



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**

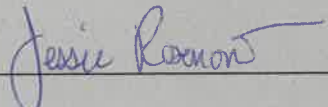
\$260.00 Kittitas County Public Health

\$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: <u>12/3/24</u>	RECEIPT# <u>CD24-03019</u> <u>LP-24-00084</u>	<div>RECEIVED DEC 03 2024 Kittitas County CDS DATE STAMP IN BOX</div>
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A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: *Parke Creek Landing Planned Unit Development*
2. Name of applicant: *Parke Creek Landing LLC*
3. Address, e-mail and phone number of applicant and contact person:
Contact: Frank Ragland
Address: P.O. Box 208
Thorp, WA 98946
E-mail: spiritwindfarm76@gmail.com
Phone Number: 509-899-1434
4. Date checklist prepared: *October 31, 2024*
5. Agency requesting checklist: *Kittitas County Community Development Services*
6. Proposed timing or schedule (including phasing, if applicable): *After final approval, this proposed project will be fully constructed over an estimated period of 15 to 20 years. For additional information, see the proposed phasing plan in section (j) of Exhibit 4.*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *There are no additional plans for this property other than what is described within Exhibit 4 – Project Narrative and allowed under KCC section 17, specifically KCC 17.13, 17.30, and 17.36.*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *The following Kittitas County planning documents and associated environmental ordinances contain environmental information or are related to this proposal:*
Ordinance 2023–010, which changed the land use and zoning designation of the subject property to Rural Recreation and is included within Exhibit 9 of this application.
Ordinance 2013–001, which created the Rural Recreation land use and zoning documents
Ordinance 2021–016: Critical areas code adoption KCC 17A

Furthermore, a Critical Areas Report directly related to this proposal has been completed and submitted in Exhibit 8 and is used to answer questions within this checklist.
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.
A Kittitas County SEPA threshold determination will be needed. Additionally, necessary development permits will be included but not limited to the following: building permit(s), grading permit(s), water and water system designs and approvals, community septic or a large on-site septic system approval, and stormwater permit.

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. *This proposal is for a planned unit development that would allow for rural recreational, residential, and other uses allowed under the Rural Recreational and Planned Unit Development zoning. The proposal would cover a single parcel totaling 185.30 acres and would allow for the development of a minimum of 37 units ($185.30 \div 5 = 37.06$). Please refer to Exhibit 4 – Project Narrative for a complete description of the proposal.*

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

Section 34, Township 18 North, Range 20 East W.M.

Legal Description: See Exhibit 1 – Legal Description

Vicinity Map: See Exhibit 2 – Vicinity Map

Site Plan: See Exhibit 3 – Development Plan

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 a gradual downward rolling slope that runs from the north side of the property to the south side of the property. Additionally, there is a seasonal stream known as Parke Creek that has created a large ditch that runs from the northeastern corner to the southwestern corner of the property. For further information, see Exhibit 8 – Critical Areas Report.

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

Based upon the USDA Soil Report for Kittitas County, the site contains a maximum slope of 15-30%. See Exhibit 5 for the full list of site soils within the project site.

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. *Pursuant to the Soil Report in Exhibit 5 and the Critical Areas Report in Exhibit 8, there are 8 soil types located on site (soil types 503, 511, 570, 618, 621, 674, 787, and 869) pursuant to the USDA soil map. None of these soils are considered hydric soils. Please note that this parcel of land is not designated as agricultural land of long-term significance.*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *To the knowledge of the applicant, there are no surface indications of unstable soils, nor is there any known recent history of unstable soil.*

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.

Grading will be necessary for the construction of access to the proposed residential and recreational areas. The main transportation route through the proposed development will use an access point off Parke Creek Road that will run through the site. This road will be built to Kittitas County private road standards. Native material will be graded offsite and used onsite for the access road. This graded area will be replaced with road base fill. It is estimated that the road section will be 7,630 yd.³, the recreational storage area will be 1,650 yd.³, and the ORV track will be 6,800 yd.³. There is a possibility that a pond will be constructed for irrigation purposes, this pond is estimated to be 3,300 yd.³. The creation of all included areas will be through balancing the cut and fill of each individual section. The total area of grading and replacement material is estimated to range between 7,000 yd.³ to 30,000 yd.³.

A portion of the property is currently used for farming. Various farming practices including but not limited to the rotation of crops may continue. These practices may require activities such as tilling, grading, and reseeding. As for future development that may occur, the amount of filling and/or grading depends upon the existing site conditions. These estimations are typically part of the site preparation. Individual projects that may utilize the provisions of this proposal may be subject to additional permits, including but not limited to grading permits, and environmental review, if such projects meet or exceed thresholds for environmental review.

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

During construction, some erosion may occur. Necessary stormwater erosion control will be incorporated to alleviate any soil erosion runoff. Implementation of "Best Management Practices" will be used to address stormwater and erosion control. A stormwater permit will be obtained by the Washington State Department of Ecology for this property.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *Buildings, residences, roads, and other infrastructure will be the only impervious surfaces. It is estimated that 10% of the site will be covered with impervious surfaces. Methods of reducing the expected percentage of impervious surfaces will be explored. This may include reducing the width of road surfaces, providing for a road structure capable of bearing traffic loads, while also allowing stormwater to penetrate the surface, thereby reducing stormwater runoff.*

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: *As part of the Washington State Department of Ecology's Construction Stormwater General Permit, the applicant is required to develop a Stormwater Pollution Prevention Plan (SWPPP), which utilizes and implements Best Management Practices. Using the SWPPP, possible erosion issues will be further reduced and controlled during stormwater events.*

Furthermore, the applicant will revegetate portions of the project site with native vegetation to protect the long-term impact to the land. The applicant also plans to place a minimum of 8% of the land into open space as provided for by the Kittitas County Code section 17.36. The open space will include a 100-foot buffer on either side of Parke Creek, totaling 200 feet of space

and 16 acres of the almost 200-acre parcel. This open space will be managed by the applicant and will be put into an open space easement as required that will further protect Parke Creek.

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 and ORV track(s)*
- *Concrete – Possibly for the creation of roads, foundations, and ORV track(s)*
- *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 such as laundry machines, furnaces, and fireplaces. May have additional natural or propane gas emissions during events*
- *Dust – May be produced during recreational activities*
- *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. *The project site's eastern adjacent parcel contains the Operating Engineers Regional Training Program, which is a training center for heavy machinery. The use of this machinery may create emissions. There is also the possibility of vehicle emissions from traffic off of Parke Creek Road and Vantage Highway.*

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

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

Dust abatement methods will be established during the construction phase and during operation most specifically for recreational activities. This may include but not be limited to the use of water trucks during construction periods and during certain recreational activities. Standard emission control devices will be used as a measure to control emissions.

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. *Parke Creek flows through a portion of the subject parcel. Additionally, on-site irrigation ditches supply irrigation water to adjacent parcels. There is a body of water on the eastern side of the property that is identified on the COMPAS county map; however, there is no indication of flowing water. All of these streams are classified as DNR Water Type 2 – (F) on the COMPAS map. See Exhibit 8 – Critical Areas Report for a detailed description of on-site characteristics.*
- 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. *There is an existing on-site bridge that crosses Parke Creek. It is intended to use this bridge for this project. This application also proposes to construct other crossings over Parke Creek. Plans for these additional roads are not currently available as the road design is not complete. The final development plan including road designs will be submitted to Kittitas County Public Works for review after approval of this proposal. Other necessary permits for additional road construction will be obtained.*
- 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. *No fill or dredge material will be placed in or removed from surface water or wetlands within the project site.*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *Irrigation water for farming practices is currently on site and supplied by the Kittitas Reclamation District. It is proposed that the applicant will drill a well and purchase water either through a private water bank or possibly through the Kittitas County Drinking Water Program. It is estimated that the well would supply 250 gallons per day per residence.*

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *Parke Creek runs through the site, but there is no 100-year floodplain located on the subject parcel pursuant to the 100-year floodplain layer on Kittitas County's COMPAS map. Based on the Critical Areas Report in Exhibit 8, Parke Creek will include a 100-foot buffer on each side of its banks where required, totaling 200 feet in total, which will become an open space easement to further protect the creek.*

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. *There will be no planned discharges of waste materials to surface waters. However, the progression of the project might indirectly lead to such discharges. In such a scenario, environmental review may occur if these possible emissions exceed desired thresholds. It is proposed that the initial lots will have individual septic systems managed by the individual owners. A sewer system may be installed as part of the necessary utilities for residential and outdoor recreational uses. Community drain fields, which would be processed through the Kittitas County Health Department, or a Large On-site Septic System (LOSS), which would be processed through the Washington State Department of Health, may eventually serve the needs of the completed development. A licensed septic designer or a professional engineer will design the designated system. The system will discharge the allowed amount of treated water as regulated by Washington State Law and process the domestic water that is produced by the eventual proposed Group B water system.*

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.

In the first phase of the proposal, groundwater will be obtained and withdrawn from an approved Group B water system for domestic use. This Group B water system would be managed by LCU, Inc., which is a satellite management agency approved by Washington State. The applicant will obtain water from either Kittitas County or through private water banks in the amount sufficient to supply the complete proposal. The Group B water system would be processed through the Kittitas County Department of Public Health. As part of this process, additional wells and a water storage tank may be required to satisfy requirements of the Kittitas County Department of Public Health pertinent to water storage and fire flow requirements. Currently, the amount of water has not been determined.

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.

The project is proposing to install individual drain fields, community drain fields, a Large On-Site Septic System (LOSS), or another innovated septic system as allowed by Washington State. These systems will allow discharges to the ground as allowed by Washington State Law.

After the homes are constructed and occupied, each residence 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 managed by LCU, Inc. for final treatment. 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 200 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.

A Washington State Department of Ecology Stormwater Permit and a Stormwater Pollution Prevention Plan will be required for this proposal prior to any construction occurring on site. This plan will identify and develop measures to reduce and control stormwater on site.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.
Known waste materials, other than what has been previously addressed under the previous question regarding discharge, are not expected to enter ground or surface waters. 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.

This proposal does not alter the drainage pattern. Parke Creek currently runs through the subject property and will be protected within a 200-foot buffer. This buffer will become an open space easement and wildlife corridor as required through the site.

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

Stormwater runoff will be addressed through the development of a Stormwater Pollution Prevention Plan that meets the WA State Department of Ecology stormwater guidelines and is designed and constructed in accordance with Best Management Practices. This stormwater plan will be 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?

The main kind of vegetation that will be removed will be pasture grass. Additionally, sage brush will also be removed. The amount of vegetation that will be removed or altered is not currently known. Grading will be necessary for the construction of access to the proposed residential and recreational areas. The main transportation route through the proposed development will use an access point off Parke Creek Road that will run through the site. This road will be built to Kittitas County private road standards. Native material will be graded offsite and used onsite for the access road. This graded area will be replaced with road base fill. It is estimated that the road section will be 7,630 yd.³, the recreational storage area will be 1,650 yd.³, the ORV track will be 6,800 yd.³, and the possible pond as previously described will be 3,300 yd.³. The creation of all included areas will be through balancing the cut and fill of each individual section. The total area of grading and replacement material is estimated to be anywhere from 7,000 yd.³ to 30,000 yd.³.

There are certain areas of shrubsteppe that are present on the map but either no longer exist or have been degraded due to being heavily grazed by livestock for over 100 years. Due to this, the environmental health of these critical areas has significantly declined. Much of this critical area's state of deterioration has surpassed the point of preservation.

A portion of the property is currently used for farming. Various farming practices including but not limited to the rotation of crops may continue. These practices may require activities such as tilling, grading, and reseeding. As for future development that may occur, the amount of filling and/or grading depends upon the existing site conditions. These estimations are typically part of the site preparation. Individual projects that may utilize the provisions of this proposal may be subject to additional permits, including but not limited to grading permits, and environmental review, if such projects meet or exceed thresholds for environmental review.

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

See the Washington State Department of Fish and Wildlife Priority Habitat and Species List for the project site in Exhibit 7.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *Landscaping will occur as described in the project narrative. If sage brush is removed, the replacement ratio will apply consistent with the critical areas code found in KCC 17A.07.070(6). The applicant will incorporate an open space easement for*

Parke Creek as required, which will create an area for mitigations to occur regarding necessities such as replanting.

- 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 6 – Kittitas County Noxious Weed List. It is known that the Canada Thistle, a Class C Noxious Weed, grows within the site.

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.

The applicant has observed deer, elk, songbirds, hawks, and eagles on and near the site.

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 the Washington State Department of Fish and Wildlife Priority Habitat and Species List for the project site in Exhibit 7. The rainbow trout and the golden eagle are both listed species; however, the rainbow trout is not a candidate for state status, nor is the project site a sensitive location for this species.

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

Unknown. The Quilomene deer winter range, per Kittitas County Information, is further to the east of this proposal.

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

As part of this proposed project, there will be an open space easement as required, which would be established along Parke Creek, the seasonal stream that travels through the site. This will be a 200-foot easement (100 feet on either side of the creek) that will protect and preserve any wildlife within Parke Creek. This easement in and of itself will provide a corridor along the creek for wildlife that may travel across the site. There will be an additional crossing over Parke Creek constructed under regulations as set forth by the Washington State Department of Fish and Wildlife. The existing bridge will be used for recreational and other purposes if required.

- 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. *Electricity and propane will be used within the proposed PUD. It is possible that solar energy and wood stoves will be included in the residences as well.*

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. *This proposal would not affect the potential use of solar energy by*

adjacent properties. This is due to the ability for local residences to install solar energy services either on their roof tops or directly adjacent to their homes. This proposal is on approximately 185 acres and does not impede the direct rays of sunlight preventing adjacent landowners from using solar energy.

- 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 covenants established for this proposal will provide the ability to utilize energy conservation features or measures to reduce or control energy impacts. Such features may be the use of equipment such as solar panels. There will also be provisions on how to conserve water as part of the water plan.*

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. *The applicant does not anticipate environmental health hazards that may occur as a result of this project.*

- 1) Describe any known or possible contamination at the site from present or past uses. *To the knowledge of the applicant there is no contamination from past or present uses.*
- 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. *To the knowledge of the applicant there are no existing hazardous chemicals or conditions that may affect project development and designs.*
- 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. *The project site is within Kittitas Valley Fire and Rescue (KCFD #2), which provides fire emergency services for this area. The applicant has also proposed to have a 10,000-gallon water tank on site along with a 20,000-gallon water bladder for fire flow needs. When ORV events are held there may be the need to include first aid personnel for participants of the events.*
- 5) Proposed measures to reduce or control environmental health hazards, if any: *There will be no environmental health hazards within the property. For any issues that may arise, the jurisdictional agency would be contacted, such as the Kittitas County Public Health Department, Kittitas County Community Development Services, or the Washington State Department of Ecology.*

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *Typical noise, such as occasional traffic and aircraft, are present around the area. The project site's eastern adjacent parcel contains the*

Operating Engineers Regional Training Program, which is a training center for heavy machinery. The use of this machinery may create noise.

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. *During construction, there will be noises including but not limited to machinery, back up warnings, logging, hammering, and generators. In the long-term future there will be residential sounds including but not limited to traffic, recreational activities, and landscaping. The noise levels that would be emitted from the proposed residences would be minimal and at an appropriate volume for the level of activity of a single-family home. There may also be recreational noise generated mainly from ORV use. As the recreational area is within the northeastern portion of the proposed project site, the created noise would be concentrated within this area away from the residential uses. As the wind typically blows in an easterly direction, all noise would be pushed towards the east towards vacant land and the Operating Engineers Regional Training Program which includes the use of heavy machinery. The parcel most affected by recreational noise would be the Parke Creek Community Facility, the northern adjacent juvenile facility.*

3) Proposed measures to reduce or control noise impacts, if any: *Existing noise regulations under Kittitas County Code Chapter 9.45 would be adhered to as part of this proposal.*

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 vacant land. The adjacent land to the east of this proposal is owned and operated by the Operating Engineers Regional Training Program which includes the use of heavy machinery. To the south and west is a mix of parcel sizes used for residential purposes and farming activities. To the north, parcel sizes range from five to over 500 acres in size and are used for residential, community facility, farming, and recreational uses. This proposal will not affect the nearby or adjacent properties; in fact, this proposal is consistent with the rural recreational and residential uses that are adjacent to the project site.

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? *This property is not designated as being Resource Lands (agricultural or forest) of long-term commercial significance.*

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. The continued use of cattle grazing may be used, which also services as an additional fire wising technique.*

c. Describe any structures on the site. *The subject property does contain an existing bridge over Parke Creek, but other than that there are no structures on site other than infrastructure for irrigation.*

- d. Will any structures be demolished? If so, what? *No existing structures will be demolished.*
- 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? *There is no shoreline designation covering the subject parcel.*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *Pursuant to the Kittitas County COMPAS map, it has identified Parke Creek and possible associated wetlands within a portion of the subject property. See Exhibit 8 – Critical Areas Report. Furthermore, and due to the previous Comprehensive Plan amendment, it has been discussed that the shrubsteppe habitat found on the subject parcel is a concern and mitigation should be required. It is understood that if any development such as roads occur within the shrubsteppe area on site, the application will meet the requirements of KCC 17A – Critical Areas Code and mitigate appropriately for the loss of any shrubsteppe habitat. The applicant will designate an open space easement along Parke Creek as required and will reserve this area as a mitigation area for the critical habitat. At the same time, the applicant is willing to conduct offsite mitigation to meet the Critical Areas Code replacement ratio requirements as found in KCC 17A.07.070(6).*
- i. Approximately how many people would reside or work in the completed project? *The zoning allows for the standard density of 37 units (185.30 acres divided by 5 = 37.06 lots). The proposal may incorporate 10 to 20 people that would work for the outdoor recreational uses.*
- 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 proposal meets the guidelines of the Rural Recreation Comprehensive Plan zoning and land use designations. Additionally, the proposal is consistent with the existing recreational and recreational uses in the vicinity. This proposal is also consistent with KCC 17.15 – Uses Permitted, as residential, recreational, and planned unit development uses are all consistent with the subject parcel's zoning.*
- 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. *The underlying Rural Recreation zoning allows for 37 units (185.30 acres divided by 5 = 37.06 lots). These units will mostly be middle-income housing.*
- 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: *No measures to reduce or control housing impacts are needed.*

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? *Heights may vary regarding the recreational storage area, as these units may range in size from a pole barn structure down to a standard storage unit height. The single-family residences may be the standard height required by code. The exterior building materials used would be the type of materials consistent with the current building code in KCC Title 14 and other applicable codes.*
- b. What views in the immediate vicinity would be altered or obstructed? *There will be no views altered or obstructed.*
- c. Proposed measures to reduce or control aesthetic impacts, if any: *There are no foreseen impacts at this time. If there are identified impacts throughout the development process, buffers will be established.*

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *There may be reflective glares emitting off of recreational use equipment such as ORVs, motorcycles, and maintenance vehicles during the day. There may also be reflective glares occurring from ORV and other vehicle headlights during low lights period and at night.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? *Not to the knowledge of the applicant.*
- c. What existing off-site sources of light or glare may affect your proposal? *None to the knowledge of the applicant based on the location of the proposal.*
- d. Proposed measures to reduce or control light and glare impacts, if any: *Due to the project site's topography and the specific locations of the uses within the site, it is anticipated that there will be minimal, if any, measures needed to control light or glare.*

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? *This proposal provides direct and quick access to the following activities: land owned by the Washington State Department of Fish and Wildlife, the Washington State Department of Natural Resources, and public Forest land. These areas allow and provide recreational opportunities such as cross-country skiing, snowshoeing, hiking, mountain biking, hunting, fishing, and ORV activities. There is a designated public ORV parking area towards the north end of Parke Creek Road. The Columbia River is 15 miles east of the subject parcel.*
- b. Would the proposed project displace any existing recreational uses? If so, describe. *This proposal would not displace any existing recreational uses. Due to the closure of ORV events and the lack of recreational lands in the lower Kittitas County area, this rural*

residential/recreational development would enhance the recreational uses within Kittitas County.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
The recreational opportunities offered by the applicant will likely not affect the surrounding recreational uses as there are no other private uses like this in the area. The offered uses may include but would not be limited to an off-road vehicle (ORV) park/course and any legal activity that adds to or compliments an ORV park. For a full list of proposed uses within the ORV area, see Exhibit 10. Residents may have access to these recreational uses within the proposed project. This proposal is on a privately-owned parcel of 185.30 acres and recreational uses would only be available for resident and guest use.

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. *There are no structures on site other than an existing bridge.*
- 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.
When this proposal is released for comment, appropriate agencies may respond and provide direction relating to cultural or historic issues. The applicant plans to look for and respond to this input.
- 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.
This proposal is served by Parke Creek Road via Vantage Highway and/or Christensen Road. Access to the proposal will include access points off Parke Creek Road. The applicant is also exploring the ability to obtain access to Vantage Highway, but this may not occur.
- 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). *There will be a new private on-site road system that will serve this proposal. This system will meet Kittitas County Private Road Standards and will follow Kittitas County Code Title 12 – Roads and Bridges. There may be improvements made on the existing bridge that currently runs over Parke Creek. These improvements will also follow Kittitas County Code Title 12 – Roads and Bridges. It is anticipated that there will be no need for new improvements to Parke Creek Road, paved upon improvement.*

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *The project will be developed near Parke Creek; as previously stated, the existing bridge may be improved upon.*
- 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? *There will be thirty-seven (37) residential parcels added to the property. As these proposed homes will be identified as recreational homes, the Institute of Transportation Engineers (ITE) suggests or provides the PM peak hour rate of 0.29 trips per residence. This would equal 11.31 PM peak hour trips for this proposed planned unit development, which will not impact the Level of Service (LOS) of Parke Creek Road or associated intersections.*
- 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. *It is not anticipated that there will be interferences with or effects on agricultural or forest product activities that may occur on Parke Creek Road or Vantage Highway.*
- g. Proposed measures to reduce or control transportation impacts, if any: *There may be planned events that take place within the proposed planned unit development. Such events will follow proper policies enforced by Kittitas County and will submit appropriate permits as necessary.*

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 residents and guests that will be using the proposed project, there may be an increased need for healthcare. Fire wising will be regularly done within and around the proposed facility to lessen fire danger. Public transportation will not be affected. Schools will not be impacted to a significant degree. 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 Parke Creek 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 _____

*Electricity via Kittitas County Public Utility District #1. Irrigation water is available through the
Kittitas Reclamation District.*

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.

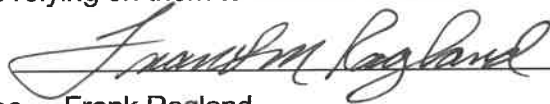
- *Electricity by Kittitas County Public Utility District #1*
- *Water by LCU, Inc.*
- *Refuse Service by the owner, the homeowner's association, or qualified third party*
- *Telephone and Data by T-Mobile or other available service*
- *Sanitary Sewer & Septic System by the owner, the homeowner's association, or
qualified third party*

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 Frank Ragland

Position and Agency/Organization Owner, Parke Creek Landing LLC

Date Submitted: 12-3-24

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; pro- duction,
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.