



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. **Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.**

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: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non- projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

APPLICATION FEES:

\$600.00 Kittitas County Community Development Services (KCCDS)**

\$950.00* Kittitas County Department of Public Works**

\$260.00 Kittitas County Public Health

\$1,810.00 Total fees due for this application (One check made payable to KCCDS)

*2 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

** Note:KCCDS and PW fees are waived if project is a VSP sponsored fish enhancement project.

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): 	DATE: 	RECEIPT# <div data-bbox="1209 1669 1502 1879" style="border: 1px solid black; height: 100px; width: 100%;"></div> <div data-bbox="1274 1879 1437 1900">DATE STAMP IN BOX</div>
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A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: *Roslyn Ridge West Planned Unit Development*
2. Name of applicant: *Blue Jay Land Company, LLC*
3. Address, e-mail and phone number of applicant and contact person:
Address: 304 West 1st Street, Cle Elum, WA 98922
Contact Person: Pat Deneen
Contact E-mail: pat@patrickdeneen.com
Contact Phone Number: 509-260-0462
4. Date checklist prepared: *May 30, 2024*
5. Agency requesting checklist: *Kittitas County Community Development Services*
6. Proposed timing or schedule (including phasing, if applicable): *See Exhibit 5 – Phasing Plan*
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 has been prepared, or will be prepared, directly related to this proposal. *None at this time.*
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*
10. List any government approvals or permits that will be needed for your proposal, if known.
 - a. Approval by Kittitas County of a rezone for a Planned Unit Development and Transfer of Development Rights.*
 - b. Approval by Kittitas County Public Works Department for road plans and stormwater plans.*
 - c. Approval by Kittitas County Building Department for any buildings that may be constructed.*
 - d. Washington State Department of Health for possible review of the domestic water system.*
 - e. Washington State Department of Health for the possible review of the Large On-Site Septic System.*
 - f. Washington State Department of Ecology for the possible review of an expanded MBR Plant.*
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. *The Kittitas County Planned Unit Development Rezone application requires a narrative in a specific format. This narrative is attached to this submission as Exhibit 6 – Project Narrative.*

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.

Address: *No official address at this time. Please refer to legal description*

Sections 1 & 12, Township 20 North, Range 14 East

Legal Description: *See Exhibit 1 – Legal Description*

Site Plan: *See Exhibit 3 – Development Plan*

Vicinity Map: *See Exhibit 2 – Vicinity Map*

Topographic Map: *See Exhibit 3 – Development Plan*

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other

The site is flat on the south side of the property and rises to mountains on the north side of the property.

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

There are vertical slopes on the north end of the property.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. *See Exhibit 7 – Site Soils*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *None*

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The purpose of any filling, excavation, or grading proposed will be what is necessary for the creation of access to and development of the proposed parcels being created including but not limited to the creation of roads, installation of utilities, and clearing, grading, and filling of the proposed parcels that are being created. The source of the fill will be from the borrow pit located in the southwest corner of Section 12 on Kittitas County Parcel 822534 and other legal sources. The type of fill will be pit run gravel. It is expected that the quantities of fill will exceed 5,000 cubic yards spread over an excess of 40 acres within the project site.

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

Yes. The project will include but not be limited to the construction and development of roads, utilities including underground water lines, sewer collection lines, power lines, and data lines. This construction will require activities including but not limited to

logging of right of ways, earth work within the right of ways, creating a road base including cutting and filling within the right of ways, excavating trenches for water lines, sewer lines, power lines, and data lines, and clearing and grading of portions of lots for future home construction. In addition, driveways, water and sewer services, and data connections will be created and installed. Erosion could occur during these development activities.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **20% to 25%**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: ***The applicant will develop a stormwater management plan that includes “best practices” and apply for a stormwater permit. The applicant, its contractors, and sub-contractors will be required to use best practices as provided for by the Washington State Department of Ecology. All contracts between the applicant and its contractors and sub-contractors will require the use of best practices during any and all phases of the construction and development of the project.***

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Types Of Emissions During Construction:

Asphalt preparation – Possibly for the creation of roads

Concrete – Possibly for the creation of roads, foundations, and hard surfaces

Fuel dispensing and storage – For construction vehicles and recreation vehicles once construction is complete as allowed by Washington State law

Painting and surface coating – For the preparation of homesites and other buildings

Rock or material crushing and transport – Possibly during the construction phase for onsite use only

Solvent or other volatile liquid use and storage – Possibly for necessary substances and vehicles used on the property

Welding – Possibly for homesites and other buildings in the construction area

Wood processing – Possibly for homesites and other buildings in the construction area

Dust – Higher likelihood for increased dust creation. Best management practices will be followed to minimize fugitive dust

Heat – Higher likelihood for increased heat generation. Use of construction equipment may affect the temperature of the directly surrounding area

Types Of Emissions During Operation:

Propane gas emissions – This will occur from residential use due to various appliances and vehicles such as laundry machines, furnaces, fireplaces, recreational vehicles, recreational equipment, and cars. May have natural or propane gas emissions during events such as wood burning in a contained area

Fuel dispensing and storage – For utility and recreation vehicles and equipment as allowed by Washington State law

Chemical dispensing and storage – Will vary between users

Types Of Emissions During Maintenance:

Propane gas emissions – This will occur from general maintenance due to various appliances, vehicles, and equipment

Fuel dispensing and storage – For utility vehicles and equipment as allowed by Washington State law

Chemical dispensing and storage – Will vary based on use due to lawn, water, sewer, and utility maintenance

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. ***None that the applicant is aware of.***

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

Proposed Measures to Reduce Or Control Emissions During Construction: All machinery and equipment used during construction of the development will meet or exceed Washington State Rules and Regulations.

Proposed Measures to Reduce Or Control During Operation: All machinery and equipment used will meet or exceed Washington State Rules and Regulations. All residents will be educated in order to understand the importance of energy and resource conservation.

Proposed Measures to Reduce Or Control During Maintenance: All machinery and equipment used will meet or exceed Washington State Rules and Regulations.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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. ***There possibly is a Type 4 NS body of water running through portions of parcels 12065 and 20202. There is also a Type 9 U body of water along the west side of the property area.***

- 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. *All buffers will be adhered to during construction. Plans will be developed upon approval of the project.*
- 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 Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
There is no well within the project site. Domestic water will be provided by Evergreen Valley Water System, Inc., which is a municipal Group A water system. This water will be used for uses including but not limited to domestic, commercial, and irrigation. The quantity of water to be withdrawn from the well will be approximately 250 gallons per day per planned unit. There will be no discharge to groundwater within the project boundaries.
- 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) are expected to serve.
This proposed Planned Unit Development creates multiple residential parcels which will become parcels with homes as outlined in the Phasing Plan (See Exhibit 5 – Phasing Plan attached). There will be additional parcels created upon approval of the attached Transfer of Development Rights application. In total, there will be 61 total parcels. These 61 units will be clustered in Parcels 20202 and 12065. These parcels, after the homes are constructed and occupied, will create domestic sewage which will be treated in the following manner:

Sewage created within each home will exit said home and travel first to a two-compartment septic tank for initial treatment and containment of solids. From the two-compartment septic tank, the black water, without any solids, will travel to a pump chamber. Then, the black water will be transported via the pump for final treatment at the facility owned and operated by Evergreen Valley Utilities, Inc. At this facility the black water will be further treated and then discharged into the ground through drain fields approved by Washington State.

Type of System: Domestic with limited commercial. The domestic and commercial sewage will be treated as provided by Washington State Rules and Regulations (WAC's & RCW's).

Size of System: This proposed Planned Unit Development creates multiple residential parcels with each home built on said parcel to create an average of 150 gallons of sewage per day. The system to treat the sewage is described above and will be sized as required by Washington State Rules and Regulations (WAC's & RCW's).

c. Water runoff (including stormwater):

- 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.

Water runoff (including stormwater) will be collected in ditches and directed towards a detention facility. From the detention facility, the water runoff (including stormwater) will be routed towards the Yakima River basin through a series of existing drainage ditches and facilities.

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

Yes. If, during a storm, there are waste materials within the drainage, the stormwater may pick up said waste materials and carry them into the drainage system. As this is a residential development, waste materials after construction is complete will be very limited for the most part. During construction, waste materials could enter the drainage system. During the time of construction, best practices will be used to control stormwater.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

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

A stormwater plan will be in place which will describe the "best practices" used to control and reduce surface water, ground water, runoff water, and drainage pattern impacts. This stormwater plan will be created upon approval of a grading permit, which will be created upon approval of this application.

4. Plants [\[help\]](#)

a. Check the 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

- _____ Orchards, vineyards or other permanent crops.
- _____ wet soil plants: cattail, buttercup, bullrush, 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? *Deciduous trees, evergreen trees, shrubs, bushes, and grasses will be removed for the development of road right of ways, homesites and associated activities. The amount of vegetation to be removed is unknown at this time.*
- c. List threatened and endangered species known to be on or near the site.
None to our knowledge.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *The landscaping to be used within the proposed development will be made up of native and naturally occurring plants.*
- e. List all noxious weeds and invasive species known to be on or near the site.
Kittitas County provides a county wide weed list which is attached to this document as Exhibit 8 – Kittitas County Noxious Weed List.

5. Animals [\[help\]](#)

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

There are no fish or shellfish on the site. The applicant has observed deer, bears, and elk, as well as song birds, crows, and possibly hawks.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.
See our response to Kittitas County Code 17A – Critical Areas in Exhibit 11.
- c. Is the site part of a migration route? If so, explain. *No. None are currently known or observed.*
- d. Proposed measures to preserve or enhance wildlife, if any:
A large portion of the proposed development will be left in its natural state for recreation. There will be some trails developed on the side for motorized and non-motorized vehicle use.
- e. List any invasive animal species known to be on or near the site. *None known*

6. Energy and Natural Resources [\[help\]](#)

- 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. **Mostly electric and possibly some natural gas for uses such as home heating, cooking and lighting.**
- 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 homes and buildings that are being planned will all meet the Washington State Energy Code.**

7. Environmental Health [\[help\]](#)

- 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. **Yes. There is a slight chance of spills and exposure to gas and diesel fuel during the construction phase of the project. "Best practices" as they relate to the aforementioned risks will be used to reduce any possible effects.**
 - 1) Describe any known or possible contamination at the site from present or past uses. **None.**
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **None**
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **Gas and diesel may be stored as provided by Washington State Regulations.**
 - 4) Describe special emergency services that might be required. **In the rare case that emergency services might be needed they would be fulfilled by first responders from Kittitas County Fire District 6 and other first responders with transport to the Kittitas Valley Hospital System.**
 - 5) Proposed measures to reduce or control environmental health hazards, if any: **"Best practices" as generally accepted will be used to reduce environmental health hazards.**
- b. Noise
 - 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **There is very little noise that will affect this project.**

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)? Indicate what hours noise would come from the site. *In the short-term future there will be construction noise including but not limited to machinery, back up warnings, logging, building sounds, hammering, and generators. In the long-term future there will be residential sounds including but not limited to traffic, recreational activities, and landscaping.*

3) Proposed measures to reduce or control noise impacts, if any: *CCRs will be developed that limit the type, level and amount of noise created by the residential community.*

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is forested property. There will be an increased use of Double O Road with additional individuals in the area.

All properties located adjacent to and west of the project are residential in nature.

All properties located adjacent to and north of the project are forested lands.

All properties located adjacent to and east of those portions of the project that are identified as the Center Section North and the Center Section South are forested lands.

All properties located adjacent to that portion of the project that is identified as the South Section are residential in nature.

Additional residential development always impacts the adjacent properties. Kittitas County, through its Comprehensive Plan, Land Use Designations Map found in the Comprehensive Plan, zoning, and applicable codes, has adopted through a public process the allowed density of the proposal which has been deemed to meet Washington State Regulations.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? *The land is not now nor has it ever been commercial forest land or farmland. The land has been logged.*

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: *No*

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 Recreation*

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

- g. If applicable, what is the current shoreline master program designation of the site? **None**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **No**
- i. Approximately how many people would reside or work in the completed project? ***It will be mostly second home residents with about 200 transitory residents when fully occupied. There may be 1 to 4 individuals working within the project and amenities.***
- j. Approximately how many people would the completed project displace? **None**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **None**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: ***The proposed PUD will meet all Washington State and Kittitas County regulations.***
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: ***As there are no lands of long-term significance, no measures are proposed.***

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. ***About 61 mid to high income units***
- 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 [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? ***The height of the buildings will be limited to 40 feet. The exterior of the buildings will be mostly natural materials including but not limited to wood, masonry, and metal.***
- b. What views in the immediate vicinity would be altered or obstructed? **None**
- d. Proposed measures to reduce or control aesthetic impacts, if any: **None**

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? ***The most impact will be at night from house lights and streetlights. Lights will be required to be down facing to protect the night lights.***

- 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? **None**
- d. Proposed measures to reduce or control light and glare impacts, if any: **None**

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Nearby recreational opportunities include but are not limited to, hiking, biking, motor sports, snow sports, and water sports.
- b. Would the proposed project displace any existing recreational uses? If so, describe. **None**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Recreational opportunities offered by the applicant may include but would not be limited to hiking and biking trails, motor sports trails, snow sports, water sports with a community pool, basketball, volleyball, badminton, and play areas. This development will be part of the Roslyn Ridge Community so residents will have access to the Roslyn Ridge Activity Center.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. **None**
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **No - None**
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
Discussions with local residents, personal knowledge, and the Washington State Department of Archaeology.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. ***If any historical sites are encountered during the development of the proposed PUD, development will stop, and the Department of Archaeology and Historic Preservation will be contacted.***

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
State Highway 903.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? **None**
- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **No.**
- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No.**
- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? ***It is estimated that 80% of the homes created within the project will be used as second homes mostly occupied during weekends and state and federal holidays. As the Roslyn Ridge Community provides an all-encompassing recreational experience, it is estimated that an average of five vehicle trips for each second home would be generated per day equaling 244 trips per day (61x.80=48.8...48.8x5=244). It is also estimated that an average of ten vehicle trips for each full-time residence would be generated per day. Based on this, the remaining 12.2 full-time residential units, or 20%, would create 122 trips per day (12.2x10=122). This would create a total of 366 average trips per day. 99% of the traffic would be passenger vehicles such as cars and pickup trucks. Peak hour trips would equal 61. By personal observation, peak traffic hours are from 10:00 a.m. to 1:00 p.m. as most of this traffic relates to recreational use. The above estimates were made using personal observations over the last thirty years of managing the Roslyn Ridge Community and Kittitas County average daily traffic (ADT) calculations.***
- f. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **No.**
- g. Proposed measures to reduce or control transportation impacts, if any: ***As the Roslyn Ridge Community is an all-encompassing recreational experience, the goal is to provide the services needed by owners and guests within the community. This will reduce traffic flow outside of the community.***

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. ***Due to the increased number of individuals that will be using the proposed guest ranch property for lodging and recreation, there may be an increased need for healthcare. Fire wising will be regularly done within and around the proposed facility to lessen the danger of creating fires. Public transportation and schools will not be***

impacted. As is necessary with an increased number of individuals on any property, additional police protection may be needed.

- b. Proposed measures to reduce or control direct impacts on public services, if any.
Initial stages of construction will include preventative safety measures which will include general fire wising and fuel reduction. Recreational opportunities will be in a controlled environment and, as such, users will be required to follow precautions as found in the Kittitas County Code and other various departments that handle and advise recreational safety. The Roslyn Ridge Community will provide information and guidelines on the usage of the recreation facilities including safety information.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- 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 by Puget Sound Energy
Water by Evergreen Valley Utilities
Refuse Service by the Owners Association
Telephone and Data by Inland Networks
Sanitary Sewer & Septic System by Evergreen Valley Utilities*

*All utilities listed above have main lines to the property boundary. Underground
construction will be required to extend these utilities to each newly created parcel.*

C. Signature [\[HELP\]](#)

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: _____

Name of signee Dayna Ridlon

Position and Agency/Organization President, Blue Jay Land Company LLC

Date Submitted: _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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 are:

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 are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

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 are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

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) are:

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