



**KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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**SEPA ENVIRONMENTAL CHECKLIST**

**FEE \$400.00**

**PURPOSE OF CHECKLIST:**

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**INSTRUCTIONS FOR APPLICANTS:**

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**USE OF CHECKLIST FOR NONPROJECT PROPOSALS:**

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

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

**TO BE COMPLETED BY APPLICANT**

**FOR STAFF USE**

**A. BACKGROUND**

1. Name of proposed project, if applicable:

**F&G Performance Based Cluster Plat**

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\_\_\_\_\_

2. Name of applicant:

**Cool Water, LLC. & Fortune Creek, LLC.**

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

**206 West 1st St., Cle Elum, WA 98922**

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4. Date checklist prepared:

**April 18, 2008**

\_\_\_\_\_

5. Agency requesting checklist:

**Kittitas County Community Development Services**

\_\_\_\_\_

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

**Preliminary approval early summer 2008.**

**Final Approval early fall 2008**

**The project will be built in up to four phases over a 3 to 5 year period**

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

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

**No plans for any future additions or expansions are proposed.**

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

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

**A critical areas review was requested by Cool Water, LLC on April 16, 2008, from Kittitas County. The results of the review will become a part of the record for F&G PBCP. No other enviro. info has been requested at this time.**

\_\_\_\_\_  
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9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**No other pending applications in Section 7 would have a direct affect on the F&G Cluster Plat. This plat is a stand alone development.**

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\_\_\_\_\_

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

**Preliminary and final plat approval, class A water system approval, soil logs, approved road cert. and possibly a SWPPP.**

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

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**The F&G PBCP will be 51 lots ranging in size from .65 acre to 1.73 acres. The two parent parcels total 89.10 acres. In term of cluster density points per KCC 16.09.080, we are proposing a class A water system for 50 points, active recreation (trails) 10 points and 30% open space for a total of 90 density bonus points.**

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

**The location of the property is southwest of the City of Cle Elum, south of Woods & Steele Road within the SW 1/4 of Section 7, T19N., R.15E., W. M. Please see the preliminary plat map for the detailed legal description, boundary and lot layout. Topography is included on the preliminary layout.**

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B. ENVIRONMENTAL ELEMENTS

1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)?  
**+/- 25-35%** \_\_\_\_\_

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. \_\_\_\_\_

**The soils are generally rocky in structure, but contain levels of dead organic materials (DOM) from forest growth. The soils are not agricultural in nature. The subject property is not prime farmland.**

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

**No reports of any unstable hill sides have been documented.**

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

**For the purpose of this proposal, the only type of grading and filling activities associated with this project will be related to (see attached)**

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

**Minor amounts of erosion could occur during construction. This would typically occur during road construction.**

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

**At full buildout, +/- 3-6 %**

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

**To reduce the effects of possible erosion a SWPPP may be required. Ecology blocks, straw barriers and silt screening may also be used as protective measures.**

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. \_\_\_\_\_

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

**No. The subject property is not near any known sources.**

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

**A fugitive dust control plan (FDCP) may be used to control emissions to the air.**

3. WATER  
a.

Surface

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

**Yes. There is a small, seasonal creek running south to north on parcel number 17839. DNR has the creek typed a N, but does not specify Site Class.**

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**No. Road development will be located away from any natural drainages and creeks.**

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

**No filling or dredging is proposed with this application. No wetlands exist on the subject property.**

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

**No diversions will be required or are proposed with this development.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**No. There are no 100-yr floodplains associated with this proposal.**

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.

**Any waste waters associated with this project will be treated on site and not allowed to drain to surface waters.**

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

**Yes. A Class A water system, including the transfer (see attached)**

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**Domestic sewage is the only planned source of waters that (see attached)**

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).

Where will this water flow? Will this water flow into other waters? If so, describe.

**Runoff could occur from roads and driveways. Ditching, basins and storage areas could be used to store and treat sources of runoff. Exact quantities are not known at this time.**

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*Need documentation of the transfer from WSDOH. NM 3/15/08*

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

No. Plans are currently being developed to prevent any waste materials from entering ground or surface waters. Appropriate setbacks from wells and surface waters will be enforced.

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

Again, a SWPPP, ditching and basins may all be used to reduce and controll runoff. Impacts from water are not expected.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: \_\_\_\_\_

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

Minimal amounts of vegetation will be altered or removed for road construction and residential development. (see attached)

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

No known endangered species are known to be on or near this site.

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

Minor to no landscaping will be allowed. (see attached)

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

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

Request To Rezone Application.pdf  
See Above

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

This site is not listed as a migration route. Elk have (see attached)

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

Wildlife preservation within this development will be encouraged. (see attached)

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Wildlife Friendly  
fencing. MM 5/15/08

Re-establish  
natural environments

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**Electric, propane and wood stoves will be allowed.**

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

**No. At no point will the use of solar energy sources be discouraged.**

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

**None are included in the proposed subdivision plans.**

7. ENVIRONMENTAL HEALTH

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

**No. None exist on the property and none are proposed.**

1) Describe special emergency services that might be required.

**Fire and EMS may be required during active development.**

2) Proposed measures to reduce or control environmental health hazards, if any. **No health hazards exist on the property, so none are proposed.**

b. Noise

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

**No known nuisance noise exists on or near the subject property.**

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

**During development, noise associated with road construction and residential development will occur on a very limited basis.**

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

**All noise, within the development, will need to meet state and county noise laws and codes during and after development.**

8. LAND AND SHORELINE USE

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

**The site is bare of human uses at this time. It is considered Rural in nature.**

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

**No. This site has not been used for agriculture and contains no prime farmland.**

c. Describe any structures on the site.

**None currently exist.**

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

**No. None exist on the site at this time.**

e. What is the current zoning classification of the site?  
Rural-3

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

g. If applicable, what is the current shoreline master program designation of the site?  
No shoreline designation exists on the site.

h. Has any part of the site been classified as an:  
 environmentally sensitive area?  
No. No environmental sensitive areas were addressed at the time of the pre-application meeting with Kittitas County on April 15, 2008

i. Approximately how many people would the completed project displace?  
None

j. Approximately how many people would reside or work in the completed project? Depending on the status of occupancy, between 0-200 part time or fulltime residences.

k. Proposed measures to avoid or reduce displacement impacts, if any.  
No displacement impacts should occur as a result of this proposal.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

9. HOUSING Pre-application meeting with Kittitas County (see attached)

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

At full buildout, 51 SFR's could be located on the subject property. (see attached)

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

No units exist on the site, so no units will be eliminated.

c. Proposed measures to reduce or control housing impacts, if any.  
CC&R's will control residential uses and any impacts that may occur.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed with this application.

b. What views in the immediate vicinity would be altered or obstructed?  
No views would be altered or obstructed as a result of this application.

c. Proposed measures to reduce or control aesthetic impacts, if any.  
Aesthetic impacts will be controlled by CC&R's and the future homeowners association.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

At no time should the proposal produce glare. Lighting from SFR's would mostly occur at night. All lighting will be shaded and pointed down.

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

**No. See question 11A**

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

**Nothing currently exists that will affect this proposal.**

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

**Light shading and direction control. Residential lighting will point towards the ground at all times.**

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12. RECREATION

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

**Skiing, snow-mobiling, bird and animal watching, biking, snow-shoeing, trails and geocaching.**

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b. Would the proposed project displace any existing recreational uses?

If so, describe. **No. Recreational activities will be encouraged.**

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c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**None are proposed at this time.**

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13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**The subject property is not listed on any local, state or federal preservation or archaeological register.**

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

**No known landmarks or historical indicators have been found on or near the property.**

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

**If any objects of historical significance are found, the Washington State Department of Archaeology will be contacted.**

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14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

**The county road that serves this project is Woods & Steele Road & Chandler Road for secondary access. The applicant reserves the right to designate additional acesses. (see attached map)**

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

**No. The nearest public transit system is in Ellensburg, 30 miles away.**

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- c. How many parking spaces would the completed project have? How many would the project eliminate?  
102-130 driveway spaces. No parking would be eliminated.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).  
A new private road system will be constructed to serve the development. All roads will meet or exceed road standards.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
No. The main source of transportaion to and from the subject property will be vehicular
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
At full build out, and depending on occupancy, ADT could be 300-500.
- g. Proposed measures to reduce or control transportation impacts, if any.  
At this time, we would like to reserve the right to discuss second access with regards to this proposal. (see attached map)

15. PUBLIC SERVICE

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.  
Fire and EMS may be needed on rare occasions and only during emergencies.
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
Homes could use Firewise practices to reduce the possibility of fires. Future landowners could also create defensible space around homes, garages and other structures.

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.  
Phone, electricity, natural gas, individual/ community septic, Class A water system

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: David S. [Signature]

Date: April 21, 2008

## **F&G PBCP SEPA**

### **B. Environmental Elements**

1e) the construction of private access roads and some driveways. The exact volumes have not been calculated.

2a) Emissions would likely occur during the construction phase from minor dust emissions, construction and service vehicles. Plans will be in place to keep dirt roads hydrated, as to reduce the amounts of dust emissions.

3B1) of water rights, will be used to serve the subject property. No water will be discharged to surface waters.

3B2) will be discharged into the ground. The waters will be treated in either individual or community septic tanks or drainfields.

4B) The intent of the development is to allow the environment to remain in as much of a natural state as possible.

4D) After road and residential construction, native and local plants and trees could be replanted to re-establish the natural environment.

5C) historically use this and the area surrounding the property as grazing and habitat areas.

5D) If any fencing is proposed, it should not limit access of natural species including deer and elk. Natural habitat will be recovered after residential development occurs.

8K) confirmed that the proposal is consistent with state law and county codes.

9A) At this time, we would like to reserve the right for either future landowners or the current landowner, to apply for a Zoning Structural Setback Variance. This would concern those parcels within the 200' setback of the Commercial Forest Zone per KCC 17.30A.055. Where the setback is not feasible, all development will comply with KCC 17.57.050(2).