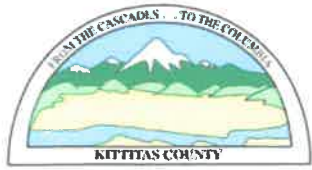


08.19.00004



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
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Office (509) 962-7506  
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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.

### 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: [help](#)

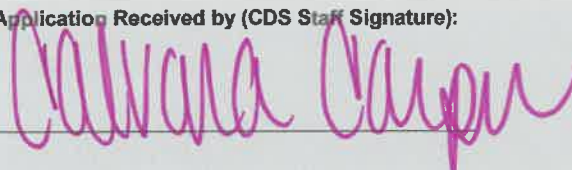
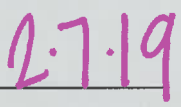
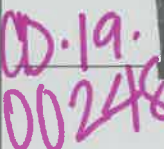

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property 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)
- \$250.00 Kittitas County Department of Public Works
- \$415.00 Kittitas County Public Health

**\$1,265.00 Total fees due for this application** (One check made payable to KCCDS)

### FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): 	DATE: 	RECEIPT#  
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## A. Background [\[help\]](#)

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

Brightside Vintage Farm LLC

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

Heidi Bright

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

511 Moreau Road Ellensburg WA 98926

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

Feb. 1st 2019

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

Kittitas County

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

Phase 1 Spring 2019 and Phase 2 Spring 2023

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

In Phase 2 which will be underway in 2023, we will be building a greenhouse style conservatory (or pavilion with skylights and window walls) to grow plants and host receptions and events for 200 guests max.

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

None that are known

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

N/A no other proposals

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

Only that we are aware of is County Approval.

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

This is an event venue that specializes in weddings, non-profit and corporate events. The venue is 6 acres of a 41 acre hay farm. Phase 1 is purely an outdoor venue that comes with the use of land and reception tent. Phase 2 in 2023 will either be a glass conservatory greenhouse that can be used for growing plants and hosting events, or a pavilion with window walls and skylights, that can also be used to grow plants and host events. Either structure will be the same size; 45x90 feet.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Location of Farm is 511 Moreau Road Ellensburg WA 98926

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

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

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

(circle one) Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

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

The entire location is flat.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

[\[help\]](#)

41 acres of agriculture, the soil has primarily grown timothy hay for decades. There is a small orchard on the property, for private use only.

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

None.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Just in 2023 preparation for phase 2 expansion, part of current farm land will be reclaimed. 220ft. by 360ft. Which equals 1.8 acres.

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

no

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

Very Small Portion: Note that this will not be until 2023 (see site plan phase 2)

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

None needed

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

No Emissions

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

None

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

N/A

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

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

There is a small man-made, concrete lined pond that is in the backyard of the private residence that is fed by the irrigation water.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

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. [\[help\]](#)

None

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

We are moving the ditch on the north side of the site, 220 feet north of current location

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

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. [\[help\]](#)

No

#### b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Well water will be used for restrooms at the location. We are working with county health department for group A "TNC" well approval.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

See site plan, no more than 200 guests at each event.

#### c. Water runoff (including stormwater):

Any runoff water drains to irrigation ditches

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Source of Runoff water comes from storms, season rains, or snow melt. This water flows down the mountains through the irrigation ditches to the farm. Then there is irrigation piping and ditches throughout the property that use the water for irrigation purposes and then any leftover runoff water goes back into the ditches and continues down the irrigation ditches.

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

no

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

See site plan, move the ditch north 220 feet.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

none

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

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

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

A small amount of grass in order to make way for walkways throughout the property, in phase 2 there will be roadway installation

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

none

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

Plants are in the garden and orchard. The idea behind the event venue is to use and help protect the rural character of the land.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

none

#### 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. [\[help\]](#) Hawks and Songbirds

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. [\[help\]](#)

none

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

none

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

We have many trees that the birds love

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

no

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

Electric, Solar and Possibly Propane

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

no

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

Solar, we are big fans of solar and already have a big array on the property.

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

None

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None

- 2) Describe existing hazardous chemicals/conditions that might affect project development and

None

design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None

- 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.

[\[help\]](#) None

- 4) Describe special emergency services that might be required. [\[help\]](#)

Fire marshal and sheriff have already been to farm and may be required to come out in an emergency

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

Anything the county requires

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

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

No noise. Seasonal tractors and cows

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

Only noise would be from music during events, all events end at 10:00pm. (no exceptions)

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

We have restrictions on noise levels that we will enforce if necessary.

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

Pasture lands, which produce hay and graze cattle. There is no affect on neighboring 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? [\[help\]](#)

During phase one there will be no change, phase 2 there will be 1.8 acres of pastoral farm land that will be reclaimed into the venue part of the farm. This 1.8 acres will become mowed grass instead of timothy hay. See site plan if there are questions.

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

This will not affect the surrounding farm land besides Brightside Vintage Farm's own land.

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

Pre-existing structures include: farm house, garage, barn, well house, brides tea house and solar panels.

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

No

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

Agriculture 20

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

Agriculture 20

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

N/A

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

None

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

2-3 fulltime and 2-3 part time

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

none

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

N/A

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

It is compatible and preserves the rural character of the farm and surrounding land

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

No Impact

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

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

N/A



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

N/A

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

N/A

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

For Phase 2 with the construction of the greenhouse style conservatory or pavilion style structure, the height will be no taller than 20 feet. Exterior building materials will be wood, glass, metal framing and roofing. Auxiliary building may be 30 feet high max.

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

The views in the area will not be obstructed. This entire project will enhance the rural character in the area.

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

Work with quality designer and contractors

## 11. Light and Glare [\[help\]](#)

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

Lighting around Farm is primarily via Vintage String Lights providing a warm, festive ambiance and safety for walking after the sun goes down. We will also install tasteful, low-impact Vintage Light fixtures where needed for light in pastures where cars will be parked.

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

no

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

none

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

None needed

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

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

none

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

no

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

N/A

### 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.

[\[help\]](#)

Barn is over 45 years old, however it is not historically significant, it is just a barn.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

none

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

None needed, farm land use only since early 1900's.

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

N/A

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

Moreau Road serves this site, see site plan

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

N/A site is rural

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

We have more than 170 parking spaces, see site plan

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#) \_\_\_\_\_

No

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

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Our events will primarily be held on Saturdays, occasionally we may have a Friday event as well. Average number of vehicles coming on a weekend would be 85 to 125, with most coming between 3pm and leaving between 8pm and 10pm. Catering truck or similar vendor truck is the only type of non-passenger trucks we expect, usually one per weekend. These estimates are based on actual experience.

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. [\[help\]](#)

no

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

none

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. [\[help\]](#)

Not an increase, but use them as needed.

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

We have strict policies regarding camp fires and alcohol consumption, these are the control measures we will use to limit any need for public services.

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

a. Circle utilities currently available at the site: [\[help\]](#)

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. [\[help\]](#)

Electricity to be provided by PUD and Solar, we already have a generous Solar Array (please see Site Plan, the Solar Array is 99 feet long). We may add a Propane Tank for heaters to supplement PUD and Solar Electrical Production, and we likely will add some Solar Panels to Phase Two.

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: \_\_\_\_\_

*[Handwritten signature]*

Name of signee \_\_\_\_\_

Heidi Bright, owner/manager of farm of LLC

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

Brightside Vintage Farm LLC

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

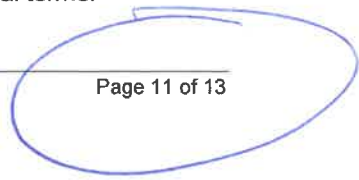
2/6/19

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

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

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

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



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