

# ENVIRONMENTAL CHECKLIST

## A. Background

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1. Name of proposed project, if applicable:  
EAGLE CREEK CLUSTER SUBDIVISION
2. Name of applicant:  
EAGLE CREEK SHELTER, LLC
3. Address and phone number of applicant and contact person:  
APPLICANT: 10261 EAGLE CREEK ROAD, LEAVENWORTH, WA  
CONTACT: NORTHWEST GEODIMENSIONS, 15 NORTH CHELAN AVENUE, WENATCHEE, 10261WA, 509-663-8660
4. Date checklist prepared:  
OCTOBER 10, 2019
5. Agency requesting checklist:  
CHELAN COUNTY COMMUNITY DEVELOPMENT
6. Proposed timing or schedule (including phasing, if applicable):  
BEGIN CONSTRUCTION IN EARLY SPRING 2020
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 PLANS
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
WETLAND DELINEATION REPORT, GRETTE ASSOCIATES, 3-15-2019 AND GEOLOGICAL SITE ASSESSMENT, STANTON GEOLOGICAL SERVICE, 10-9-2019.
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.  
APPROVAL OF SUBDIVISION APPLICATION BY CHELAN COUNTY COMMUNITY DEVELOPMENT AND PUBLIC WORKS
10. List any government approvals or permits that will be needed for your proposal, if known.  
POSSIBLE DEPARTMENT OF ECOLOGY STORMWATER

Reviewed by Emily Morgan, Project Planner

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 PROJECT AREA IS 15.8 ACRES THAT WILL BE DEVELOPING INTO A 6 LOT CLUSTER SUBDIVISION. LOT SIZES RANGE FROM 0.55 ACRE TO 0.9 ACRES, WITH AN AVERAGE LOT SIZE OF 0.78 ACRE. THE OPEN SPACE IS 11.08 ACRES

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 SITE ADDRESS IS THE PROJECT IS LOCATED IN SECTION 28, TOWNSHIP 25 NORTH, RANGE 18 E.W.M. CHELAN COUNTY, WASHINGTON. THE SITE IS APPROXIMATELY 5.2 MILES NORTHEAST OF LEAVENWORTH, WASHINGTON. TAKE CHUMSTICK HIGHWAY/WA 112 FOR APPROXIMATELY 2 MILES, TURN RIGHT ON EAGLE CREEK ROAD, TRAVEL 2.3 MILES TO THE 10281 EAGLE CREEK ROAD

**B. Environmental Elements**

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**1. Earth**

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a. General description of the site:

(circle one): Flat, ROLLING, hilly, steep slopes, mountainous, other

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

THE STEEPEST SLOPE IS APPROXIMATELY 8 PERCENT.

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.

REFER TO STANTON GEOLOGICAL ASSESSMENT FOR SOILS TYPE.

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

BASED ON STANTON GEOLOGICAL ASSESSMENT THERE ARE NO INDICATIONS OF UNSTABLE SOILS NOTED.

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.

THE EXTENT OF FILLING AND GRADING IS RELATED TO THE CONSTRUCTION OF THE INTERNAL ROAD SYSTEM AND BUILDING OF NEW SINGLE FAMILY HOMES. QUANTITIES ARE UNKNOWN AT THIS TIME. HOWEVER, FILLING OR GRADING WILL BE BALANCED ON SITE.

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

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EROSION COULD OCCUR DUE TO CLEARING FOR HOME SITES AND CONSTRUCTION DRIVEWAYS. MEASURES WILL BE PUT IN PLACE PRIOR TO CONSTRUCTION TO CONTROL AND REDUCE THE AFFECTS OF RUNOFF.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
ESTIMATE LOT COVERAGE OF 30 PERCENT.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
DURING CONSTRUCTION, EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES SUCH AS SILT FENCE AND STRAW BALES WOULD BE IMPLEMENTED.

**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.  
DURING CONSTRUCTION DUST AND CONSTRUCTION EQUIPMENT EXHAUST WILL BE EMITTED. UPON CONSTRUCTION COMPLETION, AUTOMOBILE EXHAUST AND GAS AND WOOD-BURNING FIREPLACE SMOKE MAYBE EMITTED.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
NONE KNOWN.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
DURING CONSTRUCTION DUST WILL BE CONTROLLED BY WATERING AS REQUIRED INCLUDING, EVENINGS, WEEKENDS AND HOLIDAYS IF NEEDED.

**3. Water**

a. Surface Water:

- 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.  
EAGLE CREEK - Type F stream
- 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.  
YES. NEW HOMES MAY BE CONSTRUCTED WITHIN 200 FEET OF EAGLE CREEK. CHELAN COUNTY REQUIRES A BUILDING SETBACK 150 FOOT FROM EAGLE CREEK.
- 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.  
DOES NOT APPLY

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Plat 19-008

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.  
THERE WILL BE NO SURFACE WATER WITHDRAWALS.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.  
DOES NOT APPLY
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.  
THERE WILL BE NOT DISCHARGE OF WATER MATERIALS INTO SURFACE WATERS.

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.  
THE NEW LOTS WILL BE SERVED BY A COMBINATION OF 1 SHARED WELL AND A GROUP B WATER SYSTEM. BOTH WELLS ARE EXEMPT AND ARE RESTRICTED TO A TOTAL WITHDRAWAL OF 5000 GALLONS PER DAY. NO WATER WILL BE DISCHARGED INTO THE GROUND.
- 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.  
ALL 6 LOTS WILL HAVE A SEPTIC SYSTEM. THE SIZE OF EACH SEPTIC SYSTEM WILL BE BASED ON THE NUMBER OF BEDROOMS

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.  
STORMWATER RUNOFF FROM RAINFALL AND SNOW MELT FROM IMPERVIOUS SURFACES WILL BE COLLECTED AND TREATED ON-SITE.
- 2) Could waste materials enter ground or surface waters? If so, generally describe.  
THERE WILL BE NO CHANGES TO THE PROPERTY WITH 150 FEET OF SURFACE WATER. WASTE MATERIAL ENTERING GROUND WATER NO LIKELY.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.  
THIS PROJECT WILL NOT ALTER DRAINAGE PATTERNS.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:  
AS PART OF THE DEVELOPMENT PROCESS, STORMWATER MANAGEMENT MEASURES WILL BE IMPLEMENTED TO REDUCE AND CONTROL RUNOFF IMPACTS.

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**4. Plants**

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation WEEDS AND LIMITED NATIVE VEGETATION

- b. What kind and amount of vegetation will be removed or altered?  
VEGETATION WILL BE REMOVED ONLY A BUILDING AND DRIVEWAY LOCATIONS.
- c. List threatened and endangered species known to be on or near the site.  
UNKNOWN IF THREATENED OR ENDANGERED SPECIES ON OR NEAR THIS SITE.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:  
TYPE OF LANDSCAPING IS UNKNOWN.
- e. List all noxious weeds and invasive species known to be on or near the site.  
SPECIFIC TYPES OF NOXIOUS AND INVASIVE WEEDS ARE UNKNOWN.

**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:

- BIRDS: HAWK, heron, EAGLE, SONGBIRDS, other:
- mammals: DEER, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site.  
UNKNOWN IF THREATENED OR ENDANGERED SPECIES ON OR NEAR THIS SITE
- c. Is the site part of a migration route? If so, explain.  
UNKNOWN.
- d. Proposed measures to preserve or enhance wildlife, if any:  
TYPICAL NEW RESIDENTIAL LOTS PLANT TREES, SHRUBS, ETC. THAT BIRDS AND VARIOUS SMALL ANIMALS WILL USE A HABITAT.
- e. List any invasive animal species known to be on or near the site.  
NONE KNOWN.

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## 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.  
THE PRIMARY ENERGY SOURCE PROBABLY WILL BE ELECTRICITY FOR HEATING, LIGHTING, COOKING, ETC. HOWEVER, ALTERNATE SOURCES SUCH AS SOLAR, WOOD, LP GAS MAYBE USED AS DETERMINED BY THE HOMEOWNER.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.  
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:  
ALL NEW HOMES IN CHELAN COUNTY ARE REQUIRED TO MEET COMPLY WITH THE BUILDING AND ENERGY CONSERVATION REQUIREMENTS.

## 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.  
DURING THE DEVELOPMENT OF THE PROJECT, PETROLEUM SPILLS MIGHT OCCUR FROM CONSTRUCTION EQUIPMENT. NO HAZARDOUS WASTE IS ANTICIPATED DURING THE CONSTRUCTION PHASE. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY.
- 1) Describe any known or possible contamination at the site from present or past uses.  
THERE ARE NO KNOWN, POSSIBLE OR DISCLOSED SOURCES OF CONTAMINATION AT THIS SITE.
  - 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, POSSIBLE OR DISCLOSED SOURCES OF HAZARDOUS CHEMICALS OR CONDITIONS AT THIS SITE.
  - 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 TOXIC OR HAZARDOUS CHEMICALS WILL BE STORED, USED OR PRODUCED AS PART OF THIS PROJECT.
  - 4) Describe special emergency services that might be required.  
NO SPECIAL EMERGENCY SERVICES WILL BE REQUIRED.
  - 5) Proposed measures to reduce or control environmental health hazards, if any:  
NONE PROPOSED.

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- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
NONE.

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- 4) 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, CONSTRUCTION ACTIVITIES WILL CREATE ADDITIONAL NOISE TYPICAL OF ROADWAY AND UTILITY CONSTRUCTION. IN THE LONG TERM, NOISE CREATED BY THE SUBDIVISION WILL BE ENTIRE SIMILAR TO THAT OF THE ADJACENT SUBDIVISIONS. HOURS NOISE WOULD COME FROM THE SITE IS REGULATED CHELAN COUNTY CODE.
- 5) Proposed measures to reduce or control noise impacts, if any:  
NOISE WILL BE REGULATED DURING AND AFTER CONSTRUCTION CHELAN COUNTY CODES.

**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.  
PRIMARILY VACANT – THERE IS ONE HOME, SHOP, AND BARN
- 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 IS NOT FOREST LANDS. THE FARMLAND USE OF THIS SITE HAS BEEN FOR HAY.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:  
NO.
- c. Describe any structures on the site.  
HOUSE, SHOP, BAR AND SHEDS.
- d. Will any structures be demolished? If so, what?  
NO STRUCTURES WIL BE REMOVED.
- e. What is the current zoning classification of the site?  
RR-5
- f. What is the current comprehensive plan designation of the site?  
RR-5 – RESIDENTIAL MODERATE
- g. If applicable, what is the current shoreline master program designation of the site?  
TYPE F

Eagle Creek is not a shoreline of the state – N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
NO.

*wetlands geo. hazard riparian area*

i. Approximately how many people would reside or work in the completed project?

BASED ON US CENSUS DATA FOR CHELAN COUNTY, THE AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD IS 2.70. THE COMPLETED PROJECT WILL HAVE AN ESTIMATED 17 PEOPLE.

j. Approximately how many people would the completed project displace?

NONE

k. Proposed measures to avoid or reduce displacement impacts, if any:

THERE WILL BE NO DISPLACEMENT IMPACTS.

*wetland is to be placed in a conservation open space tract*

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

THIS PROJECT MUST COMPLY WITH THE CHELAN COUNTY CODES AND REQUIREMENTS IN THE RR5 ZONING DISTRICT AND IDE DEVELOPMENT STANDARDS.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

THIS PROJECT DOES NOT AFFECT AGRICULTURAL OR FOREST LANDS.

**9. Housing**

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

THIS PROJECT IS NOT TO CONSTRUCTION DWELLING UNITS. THERE WILL BE 5 NEW LOTS OF SALE AND EACH NEW HOMEOWNER WILL BUILD IN THEIR INCOME RANGE. THERE IS A LOT WITH AN EXISTING HOME.

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

NONE.

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

THIS PROPERTY IS LOCATED IN A RURAL AREA AND WILL COMPLETE WITH ZONING CODES AND RESTRICTIONS.

**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 2 STORIES.

b. What views in the immediate vicinity would be altered or obstructed?

NO VIEWS WILL BE ALTERED OR OBSTRUCTED.



- c. Proposed measures to reduce or control aesthetic impacts, if any:  
NOTHING PROPOSED.

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
DAYTIME GLARE FROM SUNLIGHT MAY OCCUR INTERMITTENTLY FROM VARIOUS VIEWPOINTS, AS TYPICAL OF RESIDENTIAL DEVELOPMENTS.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
NO.
- c. What existing off-site sources of light or glare may affect your proposal?  
NONE.
- d. Proposed measures to reduce or control light and glare impacts, if any:  
NO MEASURES WILL BE IMPLEMENTED.

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
THERE ARE NO DESIGNED RECREATION AREAS IN THE IMMEDIATE VICINITY. INFORMAL RECREATIONAL OPPORTUNITIES SUCH AS BIKING, WALKING, JOGGING ARE AVAILABLE.
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
NO.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
NO MEASURES WILL BE IMPLEMENTED.

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**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? If so, specifically describe.  
NO BUILDINGS OR STRUCTURES ARE OLDER THAT 45 YEARS OLD.
- 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 NOT VISIBLE LANDMARKS OR FEATURES.
- 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.  
SINCE THERE IS NO VISIBLE INDICATION OF CULTURAL OR HISTORIC RESOURCES ON THIS SITE, NOTHING IS PROPOSED.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.  
 IF CULTURAL OR HISTORIC RESOURCES ARE DISCOVERED ON THIS SITE  
 CHELAN COUNTY AND OTHER JURISDICTIONAL AGENCIES WILL BE NOTIFIED.

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**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  
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 THE ACCESS TO THIS SITE WILL BE FROM EAGLE CREEK ROAD.
- 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?  
 THERE IS NO PUBLIC TRANSIT IN THE AREA.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?  
 ALL PARKING WILL BE ON EACH LOT.
- 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).  
 THERE ARE NO REQUIRED IMPROVEMENTS TO EAGLE CREEK ROAD.
- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
 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 non-passenger vehicles). What data or transportation models were used to make these estimates?  
 6 LOTS AT 10 TRIPS PER DAY IS 60. THE PEAK HOURS ARE GENERALLY 7 AM TO 8 AM AND 4 PM TO 6 PM.
- 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.  
 NO.
- h. Proposed measures to reduce or control transportation impacts, if any:  
 NO MEASURES ARE PROPOSED.

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**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.  
WITH ANY NEW RESIDENTIAL DEVELOPMENT THERE WILL BE A NEED FOR PUBLIC SERVICES. THIS IS TYPICAL OF ANY DEVELOPMENT
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
NOTHING IS PROPOSED

**16. Utilities**

- a. Indicate the 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.  
ELECTRICITY – CHELAN COUNTY PUD  
WATER – PRIVATE WELLS AND GROUP B WATER SYSTEM  
REFUSE SERVICE – WASTE MANAGEMENT

**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: Michelle Taylor

Name of signee MICHELLE TAYLOR

Position and Agency/Organization PROJ. MGR. NORTHWEST GEODIMENSIONS

Date Submitted: 10/10/19