



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"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:

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.

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:

\$600.00 Kittitas County Community Development Services (KCCDS)**

\$950.00* Kittitas County Department of Public Works**


\$260.00 Kittitas County Public Health

\$1,810.00 Total fees due for this application (One check made payable to KCCDS)

*2 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

** Note:KCCDS and PW fees are waived if project is a VSP sponsored fish enhancement project.

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): 	DATE: 3-27-23	RECEIPT# LP. 23- 00002 <div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED MAR 27 2023 Kittitas County CDS <small>DATE STAMP IN BOX</small> </div>
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A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Tumbling Ridge Plat

2. Name of applicant:

Tumbling Ridge LLC & Lucky Load LLC (Nathan Weis)

3. Address, e-mail and phone number of applicant and contact person:

PO Box 688, Roslyn, WA 98941; nathan@inlandcell.com; 509-674-9450; Nathan Weis

4. Date checklist prepared:

November 15, 2022

5. Agency requesting checklist:

Kittitas County Community Development Services

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

The target date for beginning construction is Spring/Summer 2023.

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

Not at this time.

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

No

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.

None that we are aware of.

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

Grading Permit by Kittitas County Public Works, permits for the septic systems, Shared Well and Group B Water System will need to be approved by the Kittitas County Environmental Health Dept. and/or WA State Dept. of Health. Possibly FPA by DNR.

11. Give a 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.

This project consists of two existing parcels totaling 35.40 acres. The project will have 7 lots consisting of +5.01 acres. The existing parcels are zoned Rural 5 and Land Use Designation on Parcel 952139 is Mineral Lands & Parcel 952140 is Rural Residential.

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 project is located in the north half of Section 31, Township 20 North, Range 15 East with Interstate 90 (I-90) bordering to the south of said project and Jenkins Drive (a paved private easement) and Bullfrog Road (a paved-public road) on the east side of the project.

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

1. Earth [Find help answering earth questions](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____
The project site ranges from flat to a 35% slope.

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

The steepest slope is estimated to be at a 35% slope.

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.

Kladnick Sandy Loam, Rock Out Crop, Roxer Complex Rock Out Crop, Roxer Gravelly Sand Loam, Roxer Variant Roxer Complex.

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

None known.

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.

Some fill will be needed to create the road base. All or a portion of this fill may come from on site sources of excess excavated material. If these sources do not provide adequate quantities of material or if the material does not meet County specifications, then the fill will be imported from off site permitted sources.

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

During the general course of construction and earth disturbance, some erosion could occur.

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

We would estimate less than 30% covered with impervious surface.

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

Best management practices, including but not limited to silt fencing, road ditches, water bars, straw bales, detention ponds and check dams will be used to reduce or control erosion on site according to the Eastern Washington Stormwater Manual.

2. Air [Find help answering air questions](#)

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.

Air emissions from construction work and construction equipment on site may occur. When the project is complete, air emissions are likely to occur from automobile exhaust, and wood smoke from fire stoves and fire places.

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:

The Washington Department of Ecology will be consulted for any air emission control requirements such as development of a Fugitive Dust Control Plan or other air quality permits, if necessary.

3. **Water** [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

- 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.

There are no bodies of water on the property. The Cle Elum River is about 1,500 feet north of the property and is located on property owned by the Suncadia Resort.

- 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

- 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.

None.

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

No

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

No

- 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.

The project will be served by septic system (tank and drainfields) as approved by the WA State Dept. of Health and/or Kittitas County Environmental Health Department.

b. Ground Water: [Find help answering ground water questions](#)

- 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.

Groundwater will be withdrawn for domestic use from an engineered Group B Water System approved by the WA State Dept. of Health and/or the Kittitas Co. Environmental Health Department. Individual or shared wells might be proposed also.

- 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.

Discharge of waste materials would occur from septic drainfields.

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 could be generated on site which will be controlled and contained on site using best management practices according to the Eastern Washington Stormwater Manual, such a straw bale barriers, silt fencing, and perhaps a sediment pond.

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

Except for the septic and drainfields, no other sources of water materials are expected to enter ground or surface waters.

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

No

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

Impacts will be reduced and controlled using on site best management practices according to the Eastern Washington Stormwater Manual, such as straw bale barriers, silt fencing, and perhaps a sediment pond.

4. Plants [Find help answering plants questions](#)

- 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

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

The property has been logged. Vegetation removal will include removal of fir trees, pine trees and other type of trees, and vegetation where structures and roads will be placed.

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

None that we are aware of.

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

Conditions, covenants and restrictions (CC&Rs) will be recorded for the lots which will encourage native vegetation and landscaping.

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

None known.

5. Animals [Find help answering animal questions](#)

- 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.

None that we are aware of.

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

Elk, deer, bear and cougars range through this area.

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

Proposed lots are 5 acres in size to avoid urban development that would impact wildlife.

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

None that we are aware of.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

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

Electricity and propane are expected to be the primary sources of energy.

- 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:

None at this time.

7. Environmental Health [Find help with answering environmental health questions](#)

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

We anticipate no environmental health hazards with this project.

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

None known.

- 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 that we are 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.

None that we are aware of.

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

Fire department services would be provided by the local Fire District No. 7 and all roads will meet the International Fire Code and County requirements. Police and medical response services would be provided for through the local County contract facility through the KITTCOM 911 dispatch service. The use of local medical facilities would be utilized within the County either in the City of Cle Elum or City of Ellensburg.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None.

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

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

The property is north of I-90 and experiences highway traffic noise. Some general construction noise will be generated during construction phases but noise impacts are not expected from the finished 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.

On a short term basis during the construction of the project, there would be noise associated with construction equipment and other work being done on the site, typically would from dawn to dusk.

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

In an effort to reduce or control possible noise impacts, construction hours could run from 6 am to 8 pm Monday thru Saturday.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- 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.

Currently the property is undeveloped, logged property.

- 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?

Not that we are aware of.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

None.

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

N/A

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

Rural 5

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

Mineral Lands and Rural Recreation.

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Possible critical slopes.

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

Approximately eight construction workers would be on site during the construction phase. Once the plat is approved and development of dwellings are completed, approx. 19 people could be there at any given time, but it is estimated 50% of the units would be for seasonal use only.

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 therefore no measures are required.

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

This proposal is consistent with Kittitas County Comprehensive Plan Designation of Rural, which allows for a variety of residential densities and is consistent with KCC Chapter 17.30A pertaining to Rural-5 Zone.

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

There will be no displacement therefore no measures are required.

9. Housing [Find help answering housing questions](#)

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

Seven residential units which are expected to be middle to high income housing.

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

None.

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

Additional measures that will reduce or control housing impacts will be addressed in the implementation of CC&R's pertaining to the types of structures, vegetation requirements, landscaping, housing color, etc.

10. Aesthetics [Find help answering aesthetics questions](#)

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

The tallest height of any proposed structure will comply with Kittitas County Codes which currently restricts height of structures at 35 feet. The principal exterior building material would be wood, masonry or metal materials.

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

No views would be impacted by this project.

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

The CC&R's of the project would control aesthetic impacts.

11. Light and Glare [Find help answering light and glare questions](#)

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

The project would produce normal residential light or glare. Lights, such as porch lights or outer garage lights will be required to be directed downward with limited wattage required by the CC&R's.

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

It is not expected that light or glare from the finished project would be a safety hazard or interfere with views. As mentioned before, outdoor lighting will be directed downward with low wattage.

- 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:

The covenants would require downward facing outdoor lighting.

12. Recreation [Find help answering recreation questions](#)

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

Suncadia Resort has proposed a trail system that is adjacent to the northwest boundary of the property.

- 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:

None proposed.

13. Historic and cultural preservation [Find help answering historic and cultural preservation questions](#)

- 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.

None known.

- 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.

None known.

- 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.

None.

- 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.

None.

14. Transportation [Find help with answering transportation questions](#)

- 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 site is served off of Bullfrog Road and then over a 60 foot access & utility easement over Jenkins Drive, a private road. The development may be served by a cul-de-sac with driveways serving the actual lots. The road system will be developed under the County's Private Road System Standards and will meet emergency response requirements.

- 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?

No

- c. 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 project will include improvements to the existing road accessing the property that will meet the Kittitas County Road Standards.

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

No

- e. 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?

The project at full build out could generate up to 70 trips per day.

f. 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

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

Proper signage and speed limits will be posted.

15. Public Services [Find help answering public service questions](#)

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.

In developing new building lots, the project may result in an increase need for police and fire protection. It is unlikely that there would be impacts on health care and schools.

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

CC&R's will encourage use of "firewise" practices to reduce fire threats. The property may be restricted by a security gate to reduce unauthorized access.

16. Utilities [Find help answering utilities questions](#)

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.

The project will require electricity, phone, cable, propane, septic services, refuse and completion of the Group B Water System. Puget Sound Energy provides power at the south end of the property along I-90.

C. Signature [Find help about who should sign](#)

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: _____

Nathan R Wew

Name of signee _____

Nathan R Wew

Position and Agency/Organization _____

Date Submitted: _____

3-27-2023

D. supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

(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; production, 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.