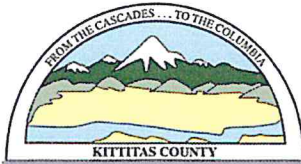


SE-15-00007



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"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: [\[help\]](#)

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.

### Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### 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.

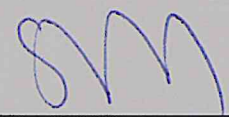

### APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

**\$560.00 Total fees due for this application** (One check made payable to KCCDS)

### FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): 	DATE: <u>7/14/15</u>	RECEIPT# <u>26252</u>	 DATE STAMP IN BOX
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

# SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014



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## **A. background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

*Big Creek Trails*

2. Name of applicant: [\[help\]](#)

*D. K Professional Consultants, Inc.*

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3. Address and phone number of applicant and contact person: [\[help\]](#)

*304 West 1st Street, Cle Elum, WA 98922*

Contact Person:

*Pat Deneen  
509-260-0462*

4. Date checklist prepared: [\[help\]](#)

*July 16, 2015*

5. Agency requesting checklist: [\[help\]](#)

*Kittitas County CDS*

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

*The proposed timing, Staging and Phasing schedule is provided for on Exhibit H attached.*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

*The applicant owns other parcels of land adjacent to the project site. These other lands are not included within this proposal and may be further developed as allowed by county zoning and county approvals in the future. There are no specific plans for these properties at this time. These properties may be sold in the future.*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

*Wildlife report*

*Wetland report. The wetland and wildlife report may be contained in the same document*

*Archaeological report*

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. [\[help\]](#)

*No*

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

*Kittitas County Development Permit*

*Kittitas County Grading Permit*

*Building Permit*

*Storm Water 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

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

*See attached Index Tab #2*

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. [\[help\]](#)

*The site does not have an assigned address.*

*The project site is located within Township 20 Range 14 and Sections 28, 29 and 32.*

*The following information is attached to this document:*

Exhibit A: Vicinity map copied from Kittitas County's tax sifter information site

Exhibit C: Site Plan

Exhibit E: Topographic Map copied from Kittitas County's tax sifter information site

Exhibit F: Aerial Map of the site copied from Kittitas County's tax sifter information site

Exhibit T: Legal Description

Exhibit U: Project Parcel Numbers

## **B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

### **1. Earth**

a. General description of the site [\[help\]](#)

*Topography is varied, including ranging from level to steep slopes and mountainous terrain.*

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

*There are some vertical rock slopes on the property that are located in the proposed open space.*

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. [\[help\]](#)

*Sand, Gravel, some Clay. There is no agricultural land of long-term commercial significance within the project site. There are no plans to remove soils from the project site. It is unknown if the project site has ever hosted agricultural use.*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

*No*

- 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. [\[help\]](#)

*Site development will include infrastructure, access roads, individual building lots, home foundations and associated earthwork, and recreational amenities. Normal grading activity associated with the development will occur. It is estimated about 20% of the total site will be disturbed. It is estimated that approximately 100,000 tons of fill will be required ( this is an estimated number and will vary with the final design of the project as it is approved by Kittitas County. The source of the fill has not been identified at this time. The fill that comes from off site will come from an approved source. A borrow pit may be established on the Project site.*

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

*Yes. The development will make reasonable effort to protect and preserve natural vegetation, however some removal of underbrush vegetation and trees will occur. Best management practices will be followed to minimize erosion, dust emissions, and soil migration.*

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

*Specific site plans and engineering will identify impervious surfaces. Impervious areas are not anticipated to exceed 15-20 percent project site.*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

*Upon preliminary approval of the accompanying applications a storm water control plan will be created that meets the Department of Ecologies Eastern Washington Manual requirements that will address the erosion issues. Best Management Practices will be used during construction to minimize erosion.*

## 2. Air

- 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. [\[help\]](#)
- Abrasive blasting - NO
  - Asphalt preparation - NO
  - Chemical spraying - NO
  - Coffee roasting - NO
  - Composting – Possibly once the homes are constructed.
  - Concrete batching – Possibly during construction
  - Dry cleaners - NO
  - Fuel dispensing or storage – Yes for recreation vehicles as allowed by Washington State Law
  - Landfill - NO

- Manure application and storage - NO
- Painting or surface coating – Yes of the constructed houses
- Planting/anodizing - NO
- Printing - NO
- Rock or material crushing, grinding or transport – Possibly during the construction phase for use only on site.
- Soil or groundwater remediation - NO
- Solvent or other volatile liquid use or storage - NO
- Sterilization processes - NO
- Welding - NO
- Wood processing - NO
- agricultural/residential waste burning – NO
- Dust – Yes. Best Management Practices will be followed to minimize fugitive dust.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

NO

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

*Best Management Practices will be followed during development to minimize fugitive dust*

### 3. Water

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. [\[help\]](#)

*Yes, Big Creek and Little Creek. These are tributary streams to the Yakima River. In addition there are identified wetlands associated with Big Creek and Little Creek as well as a wetland that has been identified that is located towards the center of the project. In addition Kittitas Reclamation District canal is located on the easement that access the 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. [\[help\]](#)

3)

*Yes. A bridge will require rebuilding that crosses the Kittitas Reclamation District canal. There will be work removing some roads that lie within 200 feet of Big Creek and Little Creek. There will be some work on the existing roads that serve the irrigation facility that is located on Big Creek. Once these roads are repaired they will be closed to motorized traffic except for irrigation use, project construction, and maintenance and operation uses.*

- 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. [\[help\]](#)

None

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

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

*Yes, Please see Exhibit P for the location of said floodplain.*

- 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. [\[help\]](#)

NO

b. Ground Water:

- 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. [\[help\]](#)

*Yes. Ground water may be withdrawn from an existing well (as located on Exhibit I ) or other wells to be drilled in non residential areas. In addition individual wells may be located on all or a portion of the residential parcels that are created within this project. The proposed uses for the well(s) will be for domestic indoor use as well as the possibility of outdoor uses limited to 500 square feet of irrigated land per parcel created except in recreation areas where the use may extend beyond 500 square feet. In addition there may be outdoor and indoor recreation facilities created as allowed by the Planned Unit Zone which will require water usage for irrigation and the possibility of water for a pool(s). It is estimated that 35 acre feet of water may be with drawn from a well or wells a year as required by the Department of Health to serve the property for the PUD uses. This number may be refined through the planning and permitting process as required by the authorities having jurisdiction.*

*Normal ground water conveyance via septic systems may occur. The project plans to convey storm water discharges with conventional bio swales.*

- 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. [\[help\]](#)

*Septic tanks and drain fields (individual or community systems) would be engineered to treat domestic sewage prior to discharge to the ground. The system(s) would be engineered to meet the minimum requirements required, and submitted for health department review and approval.*

c. Water runoff (including storm water):

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- 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. [\[help\]](#)

*Storm water runoff may be collected and detained. Pre and Post development runoff flows towards the Yakima River basin.*

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

*Septic Systems will be engineered according to Health Department standards. A Storm Water Plan that meets DOE standards to minimize the potential for waste materials entering ground or surface waters will be developed.*

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

*NO*

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

*A Storm Water Plan will be developed that is based on and applies Best Management Practices for the project as identified above. The storm water maintenance plan that will be developed will be kept on site during construction activities.*

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

Yes ..... deciduous tree: **alder, maple, aspen, other**

Yes ..... evergreen tree: **fir, cedar, pine**, other

Yes ..... **shrubs**

Yes ..... **grass**

No.....pasture

No.....crop or grain

No.....Orchards, vineyards or other permanent crops.

Yes... **wet soil plants**: cattail, buttercup, bullrush, skunk cabbage, other

Yes.....water plants: water lily, eelgrass, milfoil, **other**

Yes.....other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

*A plan to Fire Wise parts of the site will be developed and submitted to the county for review which will include removing the underbrush in selected. Additional clearing will be required for, including but not limited to home sites, roads, utilities, and trails.*

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)



None

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

*The use of native plant materials requiring little irrigation is proposed for home sites and construction-disturbed areas. Home sites may each be allowed have 500 square feet of irrigated landscaping with all other landscaping done with native plants. Park sites may be allowed to have additional irrigated landscaping. All open space areas, except parks, will only use native plants.*

- e. List all noxious weeds and invasive species known to be on or near the site.

*Nap Weed*

## 5. Animals

- 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. Examples include: [\[help\]](#)

birds: **hawk, eagle, songbirds,**  
mammals: **deer, bear, elk,**  
fish: **trout,**

To the best of our knowledge we have hawks, eagles songbirds, deer, bear, elk and trout on or near the property.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

*None.*

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

*Elk and deer travel through the area.*

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

*Wildlife habitat will be enhanced by the project's preservation of dedicated open space and protection of existing wetlands.*

- e. List any invasive animal species known to be on or near the site.

*None known.*

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

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*Electricity and propane will be used in the development where required for residential use and other uses as provided for in the county's Planed Unit Development zone.*

- b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe. [\[help\]](#)

*No.*

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

*The project will meet the minimum requirements of the current Washington State Energy Code.*

## **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. [\[help\]](#)

*The project will have normal environmental health hazards associated with development. Use of petroleum products (e.g. gasoline, oil, propane and diesel) will be handled and stored in accordance with Washington State regulations and Kittitas County fire protection standards.*

- 1) Describe any known or possible contamination at the site from present or past uses.  
*None aware of.*
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

*None aware of.*

- 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.

*Petroleum, propane, and paint products may be stored and used on the site during construction and after as required for residential and recreation use.*

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

*Normal emergency medical, fire, and police services associated with the development and occupancy of a 58 lot recreational project. This could include Police, Fire, and Medical aid.*

- 5) Proposed measures to reduce or control environmental health hazards, if any:

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*All hazardous materials will be handled as required by Washington State Standards.*

**b. Noise**

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

*None*

- 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. [\[help\]](#)

*Temporary construction noise would occur during daylight hours and the described project development phases. Ongoing normal noise emissions would occur from new residents and their recreational use of the property, but would not exceed Kittitas County noise codes*

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

*Vehicles within the project site will meet minimum requirements of the Kittitas County Codes in regards to noise enforcement provisions*

**8. Land and shoreline use**

- 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. [\[help\]](#)

*The project site is privately owned and vacant. The project site is currently used by trespass riding ORV's, hunting camps, hiking, fishing, etc. The site is primarily harvested forestland with limited marketable timber.*

*The Forest Service owns most of the land to the south, which is primarily forestland, used for timber and recreational resources. The project proposes open space between the residential development and the Forest Service land that will not affect the current land uses on this property*

*The adjacent lands to the east and west have been subdivided into individual parcels but remain mostly undeveloped. Approximately half mile to the east is the Goat Peak development, a residential project. The proposed residential development portion of the project are isolated by terrain and creek corridors from most of the adjacent lands to the east and west.*

*Properties north of the project site have been created and subdivided out of a single ownership which now includes the following uses; (a) residential, (b) farming, (c) an organization that owns an adjacent parcel that includes a residence(s), a private facility that includes indoor and outdoor recreation facilities including but not limited to camping and club activities such as square dancing, (d) in addition, and further to the north, there is a facility that has a conditional use permit to operate a activity barn which hosts parties, weddings, and meetings. Nelson Siding Road is also north of the project site, which provides the arterial access to the project. As stated above the project property was once part of the property that lies adjacent to and north of the project site. When the project site was sold by the original owners a 60 foot easement that*

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*lies on top of Lund Lane was included with the sale of the project property. Lund Lane will be affected by the additional traffic created by the project. See Exhibit K for additional information on the primary access.*

- 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? [\[help\]](#)

*Like most of Upper Kittitas County, the project site has been logged. The lands in Kittitas County have gone through a long process of analysis in regards to uses and this land was not designated as agricultural or forest land of long-term commercial significance. Lands in Kittitas County have been designated resource lands and these lands were not included in those designations.*

- 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:

*There is farmland located adjacent to Lund Lane. Lund Lane is a private road that is used for access to various parcels and is the road over which the access easement is located for the project. This private road, in addition to accessing various parcels, is also used by the farm(s) equipment including tractors, swathers, bailers, and hay haulers during different times of the year. As on many roads, public and private, in Kittitas County there will be times that farm equipment will need to share Lund Lane with other vehicles. The project will require improvements to Lund Lane. Said improvements will meet Kittitas County Road Standards. The road improvements will be designed in such a way that will continue to allow use by farm equipment and will be signed in such a manner to inform road users of the farm use.*

- c. Describe any structures on the site. [\[help\]](#)

*None*

- d. Will any structures be demolished? If so, what? [\[help\]](#)

*No*

- e. What is the current zoning classification of the site? [\[help\]](#)

*Rural Recreation and Rural 5 zoning.*

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

*Rural Recreation*

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

There is no designation.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

*No*

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

*This is a recreational development where 120 to 175 people would have second homes here.*

j. Approximately how many people would the completed project displace? [\[help\]](#)

*None*

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

*NONE*

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

*The proposed development will meet minimum requirements of the Kittitas County zoning code and the KC Comprehensive Plan*

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

*The proposed development will meet minimum requirements of the Kittitas County zoning code and the KC Comprehensive Plan.*

## 9. Housing

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

*There will be approximately 58 parcels created for residential use. These parcels will be recreation oriented, expected to serve middle to high-income levels.*

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*None*

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

*None*

## 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? [\[help\]](#)

*35 feet, principal exterior building materials will be wood products.*

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

*None*

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

*All buildings will meet minimum Kittitas County building requirements.*

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

*Typical residential lighting impacts will occur, but be minimized by requirements to direct exterior lighting downward, reduce use of reflective surfaces, and minimum use of conventional street lighting.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

*No*

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

*None*

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

*All lighting will be required to point in a downward direction.*

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

*ORV operation, Hunting, Mountain Bike Riding, Horse Back Riding, Fishing, Camping, Hiking, Snowshoeing and other Mountain Related recreation activities.*

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

*All of the property is private property and all of the past uses on the property by those other than the owners have been through trespass. This development will provide new and improved recreational opportunities through private development for future owners and users of the land.*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

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*The project may provide new and/or improved recreation facilities such as (including but not limited to) recreation center with pool, trails, picnic areas and other outdoor and indoor recreation activities pursuant to the Kittitas County zoning code.*

### 13. Historic and cultural preservation

- 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 located on or near the site? If so, specifically describe. [\[help\]](#)

*There are no building structures or sites over 45 years old or that are preservation eligible on the project site. North and adjacent of the project site, there are buildings that may be older than 45 years. We are unaware of any preservation eligibility requirements for these offsite building.*

- 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. [\[help\]](#)

*None that we are aware of.*

- 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. [\[help\]](#)

*An archaeological survey has been completed for the property.*

- 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.

*No archaeological sensitivities were identified for the project site.*

### 14. Transportation

- 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. [\[help\]](#)

*The site, once fully developed, would include one primary and one emergency summer access points from public roads.*

*The first point of access is from I-90 Exit 74 (West Nelson Siding Road Exit) to Nelson Siding Road, east to Lund Lane, south on Lund Lane to a point of intersection where a new interior road would be constructed within an existing easement for this use.*

*The summer emergency point of access is from I-90 Exit 76 (Golf Course Road Exit) to Golf Course Road, to West Side Road, to Fowler Creek Road, to Forest Service Road 4517, to Misty Mountain Way, to the project site where a new interior road would be constructed.*

- 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? [\[help\]](#)

No public transit available. Nearest available public transit is approximately 15 miles in Cle Elum.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

*An estimated 250 new parking sites would be created with none eliminated.*

- d. 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). [\[help\]](#)

*Yes. The main access will be off the Nelson Siding Road on to Lund Lane. Lund Lane will be improved to meet Kittitas County Road Standards to the KRD channel where a new bridge would be constructed. Lund lane is currently a private road; project roads are proposed to be privately owned and maintained. A new road system will be built in phases through the project site. An initial design of the road system is shown on the attached site plan. All roads will be built to Kittitas County Road Standards.*

*At a point in the projects development, and if required, Forest Service Road 4517 and Misty Mountain Way may be graded, and compacted as emergency access to the project.*

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No

- f. 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? [\[help\]](#)

*Kittitas County uses 10 trips per day per residential parcel for its calculations in determining average trips per day per residence. This project expects to create 58 residential parcels so, using the Kittitas County number of 10 trips per day per residential unit it is estimated that the project will create 580 trips per day. During project construction traffic will primarily be construction vehicles. After project construction traffic will primarily be recreational residential vehicles and infrequent commercial delivery vehicles. It is expected that this project will serve the second home recreation market so peak volumes would occur on the weekends and holidays.*

- g. 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.

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*There is farmland located adjacent to Lund Lane. Lund Lane is a private road that is used for access to various parcels and is the road over which the access easement is located for the project. This private road, in addition to accessing various parcels, is also used by the farm(s) equipment including tractors, swathers, bailers, and hay haulers during different times of the year. As on many roads, public and private, in Kittitas County there will be times that farm equipment will need to share Lund Lane with other vehicles. The project will require improvements to Lund Lane. Said improvements will meet Kittitas County Road Standards. The road improvements will be designed in such a way that will continue to allow use by farm equipment and will be signed in such a manner to inform road users of the farm use. Farm traffic will continue to be able to use the improved Lund Lane access to the project site. There are no Forest Products that will be moved through the project road system.*

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

*The roads described above will be improved and or constructed to county standards. Project staff will attempt to meet with adjacent farm land owners to gain their input into Lund Lane road design in an effort to minimize impact to farming operations.*

## 15. Public services

- 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. [\[help\]](#)

*Fire protection: Yes in case of project fire increased fire protection would be required.*

*Police protection: Yes in cases where the police are required increased police protection services would be required.*

*Public Transit: No increased need for these public services.*

*Health care: Yes, for an estimated 120-170 new project recreation residents.*

*Schools: Minimal or no increase to school impacts because this would be a recreational development serving second home buyers.*

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

*Fire Protection: A Fire Wise plan will be developed and implemented for the property. Sales and Tax revenues precipitated by the project should offset impacts to public services for police protection, public transit, health care, and schools.*

## 16. Utilities

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- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

*There is power, telephone, and well(s) located on the site.*

- 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: Puget Power*

*Phone: Century Link (though there is a possibility of going with cell phones only)*

*Water: LCU, Inc. except where individual wells are used*

*Utilities will be primarily underground with limited above ground electrical and phone service.*

### 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 \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_

Date Submitted: \_\_\_\_\_

### D. supplemental sheet for nonproject actions [\[help\]](#)

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

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; 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.