SEPA ENVIRONMENTAL CHECKLIST

Foster North Subdivision, WCE #3057

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. 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:

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.

A. Background [HELP]

1. Name of proposed project, if applicable: Foster North Subdivision

2. Name of applicant: Todd R. Whipple, P.E., Whipple Consulting Engineers, Inc.

3. Address and phone number of applicant and contact person: 21 S. Pines Rd., Spokane Valley, WA, 99206. 509-893-2617

4. Date checklist prepared: June 1, 2023

5. Agency requesting checklist: City of Ellensburg

6. Proposed timing or schedule (including phasing, if applicable): Construction to begin fall 2023

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No future additions or expansions are planned at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A trip generation and distribution letter, traffic impact analysis, storm drainage report, geotechnical investigation and ground water monitoring, critical area (wetland) report, floodplain report (CLOMR and LOMR), wetland delineation and mitigation report and cultural resource survey has been or will be 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.
The Foster Subdivision to the southeast is pending final plat approval from the City and should final plat for home construction in the early summer of 2023. This project is only dependent upon the lift station of the Foster Subdivision, and access related to circulation. Additionally, we are working with the Washington State Parks Department to obtain trail crossing approval for the project across the Palouse to Cascades State Trail to facilitate public safety and access.

10. List any government approvals or permits that will be needed for your proposal, if known.
Permits expected to be necessary for this proposal include this SEPA document, grading, building, Washington State Parks crossing, right of way, site access, air quality, CLOMR, LOMR, flood plain development permit and sign permits. Other permits may be required for this proposal that are currently unknown.

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.)
This preliminary plat proposes to subdivide Kittitas County parcel numbers 14599, 14600, 14602 and 851033, approximately 80.34 acres, into 296 lots and 13 tracts in the City of Ellensburg Residential Suburban Zone. The proposed gross density of this project is 3.68 du/ac. The 13 proposed tracts will be used for stormwater, recreation and critical area (wetland) preservation. The project site has several wetlands and wetland buffers which will be impacted and replaced at appropriate replacement percentages as allowed by the WSDOE, see wetland documentation. Please note that per the wetland biologist, the wetlands are fed by irrigation. It should be noted that the stormwater system is designed to be adjacent to the wetlands in an effort to recharge the wetlands with treated stormwater. Additionally, the project proposes a crossing across the Palouse to Cascades State Trail at Helena Avenue and Caballero Boulevard. Please see the preliminary plat.

The project site will have public roads and will be served by public sewer and water. The project may be phased and may make application for a separate grading permit at a later date. To fully evaluate the site, onsite geotechnical evaluations, test pits and other destructive methods associated with land development, such as infiltration testing and ground water monitoring is proposed. Prior to approval and construction. Rock crushing may take place onsite. The hours of operation for crushing will follow the city municipal standard for construction equipment. Approximately 60,000 tons of rock crushing is proposed to occur throughout the project, any aggregate generated may be utilized for erosion control, onsite concrete batching or onsite fill.

Please note that Renegade Avenue and the portion of Buckaroo Drive southwest of the intersection of Renegade Avenue and Buckaroo Drive will be constructed early as part of the adjacent Foster Subdivision (City of Ellensburg Resolution no. 2021-28) for an improved connection to Dry Creek 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 on Dry Creek Road and Old Reecer Creek Road. The project is separated by the Palouse to Cascade Trail. The project includes Whiskey Creek in the northwest corner and the irrigation canal in the northeast corner. The project is located on parcel numbers 14599, 14600, 14602 and 851033, within the SE ¼ of Section 27 and NE ¼ of Section 34, Township 18N, Range 18 E, W.M.
Please see the preliminary plat of record for a site plan, vicinity map, topographic map of the site and for the legal descriptions of the parcels.

B. Environmental Elements [HELP]

1. *Earth* [help]

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)?
The steepest slope on site is approximately 5 percent. Adjacent slopes such as along the Cascade Trail and the irrigation canal have short run slopes.

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.

Per a USDA web soil survey, the following soil types are on site:
601 – Brickmill gravelly ashy loam, 0 to 2 percent slopes
624 – Manastash loam, 5 to 10 percent slopes
633 – Nack ashy loam, 0 to 2 percent slopes
635 – Opnish ashy loam, 0 to 2 percent slopes
720 – Nanum ashy sandy clay loam, 0 to 2 percent slopes
791 – Mitta ashy silt loam, drained, 0 to 2 percent slopes
792 – Brickmill gravelly ashy loam, 0 to 5 percent slopes
795 – Nack-Opnish complex, 0 to 2 percent slopes

796 – Brickmill-Nack complex, 0 to 2 percent slopes

The geotechnical report for the adjacent Foster Subdivision indicates that the adjacent site has approximately 1-2 feet of topsoil and moist to wet tan silty sands, brown sandy silts, and dark brown poorly graded gravels. Several notes in that Geotech indicate that the USDA considers several of those soils to be loams, generally corroborating with the web soil survey for this site.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no surface indications or history of unstable soils in the immediate vicinity of this project.

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.

Proposed grading will be for city streets, utilities and building pads. The grading would involve removal of organics, preparation of subgrade utility, (wet & dry) installation, and the preparation of building pads. This will occur over the entire site. Although quantities are unknown at this time, we would anticipate the movement of approximately 100,000 cy to 200,000 cy of material onsite which only represent affecting 1.0 foot of material over the entire site such as topsoil, organic stripping, etc. At this time, we anticipate approximately 15,000 to 30,000 cubic yards of cut; approximately 75,000 to 150,000 cubic yards of fill; and a net fill of approximately 60,000 to 120,000 cubic yards. It should be noted that import and/or export of materials will occur for road building material such as asphalt or base rock. Import or export shall be to/from a preapproved source/destination and coordinated with the City of Ellensburg per any haul route standards that may exist. Please take note that a separate grading application may be made at a later date as a phase of the project and should be considered a part of the consolidated permit process. Should the site generate cut quantities of oversized material, onsite crushing may be used. As crushing generally generates swell of 'neat' material, off hauling should be anticipated either to a pit for asphalt as back haul or sold as retail haul.

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

Some minor localized erosion from wind and rain may occur during construction but would be mitigated through the use of appropriate BMPs and generally remain onsite. No erosion would be expected from the proposed use of the site as surfaces would be stabilized by paving, concrete, building, and landscaping. All critical areas will be protected and a SWPPP and NOI will be prepared prior to land disturbing activities.

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

The development of the site will have approximately 45% impervious coverage which includes roads, sidewalks, walking paths, driveways, home construction and frontage improvements for Dry Creek Road and Helena Avenue.

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

Erosion will be reduced and controlled through the use of appropriate BMPs during construction and stabilization of disturbed soils by paving, concrete, buildings, and landscaping following construction.

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.

During construction, some fugitive dust could be expected, although the intent of the permits would be to control this instance through watering, hydroseeding, or other BMPs. Additionally, there will be exhaust fumes from construction equipment, etc. At the completion of construction air emissions may be from home appliances such as dryers and gas furnaces, exhaust from yard maintenance equipment, homeowner vehicles and personal entertainment activities such as barbecuing.

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

There are no known off-site sources of emissions or odor that may affect this proposal.

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

At this time no measures to reduce or control emissions or other impacts to air aside from following local, state, and federal laws.

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.

As classified by the Department of Ecology, there is a year-round stream, Whiskey Creek; however, the creek has been observed to run dry in certain months since 2018. Whiskey Creek is located along Reecer Creek Road that crosses the development at the northwest corner. Whiskey Creek is designated type U or "unknown" by the Washington Department of Natural Resources. The site contains a floodplain per FIRM panel 57037C1064D. This floodplain is associated with the potential Whiskey Creek overflow, and a CLOMR and LOMR will be prepared to remove the property from the noted floodplain. Recently, Ellensburg has experienced flooding on Bender Road. If it was not for the orifice plate installed at the Bender Road creek crossing, the flooding would not have occurred there. The flooding was caused by a combination of rapid melt of a heavy snow pack condition and not by adjacent development.

Additionally, there are category III and IV wetlands onsite. Please note that these are irrigation fed and are expected to downgrade unless recharged by the proposed treated storm drainage swales. Please see the wetland delineation / critical areas report for more information regarding the wetlands.

Finally, there is an untyped canal belonging to the Ellensburg Water Company, the oldest company in the State of Washington, along the northeast corner of the site. This waterway is part of a system of agricultural canals that have existed prior to the creation of Washington State. These canals transport water from the Yakima River for irrigation purposes. A number of smaller irrigation ditches carry water through the site from the north to agricultural properties to the south, these will be piped. Please note that all listed wetlands occur adjacent to these ditches. As noted, these channels are proposed to be replaced with underground piping to honor existing water rights.

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, no work will occur within 80 feet of a creek or canal that is flowing with water per City CAP allowances.

Yes, this project will require work in/within 200 feet of the creek, wetlands and wetland buffers. Regarding Whiskey Creek, residential development will not encroach within the 80-foot buffer determined by the City of Ellensburg. Construction may take place next to or in the irrigation canal to construct underground piping for the canals that currently run through the site seasonally when dry. No buffer is established for these seasonal irrigation elements.

This site will prepare a CLOMR and LOMR to remove the property from the FEMA floodplain. At time of construction (CLOMR), this will require work adjacent to Whiskey Creek up to the 80' city buffer.

The wetland on the east side of the property will be replaced for the construction of Helena Road. This wetland and other wetland buffers may be encroached upon and mitigated at appropriate replacement values within the project stormwater tracts. Please see the preliminary plat and wetland delineation/mitigation plans.

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.

Approximately 1,000 cubic yards of fill will be placed in the wetland on the east side of the property, which will be mitigated at appropriate replacement values for the extension of Helena Road. Please note that work will be completed in winter when irrigation water is shut off. Additionally, several wetlands will have wetland buffers that will be encroached upon and mitigated with appropriate replacement values, see the wetland delineation and mitigation plan.

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

Floodplains are not surface waters. Additionally, the project will coordinate with the Ellensburg Water Company regarding service line divisions.

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

Yes, a portion of this proposal lies within a 100-year floodplain per FIRM panel 53037C1064D. Please see the attached site plan for more information.

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.

This project will be connected to public sewer and no waste materials will be discharged to surface waters.

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.

Yes, groundwater will be pumped out for installation of subsurface utilities. The groundwater will be discharged to the surface and should be expected to follow in the Dry Creek Road roadside ditch. All potable water used will be provided by the local purveyor per their existing water right. The project's stormwater will be discharged to the underlying soils and groundwater as allowed per the Stormwater Management Manual of Eastern Washington (SWMMEW) and the City of Ellensburg, Storm Water Guidelines.

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.

No wastewater will be discharged via septic or other onsite systems. The subject site is in the City of Ellensburg utility service area and will be served by public sewer.

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.

The source of runoff from this site after completion of the plat will be from the constructed elements of the plat including but not limited to homes, streets, sidewalks, driveways, lawns, open spaces, etc. The intent is to convey stormwater to a treatment pond(s) areas via catch basins and pipes. The ponds will be designed to treat and discharge the treated stormwater as required to the underlying soils or wetlands via swales, ponds, gravel galleries, etc. This treated stormwater is anticipated to eventually reach groundwater. Treatment will be provided per the City of Ellensburg standards and applicable sections of the SWMMEW. The ponds will be located above the seasonal high ground water.

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

No, as stormwater is required to be treated. All future runoff will be treated in the catchment areas before infiltrating through the treatment soil and into the native soil or discharging to the wetlands. Any waste spills on site will/would be contained within project swales and will/would be easily remediated prior to any discharge.

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

Stormwater and irrigation return (waste flows) will be maintained throughout the project as they generally exist today. As stormwater will be treated in catchments or pond areas, drainage patterns within the site would be altered by the inclusion of streets; however, the actual north / south drainage paths to the existing wetlands would remain. The stormwater within the vicinity is not anticipated to be discharged from the project beyond existing rates and volumes.

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

The project will be developed following the requirements for stormwater as outlined in the SWMMEW and supplemented by the City of Ellensburg. Additional measures, if any, will be added if required during the design and approval process with the City of Ellensburg and any other affected agencies.

4. Plants [help]

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

_X__deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
_X__shrubs
_X__grass
_X__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?
It should be expected that all existing vegetation within the development area will be removed where necessary, required or allowed.

c. List threatened and endangered species known to be on or near the site.
A review of the Fish and Wildlife Map on IPaC did not reveal any critical habitat onsite. There are 10 plant species listed in Washington. Of these, none are found on site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Non-impervious public areas of the site will be landscaped with a combination of trees, shrub, groundcover, and grass. A landscape plan will be provided for this project. Native species will be recommended.

e. List all noxious weeds and invasive species known to be on or near the site.
No noxious weeds or invasive species are known to be on or near the site. Some invasive weeds or other species may be present but have been locally controlled by herbicides.

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.

Examples include:

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

The WDFW PHS map indicates that Whiskey Creek where adjacent to the site is occurrence/migration habitat for chinook, rainbow trout, steelhead and summer steelhead; and breeding area for spring chinook. Whiskey Creek is a tributary of Mercer Creek, which runs into Wilson Creek before entering the Yakima River. Additionally, Whiskey Creek contains several culverts and while it floods in spring, the creek often goes dry in summer, fall and winter months; therefore, the identified fish are unlikely to migrate or breed in Whiskey Creek adjacent to the project.

b. List any threatened and endangered species known to be on or near the site.
Following a review of the USFW Service and Washington Fish and Wildlife Office's listing of critical or endangered species, we have noted that there are 21 animal species listed in Washington State. Of these, none are found on site nor is there any identified habitat onsite; however, the following proposed endangered, endangered, or threatened species, this information is presented from a website that lists all species that occur in the State of Washington, that may or may not habitate the site. This list is generally not applicable; however, we have provided additional comments for each species.

- Canada lynx – Mapped, not found on site.
- Yellow-billed cuckoo – Mapped, no habitat within the developed area.
- Bull trout – Mapped, no stream to support, closest river/stream of consequence is the Yakima River.

c. Is the site part of a migration route? If so, explain.
This site is part of the Pacific Flyway migration route. An online review of the U.S. Fish and Wildlife IPaC map indicates that the following migratory birds may transit the area: bald eagle, Cassin's finch, evening grosbeak, Lewis's woodpecker, olive-sided flycatcher, Rufous hummingbird, and sage thrasher.

d. Proposed measures to preserve or enhance wildlife, if any:
As this is a highly urbanized development within the Urban Growth Boundary, no preservation or habitat enhancement measures that may draw wildlife away from habitat located outside the UGA will be provided other than what is required by the City of Ellensburg Municipal Code.

e. List any invasive animal species known to be on or near the site.
No invasive animal species are known to be on or near the site.

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 natural gas will be made available to each home site for heating, air conditioning and lighting of the houses. Additionally, solar, wind, and other sources of power would be available if installed by residents.

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

No, as the structures will be the max height allowed by code, the project should not affect the collection of solar energy by adjacent properties.

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:

At this time none are proposed beyond those required by current city, state, county, and national energy codes.

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.

None. As this is a residential development that is not proposed to store large quantities of toxic or flammable chemicals, there are no anticipated large-scale health hazards to the general public.

1) Describe any known or possible contamination at the site from present or past uses.

The subject site has been or is currently used for agricultural purposes for over a number of years. It is our understanding that normal operation and maintenance of this property would have included use of various agricultural chemicals, some of which have the potential to be persistent. It is the owner's understanding that under the Revised Code of Washington (RCW 70A.305.110 (5)), the residual presence of agricultural chemicals resulting from use consistent with product labeling does not constitute a release to the environment and is therefore not a reportable condition to the state; therefore, at this time presence of any chemical residue is unknown.

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.

There are no known existing hazardous chemicals/conditions onsite that might affect development and design.

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.

No storage tanks are proposed. During construction, no chemicals will be stored on site. After development it would be expected that household chemicals will be stored above ground in appropriately sized containers of less than 5 gallons.

4) Describe special emergency services that might be required.

As there are no known existing hazards or storage tanks on site, no special emergency services are anticipated to be required.

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

No measures are proposed as during construction contractors are anticipated to follow all local, state, and federal regulations regarding the handling, and storage of hazardous and toxic chemicals stored on site.

b. Noise

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

Traffic noise is observed from Dry Creek Road and Reecer Creek Road. This traffic noise is not anticipated to affect the project.

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

In the short term, noises from construction equipment for both land disturbing, rock crushing and building construction. Rock crushing will occur during standard construction hours as required by the City of Ellensburg. Long term noise would be typical traffic and occupant noises associated with residential areas such as lawn maintenance activities, kids, pets, etc. Construction noise is anticipated to occur during daylight hours per city code.

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

Construction will be restricted to hours as allowed by city code.

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 this site is undeveloped land within the City of Ellensburg's Urban Growth Area. Adjacent properties are pasture to the north and east and with the UGA boundary as well; single-family residential to the east, southwest and west; and the approved Foster Subdivision to the southeast. This proposal is not anticipated to affect current land uses on nearby or adjacent properties.

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 project has been used as general agricultural for pasture or hay in the past; however, no activities have taken place recently. As this land is within the urban growth boundary, no prime and unique agricultural use will be converted or lost.

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:

This project is not anticipated to affect or be affected by surrounding working farms or forest lands normal business operations.

c. Describe any structures on the site.

There are no structures on the site.

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

No structures will be demolished as none currently exist onsite.

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

The current zoning classification of the site is R-S–Residential Suburban.

f. What is the current comprehensive plan designation of the site?
The current comprehensive plan designation of the site is Blended Residential Neighborhood. Helena Avenue is designated as a future minor arterial to be constructed through the site and is on/in the City of Ellensburg's Comprehensive Plan.

g. If applicable, what is the current shoreline master program designation of the site?
There is no current shoreline master program designation of the site.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Yes, there are potential wetlands onsite, a type "U" stream (Whiskey Creek) and floodplains. See previous responses and attached wetland delineation report.

i. Approximately how many people would reside or work in the completed project?
Approximately 829 (296 * 2.8) people would reside within the completed project. The 2.8 persons-per residence multiplier comes from the latest WSDOE SEPA Guidance page.

j. Approximately how many people would the completed project displace?
No people would be displaced with this project.

k. Proposed measures to avoid or reduce displacement impacts, if any:
No measures are proposed as no displacements are anticipated.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
No additional measures are proposed beyond the compatibility established via a review of the City Zoning Code, as well as this SEPA, preliminary plat, engineering, final platting and building permit process.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
No additional measures are proposed.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Approximately 296 middle-income housing units would be provided with the construction of this project.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No units would be eliminated with this project.

c. Proposed measures to reduce or control housing impacts, if any:
There are no measures proposed to reduce impacts as no impacts are anticipated.

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?
Maximum height as allowed by code, 35'. Exteriors may be one of the following or a combination; wood, brick, aluminum, lap siding (wood/concrete/vinyl) with cultured or natural stone, windows, doors, asphalt

shingles or metal roofing, those materials common to house construction within the Kittitas County Region.

b. What views in the immediate vicinity would be altered or obstructed?
Generally, no views will be altered with the project; however, some ground views of or from the Palouse to Cascades Trail will be altered by the development.

b. Proposed measures to reduce or control aesthetic impacts, if any:
Access to the Palouse to Cascades Trail from the subdivision is proposed, and street trees will be installed per City requirements.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Light and glare may result from the project's porch lights, and headlights from on-site traffic at night, although typically mitigated by landscaping.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
We do not anticipate that light or glare from the completed project would impact or create a safety hazard to the adjacent or surrounding area.

c. What existing off-site sources of light or glare may affect your proposal?
There are no known off-site sources of light or glare that may affect the proposed project.

d. Proposed measures to reduce or control light and glare impacts, if any:
There are no measures proposed to control light and glare impacts beyond existing codes.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?
Designated recreational opportunities in the immediate vicinity include the Mt. Stuart Elementary-Nature Park and the Palouse to Cascades Trail. Informal recreational opportunities include the Mt. Stuart School and the Ida Nason-Aronica Elementary.

b. Would the proposed project displace any existing recreational uses? If so, describe.
The proposed project would not displace any existing recreational uses. The site proposes two crossings across the Palouse to Cascades State Trail which would allow residents to easily access the trail.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
There will be connections made to the Palouse to Cascades Trail for residents to access.

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.
A search of WISAARD and the project's cultural resource survey listed no items on or near the project site.

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.

There are no known landmarks or features located on the project site found on the WISAARD site or via the prepared cultural resource survey.

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.

Methods used to assess the potential impacts to cultural and historic resources on or near the project site include WISAARD, a GIS data service. A cultural resource study was completed under DAHP project number 2022-05-03390 and was submitted to the City of Ellensburg with no artifact findings. Please see that report for more information.

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.

As part of the cultural resource survey, an inadvertent discovery plan will be prepared noting that during construction, if any artifact or human remains are discovered the project will stop in that area and the City of Ellensburg and owner will be notified.

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.

The project is anticipated to utilize Dry Creek Road and Helena Avenue if extended, see the attached traffic impact analysis.

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?

Central Transit route 16 is approximately 0.71 miles to the southeast at the intersection of Cora Street and 15th Avenue.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project is anticipated to have at minimum one garage and one driveway space for a total of 592 parking spaces. Additionally, street parking will be available. No parking spaces will be 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).

The proposal will require new public roads throughout the development and frontage improvements along Dry Creek Road as well as the extension of Helena Avenue to the eastern boundary of the site or beyond, see the attached TIA. This project also proposes vehicular crossings of the Palouse to Cascades State Trail, see the attached TIA.

The existing site will be served by Dry Creek Road. The proposal will connect to Renegade Avenue and Helena Road as a part of Phase 1. The proposed project will construct Helena Avenue to its project limits. Per the City Comprehensive Plan, Helena is proposed to connect to Dry Creek Road and directly across Whiskey Creek and various other critical areas. As an alternative to significant creek and wetland mitigation, the roundabout is proposed to redirect traffic down Buckaroo to Dry Creek Road.

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

The residential project will not use nor occur in the immediate vicinity of water, rail, or air transportation services.

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?

As shown on the trip generation and distribution letter, the project is anticipated to generate 200 AM and 276 PM peak hour trips. The project is anticipated to generate 2,739 ADT to/from the site. Please see the trip generation and distribution within the traffic impact analysis for additional information.

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.

This project is not anticipated to interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

h. Proposed measures to reduce or control transportation impacts, if any:

At this time and pending completion of any traffic studies, there are no proposed measures to mitigate transportation impacts beyond paying City of Ellensburg traffic impact fees, see the attached TIA.

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.

At this time and as an infill project, we do not believe that this project will negatively impact these services below an acceptable level nor beyond the services ability to self-regulate per the comprehensive plan.

b. Proposed measures to reduce or control direct impacts on public services, if any.

No measures are proposed at this time.

16. Utilities [help]

a. Circle utilities currently available at the site:

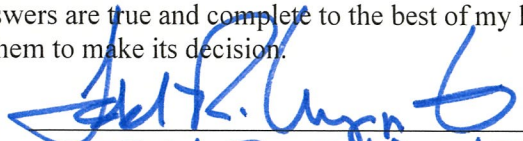
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water will be provided by the City of Ellensburg Public Works and Utilities.
Sewer will be provided by the City of Ellensburg Public Works and Utilities.
Electricity will be provided by the City of Ellensburg Electric Utility.
Gas will be provided by the City of Ellensburg Natural Gas Utility Operations.
Phone will be provided by Centurylink.
Cable will be provided by Comcast.

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 Todd R. Whipple

Position and Agency/Organization WCE

Date Submitted: 6/2/23