

SE-19-00013

SX-19-00015



KITTTITAS 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.

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)**

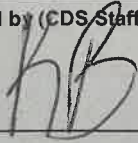
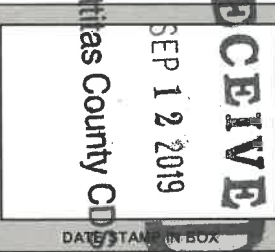
\$250.00 Kittitas County Department of Public Works**

\$430.00 Kittitas County Public Health

\$1,280.00 Total fees due for this application (One check made payable to KCCDS)

** 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: 9-12-19	RECEIPT# CD 19-02520	
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A. Background [HELP]

1. Name of proposed project, if applicable:
Murphy At Loch Kachess LLC Site Development Project
2. Name of applicant:
Brian E. Murphy,

President,
Murphy At Loch Kachess LLC

3. Address and phone number of applicant and contact person:

3121 Broadway East
Seattle, WA, 98102
206.799.2293

4. Date checklist prepared:

September 11, 2019

5. Agency requesting checklist:

Kittitas County, Public Works and Community Development

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

October 11, 2019 for timber harvest and driveway building to be built weather permitting before November 28; phasing of additional site development, for septic, well and residential structures through December 2023

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

Yes, well, septic and residential structures in the future

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

Landowner Option Plan (LOP) from 2011, as approved by Washington State DNR

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.

Yes, simultaneously the following permits;

Grading Permit with Kittitas County
Shoreline Exemption Permit with Kittitas County
2 Forest Practice Activity Permits with DNR

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

Grading Permit with Kittitas County
Shoreline Exemption Permit with Kittitas County
2 Forest Practice Activity Permits with DNR

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.)

- Build a driveway to access the future building site for Parcel #146835, driveway drawing attached
- Harvest approximately 65 trees in those areas where the driveway will be cleared, and in future development areas, approximately 2 acres, approximately 20 thousand board feet
- Additional forest harvest consisting of thinning ups to 3 acres, approximately 25 thousand board feet
- Shoreline Exemption for land use between 115 feet and 200 feet from the OHWM of land Kachess, the activity will include driveway building, with possible residential and associated buildings, well and septic, and all activities related to those item described, Driveway construction is immediate, all other work will be phased through 2023

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.

See site plan and driveway drawing attached

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)?
32%

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.

NRCS Soil index code:

- 228 Natkim gravelly ashy sandy loam 25-45% slopes
- 229 Natkim gravelly ashy sandy loam 45-65% slopes
- 252 Domerie gravelly ashy sandy loam 30-65% slopes
- 233 Natkim gravelly ashy sandy loam 5-25% slopes

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

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximately 1 acre total excavation, 2260 yards fill, with an equal amount of excavation, native soils from on site will be used for fill

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

Driveway construction will occur during days when the forecast call for dry weather and halted if the weather changes to unfavorable conditions, once the road bead is covered with 12" of rock, the surface will not erode, grading side slopes will be planted with native grasses and native trees

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

Approximately 500 feet of driveway, 16 feet wide, 8000 square feet
Total buildings of approximately 2000 square feet

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

Driveway will slope for runoff and any future erosion will be controlled by native grass surfaces and trees/ bushes, there is no evidence of any erosion after a similar driveway was built in 2011 on Parcel #951720 and 306835

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.

Exhaust for heavy equipment and chainsaws

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

None

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

None

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.

Lake Kachess, no activity is planned within 115 feet from the OHWM

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, Shoreline Exemption permit is required and has been submitted, site plan attached

- 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.

None

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

None

- 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.

No

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, a well is planned, proponent has a senior water right, the quantity of water available with the permit is .02 acre feet, enough for a single resident, domestic use

- 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.

One residential structure, waste in the septic system is limited to the maximum of .02 acre feet water withdrawn from the well, the septic system will serve a three bedroom house

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.

Any runoff will be absorbed into the native soils,

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

No

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

No

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

4. **Plants** [help]

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?

Aproximately 65 Dougals Fir and native scrub bushes of several variaties

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

Bull trout in Lake Kachess, the parcel is located in Northern Spotted Owl Special Emphasis Area (SOSEA), hence the parcel is within the LOP approved by DNR

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

Estimated replanting of 50 native Douglas Fir, native grass to be planted in affected areas

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

The proponent is unaware of any noxious weeds and invasive species

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.

Eagles, owls, deer, elk, rabbits, bears, bobcats, squirrels, birds and animals native to the Lake Kachess area

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.

In 1994 a Northern Spotted Owl nest was identified approximately ½ mile away

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

Unknown

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

LOP with DNR

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

Barred Owl, there appears to be evidence that these Owls have driven the Northern Spotted Owl from the area. The evidence is the Barred Owl presence.

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.

Solar, gas or propane generator for electricity, propane for heat, wood stove for heat

- 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:

This project is off the power grid, that by itself, will control energy impacts

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.

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

No

- 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

- 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.

Gasoline and diesel for tools and equipment

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

None, only if an accident were to happen

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

None

b. Noise

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

Earth moving equipment, chainsaws,

- 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.
Daytime hours, chainsaws and earth moving equipment

3) Proposed measures to reduce or control noise impacts, if any:
None

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.

Alternating, every other section along the shoreline is privately owned and USFS, the private land comprise large tracts, 35 to 90 acres of commercial forest, some with converted home sites near the lake. 1.5 miles north a small community of 28 parcels, .5 acres or less contain 24 cabins along the lake used for recreational use, there are no year round dwelling. The proposal will not affect any 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?

Yes, working forest lands dominate the vicinity. Of the 252 acres is section 27, less than 5 acres will be converted to residential use. In the proponent's case, .6 acres will be converted to nonforest use.

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

d. Describe any structures on the site.
None

e. Will any structures be demolished? If so, what?
N/A

f. What is the current zoning classification of the site?
Commercial Forest

g. What is the current comprehensive plan designation of the site?
Commercial Forest

h. If applicable, what is the current shoreline master program designation of the site?
Lake Kachess is designatated as Water of State Significance

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

i. Approximately how many people would reside or work in the completed project?
None, this is a seasonal cabin that is planned

j. Approximately how many people would the completed project displace?
None

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

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The plan meets the zoning classification, and the LOP ensures the remaining land and Owl habitat is preserved for 42 more years

I. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
This is the purpose of the LOP, it ensures the forest land is protected, any harvest of timber will be replanted

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

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
This is a very subjective question...the best answer is the proponent plans to build a better than average cabin to be used by family and friends on a seasonal or recreational basis

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None

b. Proposed measures to reduce or control housing impacts, if any:
None

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?
30 feet maximum, the building is not yet designed

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

None

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

The Building(s) would have limited visibility from the lake since trees will act as a buffer

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

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

None

- 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:

N/A

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

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

The access road FS 4818 is a designated Sno Park road for snowmobiling. The lake features all types of water related activities. The area is popular for hunting, mountain bikers, hikers and off-road enthusiasts

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Not at all

- d. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

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.

No

- 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.

In 2011, the Yakama tribe visited the site and determined there was no Indian Historic importance on the site. This information is contained in the 2011 SEPA

- 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.

Site visit by the Yakama member representative

- 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.

Proponent plans a relatively small timber harvest on the non converted site, this harvest is mostly thinning but some additional planting is likely

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 driveway will be accessed from the Kachess Dam Road, aka FS 4818.

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

N/A

- 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).

None

- e. 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

N/A

- 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:

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.

The project is outside a Kittitas County fire district, the proponent would hope the county fire department will respond if needed

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

Can't think of any

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

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

None

- g. 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.

None

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:

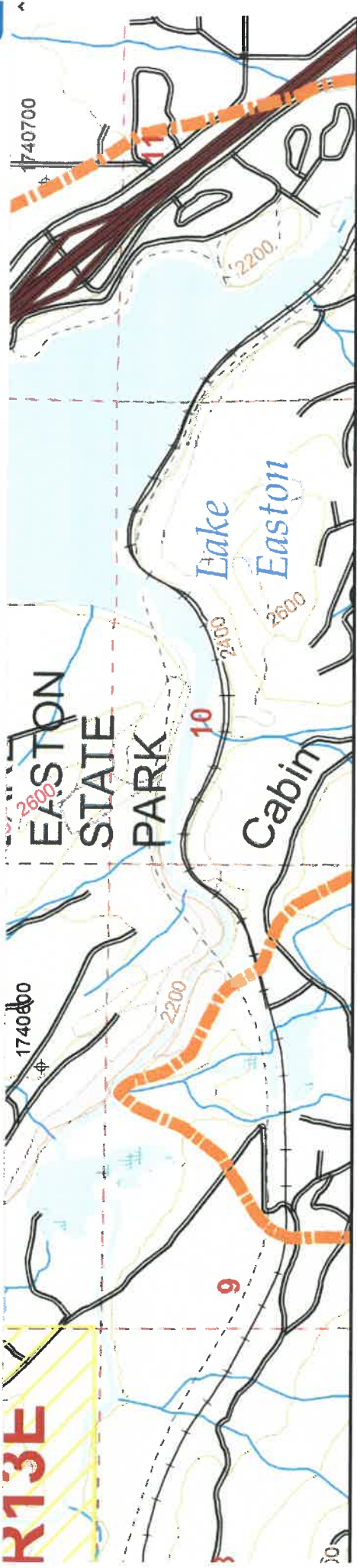
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

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.

SOIL STABILITY REPORT





Landforms and Hazard Ratings

- 1: Inner Gorges - High Hazard
- 2: Bedrock Hollows - High Hazard
- 3: Avalanche Chutes - High Hazard
- 4: Terrace Face/Meander Bend - High Hazard
- 5: Convergent Headwalls - High Hazard
- 8: Deep-Seated Landslide Toes, Stream Adjacent - High Hazard
- 10: Valley and Stream Bottoms (Slope 0% - 11%) - Low hazard

Interpreted

- 11: Low Gradient Hill Slopes and Valley Side Slopes (Slope 11% - 40%) - Low Hazard
- 12: Lodge Creek Mid Slope - Variable Hazard
- 13: Low Slope Ridge and Hill Tops - Low Hazard
- 14: Moderate (40% - 69%) to Steep (70%+) Hill Slopes - Moderate Hazard
- 15: Lodge Creek Toes Active Deep-Seated landslides - High Hazard
- 16: Lodge Creek Head Scarp Active Deep-Seated Landslides - High Hazard

