



KITTITAS 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 area" respectively.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Akehurst Rezone and 14 Lot Plat

2. Name of applicant:

Don Akehurst & Gregory Akehurst

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

2151 Brick Mill Road, Ellensburg, WA 98926, (509) 856-8610

4. Date checklist prepared:

October 8, 2008



DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

5. Agency requesting checklist:
Kittitas County Community Development Services
6. Proposed timing or schedule (including phasing, if applicable):
No phasing is proposed for this development. Preliminary approval is expected in early Summer 2009. Final approval will be sought immediately following preliminary approval.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No. The entire project is contained within the application documents. No future additions or expansions are planned.
8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.
At this time, no other environmental documents have been prepared for this proposal.
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 applications are currently pending for any project directly relating to this proposal.
10. List any government approvals or permits that will be needed for your proposal, if known.
Preliminary Plat Approval, Final Plat Approval, County road access permit, soil logs and proof of potable water.
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 enclosed request is a project rezone on 71.29 acres. The property is currently zoned Ag-20 and the rezone request is to Ag-5. The request also includes a 14 lot long plat with access off of Brick Mill Road.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
The subject property is located north of Brick Mill Road and east of Wilson Creek Road in a portion of Sect. 20, T.18N., R.19E. W.M. Existing legal description, site plan with topo are attached with the project application package.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other. *The subject property is flat.* _____

- b. What is the steepest slope on the site (approximate percent slope)?
+/- 2% grade across the entire 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 prime farmland.
Nf, Naches fine sandy loam and Ss, shallow and rocky soils. _____

- d. Are there surface indications or history of unstable soils in the immediate vicinity?
No. The soils are stable in and around this subject property. _____

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Any fill material for road and residential construction will come from within the subject property. No outside fill will be required. _____

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No. Erosion control measures will be in place, if necessary, during road and residential construction. _____

- g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
At full build out, no more than 5% of the site will be covered by impervious surfaces, including roads and residential construction. _____

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
If necessary, erosion control measures will be set in place prior to construction of roads and residential structures. _____

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.

No emissions to the air will occur as a result of this proposal.

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

No. The project site is in an agricultural area, emissions and odors should have no effect on the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: *None.*

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.

A portion of a KRD ditch runs along the northern portion of the subject property. There are no regulated critical areas on the subject property.

- 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 are no regulated critical areas on the subject property. No work will take place within 200 ft. of any critical areas.

- 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 dredge or fill materials will be placed in or removed from any surface waters.

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

Individual wells and an irrigation plan must be approved by Kittitas County and the Irrigation district, prior to final plat approval.

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

No. Wilson Creek contains the nearest 100-year floodplain. Wilson creek is located Over 1/4 mile west of the subject property.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *No.*

b.

Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known. *Ground waters will be withdrawn in the form of individual wells. All ground water withdrawals will comply with state and DOE requirements for the lower county.*

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. *Individual septic systems are proposed. Septic tanks will provide collections for solid waste, while drain fields will allow waters to be treated naturally.*

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 will occur via paved driveways, roads and other impervious surfaces. Runoff will be collected and treated via basins, ditches or whatever else is feasible at the time of road construction.*

2) Could waste materials enter ground or surface waters? If so, generally describe. *There are no "waste materials" being proposed, other than residential waste.*

d.

Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
See 3C1 for details.

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?
Only grasses and shrubs will be removed for residential and road development.

c. List threatened or endangered species known to be on or near the site.
No known endangered species have been seen on the subject property.

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
None proposed with this development application.

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:

 x birds: hawk, heron, eagle, songbirds, other:

 x mammals: deer, bear, elk, beavers, other: *skunk*

 fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.
See 4c.

c. Is the site part of a migration route? If so, explain.
No.

d. Proposed measures to preserve or enhance wildlife, if any.
Possible use of split rail fencing for wildlife passage, reduce the footprint of residential development as much as possible.

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.
Electricity and propane will be the primary sources of heat and power within this development.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.
Absolutely not.

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 plans, but the development would allow the placement of individual solar panels and/or the use of private wind towers.

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. In fact, there are none existing and none are proposed.

- 1) Describe special emergency services that might be required.

No "special" EMS services would be required. The property is currently served by Fire District #2 for fire service and EMS.

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

No EH hazards currently exist on the subject property. This proposal will not create any new EH hazards, therefore, no measures are proposed.

- b. Noise

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

Construction equipment will be used during road and residential construction. After full build out, noise should only exist in the form of low level residential traffic.

- 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.

See above. All noise would be subject to the Kittitas County noise ordinance.

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

Limit the hours of construction operations, keep construction vehicles off while not in use.

8.

LAND AND SHORELINE USE

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

Agriculture. The property is not designated for long term commercial significance.

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

Yes, see above answer.

- c. Describe any structures on the site.

There is a home, barn and related out buildings on the subject property per Kittitas County 2001 air photos.

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

No.

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

Ag-20, existing. Ag-5, proposed.

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

Rural, both existing and proposed.

- g. If applicable, what is the current shoreline master program

designation of the site? *Does not exist on the subject property.*

h. Has any part of the site been classified as an:
☐ environmentally sensitive area? *No.*

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

j. Approximately how many people would reside or work in the completed project? *Up to 8 families or 30 people.*

k. Proposed measures to avoid or reduce displacement impacts, if any.
No displacement impacts are expected.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
According to the Kittitas County Comprehensive plan, a mixture of densities are encouraged in the Rural lands. Ag-5 allows for the development of 5 acre parcels through a rezone and subdivision.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
Up to 14 middle class residential units could be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
None of any class will be eliminated.

c. Proposed measures to reduce or control housing impacts, if any.
At this time, no measures to control housing impacts are proposed. CCR's could be used to limit size, style and expected impacts.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Not to exceed 35 feet. County code limits the size of structures per zone.

b. What views in the immediate vicinity would be altered or obstructed?
None. There are no enforced view sheds in Kittitas County.

c. Proposed measures to reduce or control aesthetic impacts, if any.
See 9 C.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Residential outdoor lighting, mostly at night.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No. All outdoor lighting will be pointed towards the ground and away from roads.

- c. What existing off-site sources of light or glare may affect your proposal?
None that currently exist.

- d. Proposed measures to reduce or control light and glare impacts, if any.
See 11B.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Skiing, hunting, snow shoeing, snow mobiling, hiking, fishing and biking.

- b. Would the proposed project displace any existing recreational uses? If so, describe. *No. None currently exist on the subject property.*

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

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.
This site contains no know objects and is not listed on any state or federal Archeological registrations.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None have been found on the subject property and none have been discovered near the subject property.

- c. Proposed measures to reduce or control impacts, if any.
If any items of historical or cultural significance are found on the subject property, the state Dept. of Archeology will be contacted immediately.

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 subject property is on Brick Mill Road, a county road.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No. The nearest means of public transit is in Ellensburg.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
At full build out, up to 28 parking spaces will be created.
- 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, internal private road off of Brick Mill Road will serve this proposal.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No. Motor vehicle will be the primary source of transportation for this development.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Between 60 and 70 TPD could be generated at full build out.
- g. Proposed measures to reduce or control transportation impacts, if any.
None proposed at this time.

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.
Generally, no. The subject property is already served by FD #2.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
None proposed at this time.

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.
PSE for electricity, Ellensburg Telephone for phone service, individual septic and individual wells are proposed.

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: Don Akehurst

Date: 10/17/08

Print Name: DON AKEHURST

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: _____

Date: _____

Print Name: _____