILSON CREEK RD TRLR 60  
ELLENSBURG WA 98926-9062

LUND LAND LLC  
3802 CARIBOU RD  
ELLENSBURG WA 98926





# Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.

Attorneys at Law

Post Office Box 1088, 201 West Seventh Avenue, Ellensburg, WA 98926

F. Steven Lathrop, P.S.  
John P. Winbauer  
Susan K. Harrel  
Jeff Slothower  
James T. Denison, Jr.  
Douglas W. Nicholson



Jeff Slothower  
jslothower@lwbsd.com

Tel (509) 925-6916

Direct Fax (509) 343-3206

www.lwbsd.com

August 20, 2014

VIA EMAIL AND HAND DELIVERY

doc.hansen@co.kittitas.wa.us

Robert "Doc" Hansen, Planning Official  
Kittitas County Community Development Services  
411 N Ruby St., Ste 2  
Ellensburg, WA 98926

**Re: Segregation #SG-07-00126**

Dear Doc:

On June 2, 2014, I filed a SEPA Environmental Checklist on the above-named segregation on behalf of Charlton Farms.

Have you had an opportunity to review that SEPA Checklist, and if so, when do you anticipate acting on it?

Please advise.

Very truly yours,

A handwritten signature in blue ink, appearing to be "JS", written over the printed name "Jeff Slothower".

Jeff Slothower

JS:hh

cc: Client

# Kittitas County Property Map Information

## Parcel Information

Address: Lyons Rd Ellensburg  
Tax Parcel ID: 14789  
Map Number: 18-20-30000-0030  
Acres Recorded: 101.7  
Owner Name: CHARLTON, MARK A & TEDDY M  
Name Cont: N/A  
Mailing Address: 4820 FAIRVIEW RD  
City/State: ELLENSBURG WA  
Zipcode: 98926

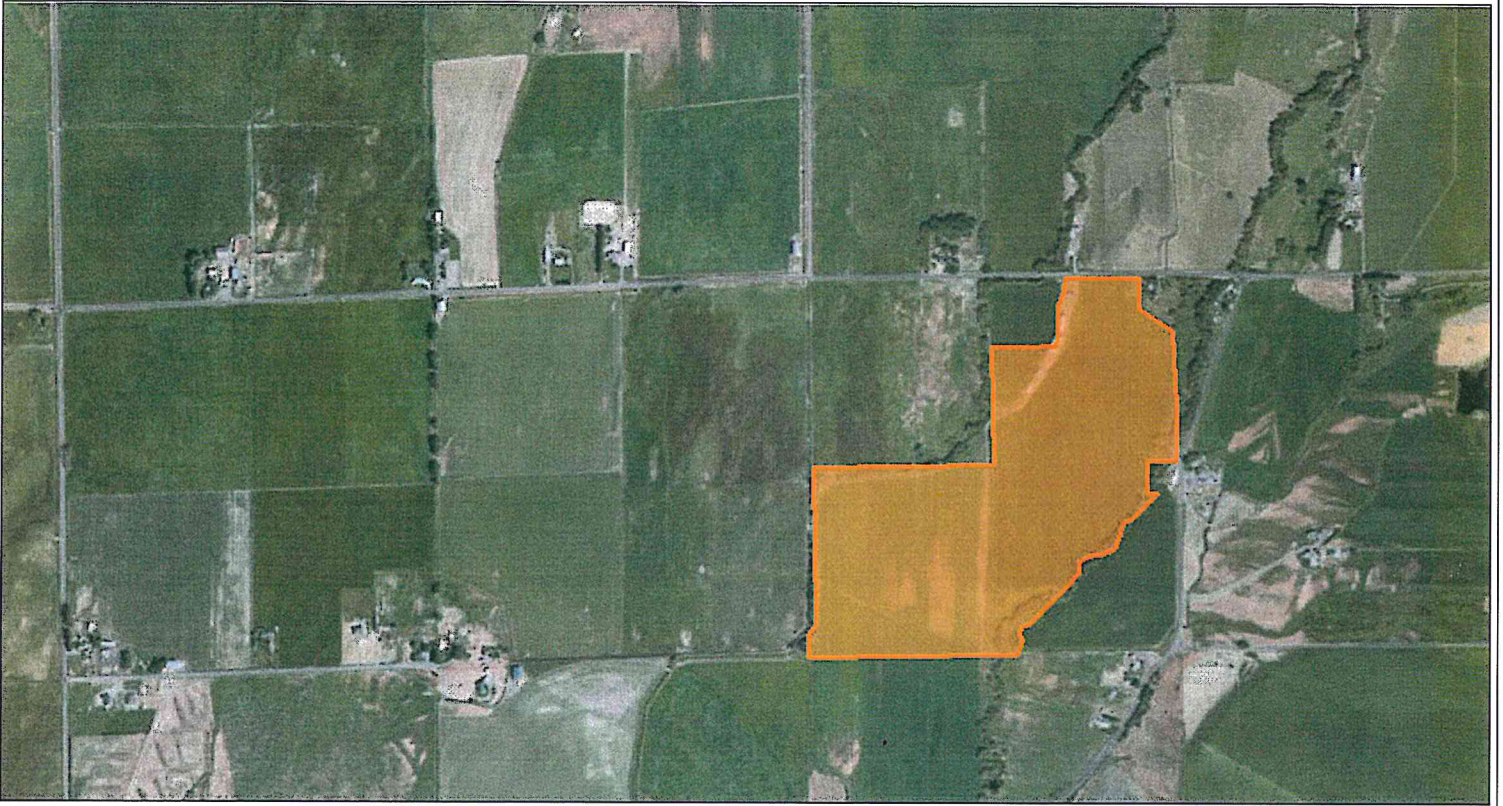
## District Information

Commissioner District: 1  
Voter Precinct: East Sanders  
Hospital District: HOSPITAL DISTRICT 1  
School District: Kittitas School District  
Irrigation District: KRD  
Weed District: WEED DISTRICT # 3  
Fire District: Fire District 2 (Rural Ellensburg)  
Cemetery District: N/A  
Court District: Lower District Court

## Critical Areas Information

Zone Name: Commercial Agriculture, Agriculture 20  
Land Use: Commercial Agriculture  
Contains > 30% Slope: No  
PHS Site Name: N/A  
Roof Hazard: LOW\_HAZARD RATING  
Roof Class: CLASS C  
Seismic Category: C  
Shore Line: N/A  
Weland Code: PEMC  
DNR Water Type: Type 9, Type 2  
FIRM Zone: ZONE C, 100 YEAR  
FEMA Flood Map: 5300950465B  
Coalmine Shaft: N/A  
Airport Zone: N/A  
Max Elevation: 1878  
ISO: 0.02  
PG: 38

# Kittitas County COMPAS Map



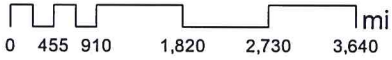
Date: 4/21/2014

1 inch = 1,505 feet

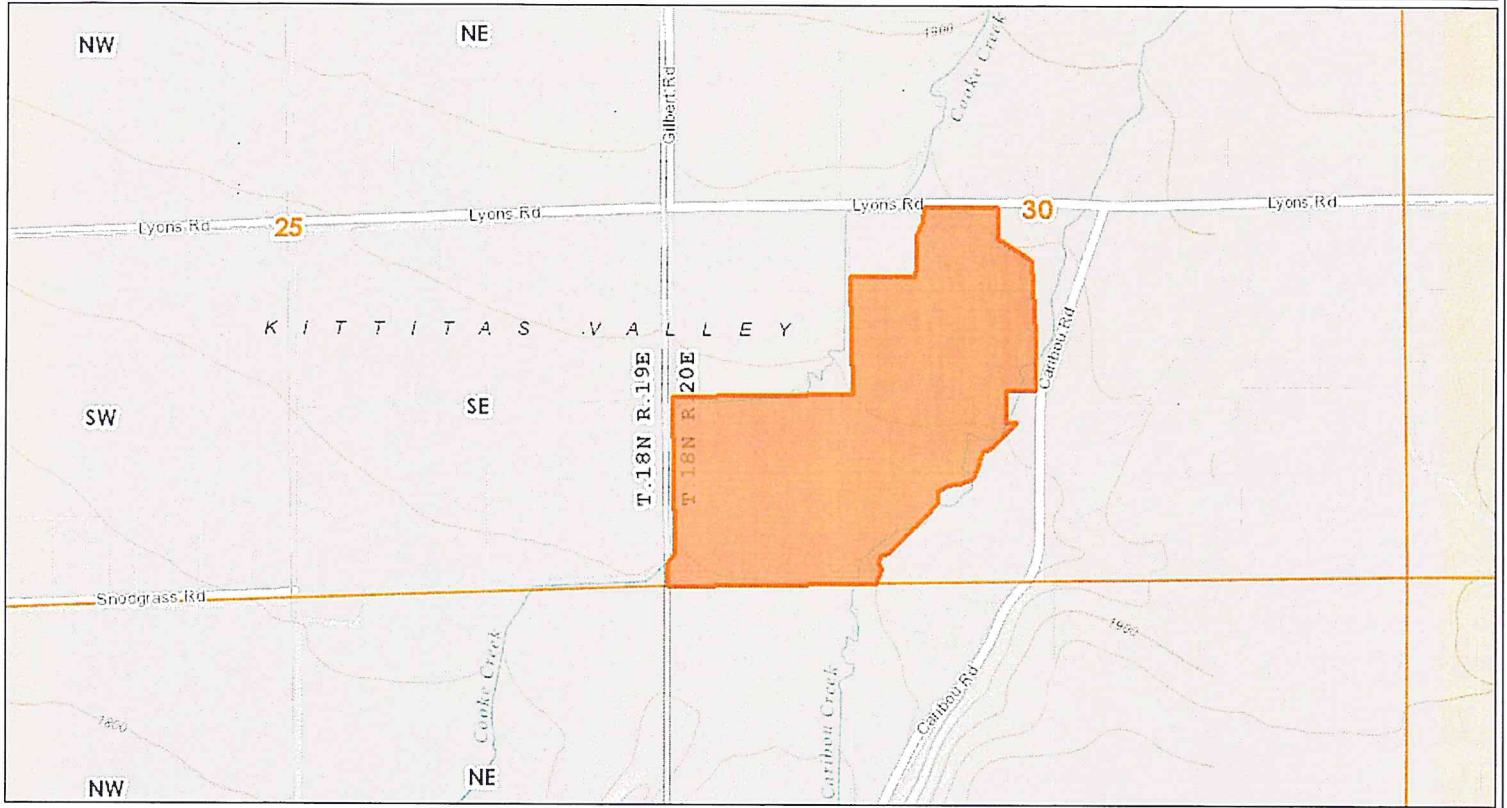
Relative Scale 1:18,056

**Disclaimer:**

*Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.*



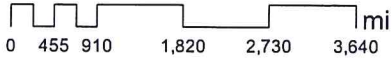
# Kittitas County COMPAS Map



Date: 4/21/2014

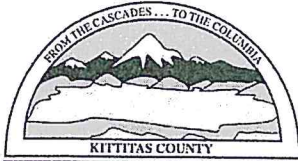
1 inch = 1,505 feet  
Relative Scale 1:18,056

**Disclaimer:**  
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



## EXHIBIT A

5. On May 8, 2008, Kittitas County declared the segregation complete and granted preliminary approval of the segregation. On October 15, 2013, while the segregation was being finalized, Kittitas County refused to complete the segregation unless and until the applicant submitted a SEPA Checklist.
11. The creation of four tax parcels (three 20 acres in size and one 36.90 acres) from one parcel 101.7 acres through Chapter 16.04 Kittitas County Code. Once the parcels are created the applicant intends to use the parcels for the same uses currently conducted on the property.
12. The property is located on Lyons Road in Kittitas County, Washington. See Exhibit B for a map of the tax parcels and Exhibit C for an air photo of the property.



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"Building Partnerships – Building Communities"

## SEPA ENVIRONMENTAL CHECKLIST

### 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 of 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 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 area" respectively.

### APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

**\$560.00 Total fees due for this application** (One check made payable to KCCDS)

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:  
6-2-14

RECEIPT #  
SE-14-00005

**PAID**

JUN 02 2014

KITTITAS CO  
DATE STAMP IN BOX  
CDS

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

FORM LAST REVISED: 4-21-11

Page 1 of 11

**TO BE COMPLETED BY APPLICANT**

**FOR STAFF USE**

A. **BACKGROUND**

1. Name of proposed project, if applicable:  
ADMINISTRATIVE SEGREGATION #SG-07-00126, CHARLTON

2. Name of applicant:  
MARK AND TEDDY CHARLTON

3. Address and phone number of applicant and contact person:  
MARK CHARLTON, 4820 FAIRVIEW RD., ELLENSBURG, 509-929-0314

4. Date checklist prepared:  
4-\_\_-2014

5. Agency requesting checklist:  
KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES (SEE EXHIBIT A)

6. Proposed timing or schedule (including phasing, if applicable):  
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.  
NO

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.  
NONE KNOWN

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

10. List any government approvals or permits that will be needed for your proposal, if known.  
NONE

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.)  
SEE EXHIBIT A

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.

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SEE EXHIBIT A

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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b. What is the steepest slope on the site (approximate percent slope)?  
THE VAST MAJORITY OF THE PROPERTY IS FLAT WITH A SLOPE OF LESS THAN 5%. THERE ARE SMALL PORTIONS OF THE PROPERTY WITH CERTAIN GREATER SLOPES OF APPROXIMATELY 5-10%.

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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.

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UNKNOWN

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

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NO

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

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NO FILING OR GRADING IS PROPOSED

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

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NO

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

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NONE

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

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NONE NECESSARY



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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NONE

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NONE NECESSARY

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

YES, THE PROPERTY IS BOUNDED ON THE NORTH AND WEST BY COOKE CREEK, AND ON THE SOUTH AND EAST BY CARIBOU CREEK. SEE EXHIBITS B AND C.

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 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THERE WILL BE NO FILL OR DREDGE MATERIAL PLACED IN OR REMOVED FROM SURFACE WATER OR WETLANDS.

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

YES. SEE EXHIBIT D, KITTITAS COUNTY PROPERTY INFORMATION AND EXHIBIT E, FIRM ZONE MAP.

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO

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.

\_\_\_\_\_

c. **NO WASTE. MATERIALS WILL BE DISCHARGED INTO THE GROUND.**  
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.

**THE PROPERTY IS CURRENTLY IRRIGATED CROP LAND. THERE IS SOME IRRIGATION RETURN FLOW, WHICH RUNS OFF THE PROPERTY. THIS WILL NOT CHANGE.**

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

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**NOT AS A RESULT OF THIS PROPOSAL**

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

\_\_\_\_\_

\_\_\_\_\_

**NONE NECESSARY**

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?

\_\_\_\_\_

**NO VEGETATION WILL BE REMOVED.**

\_\_\_\_\_

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 NECESSARY**

\_\_\_\_\_

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 KNOWN

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

NO

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

NONE NECESSARY

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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.

NO ENERGY WILL BE USED AS A RESULT OF THIS PROJECT.

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

NO

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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, BECAUSE THERE ARE PLANS TO CHANGE THE EXISTING USE.

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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

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1) Describe special emergency services that might be required.

NONE

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2) Proposed measures to reduce or control environmental health hazards, if any. NONE NECESSARY

b. Noise

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

AGRICULTURAL NOISE

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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.

NO NOISE WILL BE CREATED BY THE PROPOSAL

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

NONE NECESSARY

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8. LAND AND SHORELINE USE
- a. What is the current use of the site and adjacent properties?  
**AGRICULTURE**
  - b. Has the site been used for agriculture? If so, describe.  
**YES, THE SITE HAS HISTORICALLY BEEN USED FOR IRRIGATED AGRICULTURE.**
  - c. Describe any structures on the site.  
**BARN AND GRAIN SILO**
  - d. Will any structures be demolished? If so, what?  
**NO**
  - e. What is the current zoning classification of the site?  
**COMMERCIAL AGRICULTURE AND AG-20**
  - f. What is the current comprehensive plan designation of the site?  
**COMMERCIAL AGRICULTURE**
  - g. If applicable, what is the current shoreline master program designation of the site?  
**ACCORDING TO THE KITTITAS COUNTY PROPERTY MAP INFORMATION, EXHIBIT D, THERE IS NO SHORELINE MASTER PROGRAM DESIGNATION.**
  - 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?  
**NONE**
  - k. Proposed measures to avoid or reduce displacement impacts, if any.  
**NONE NECESSARY**
    - 1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.  
**NONE NECESSARY**
9. HOUSING
- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.  
**NONE**
  - 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 NECESSARY**
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.**
  - b. What views in the immediate vicinity would be altered or obstructed?  
**NONE**

c. Proposed measures to reduce or control aesthetic impacts, if any.  
NONE NECESSARY

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11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
NONE

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b. Could light or glare from the finished project be a safety hazard or interfere with views?  
NO

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c. What existing off-site sources of light or glare may affect your proposal?  
NONE

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d. Proposed measures to reduce or control light and glare impacts, if any.  
NONE NECESSARY

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12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?  
NONE

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b. Would the proposed project displace any existing recreational uses? If so, describe. NO

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c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
NONE NECESSARY

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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

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b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.  
NONE

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c. Proposed measures to reduce or control impacts, if any.  
NONE NECESSARY

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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.  
LYONS ROAD

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b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
NO

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c. How many parking spaces would the completed project have? How many would the project eliminate?  
NONE

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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

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e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
NO

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f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
NONE

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

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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.  
NO

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

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16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.  
ELECTRICITY AND TELEPHONE

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b. Describe the utilities that are proposed for the project, the utility

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providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

\_\_\_\_\_  
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NONE

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: Mark Charlton

Date: 5/27/14

Print Name: Mark Charlton

**THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.**

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

**FOR STAFF USE**

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

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\_\_\_\_\_  
\_\_\_\_\_

2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.

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\_\_\_\_\_  
\_\_\_\_\_

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

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4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.

\_\_\_\_\_  
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5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

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6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

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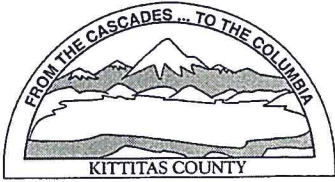
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7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

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KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00021429

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

Account name: 028537

Date: 6/2/2014

Applicant: CHARLTON, MARK A & TEDDY M

Type: check # 19653

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SE-14-00005	CDS SEPA FEE	490.00
SE-14-00005	PW SEPA	70.00
	Total:	560.00