



**KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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**SEPA ENVIRONMENTAL CHECKLIST**

**FEE \$225.00**

**RECEIVED**

**JAN 11 2008**

**Kittitas County  
CDS**

**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 nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

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

**TO BE COMPLETED BY APPLICANT**

**FOR STAFF USE**

**A. BACKGROUND**

1. Name of proposed project, if applicable:

**Firkins Rezone & 5-Lot Plat**

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2. Name of applicant:

**Charles Firkins**

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

**2951 Game Farm Road, Ellensburg, WA 98926**

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4. Date checklist prepared:

**11/16/07**

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5. Agency requesting checklist:

**Kittitas County**

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Rezone and preliminary plat approval - Spring 2008

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

No

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

None

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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.

No

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

Preliminary plat approval, road access permit, well approval, septic approval, final plat approval

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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.)

Request to rezone from Ag-20 to Ag-3 on 15.03 acres and plat into 5 lots at 3 acres each.

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

The subject property is located east of Ellensburg, north of Vantage Highway off of Game Farm Road, within section 29, T18N., R19E. Map number 18-19-29040-0008 & 18-19-29040-0009.

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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)?  
Less than 1% grade.

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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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Loam, clays, river rock exposed on site

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 filling or grading proposed. Indicate source of fill.

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No fill required at this time.

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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Less than 6%

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

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If necessary erosion control measures will be put in during road construction and the building process.

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.

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Normal emissions associated with road and home construction.

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

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No

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

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None proposed at this time.

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.

**There is a seasonal drainage that flows on the western boundary into a livestock pond and out of the property boundary to the west.**

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.

**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 surface waters? If so, give general description, purpose, and approximate quantities if known.

**Yes. Individual wells or a group B could withdraw groundwater.**

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.

**No new septic systems of waste is proposed at this time.**

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.

**Rain and snow melt will be treated onsite in accordance with stormwater management plans.**

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

No

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

None proposed at this time

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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: \_\_\_\_\_

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

Less than 5%. The majority of vegetation is grasses.

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

None known

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

None proposed

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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: \_\_\_\_\_

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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 proposed

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

Electric (PSE), Propane, Wood stove, natural gas

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.

None proposed at this time

7. ENVIRONMENTAL HEALTH

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

1) Describe special emergency services that might be required.

EMS, Police, Fire and Rescue

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

No hazards will be created

b. Noise

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

None

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.

Road construction operations, residential construction

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

Operate within Kittitas County allowed hours of operations

8. LAND AND SHORELINE USE

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

Horse pasture and adjacent hay production

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

Yes. Hay has been grown for onsite use

c. Describe any structures on the site.

Two homes, two barns, one garage

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

No

- e. What is the current zoning classification of the site?  
Ag-20 and a request to Ag-3
- 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?  
**Not applicable**
- 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?  
**18-20**
- k. Proposed measures to avoid or reduce displacement impacts, if any.  
**None proposed**
  - 1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.  
**The proposal does meet KCC subdivision code**

9. HOUSING
- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.  
**2-3 middle to upper 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 proposed at this time**

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 know at this time. Will reflect height requirements for the zone.**
  - 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 proposed at this time**

11. LIGHT AND GLARE
- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
**Light from residential structures operating at night**
  - b. Could light or glare from the finished project be a safety hazard or  
**No**

interfere with views?

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

None

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

Shade all lighting towards the ground

12. RECREATION

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

Hiking, Hunting, Skiing, Bike Riding

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 proposed at this time

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 known

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

No

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

None proposed

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.

Game Farm Road, Wilson Creek Road, Vantage Highway

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

No. Ellensburg has public transit 2 miles away

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

create 6-10, eliminate none



d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

A new road and cul-de-sac will serve the eastern 3 lots of the proposal

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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.

45-60

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

None proposed at this time

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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 proposed at this time

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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 (PSE), Telephone (Ellensburg), Septic (individual) Water (individual or Group B)

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

Electricity (PSE), Telephone (Ellensburg), Septic (individual) Water (individual or Group B)

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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: *Charles L. Firkins*

Date: *11/29/07*

Print Name: *Charles Larry Firkins*