

SEPA ENVIRONMENTAL CHECKLIST

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Kittitas County CDS

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Werner Ski Cabin

2. Name of applicant:

Nathan Werner

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

Phone: 206-992-6007

13050 10th Ave NW

Seattle, WA 98177

4. Date checklist prepared:

7/9/2021

5. Agency requesting checklist:

Kittitas County

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

Earthwork as early as Summer/Fall of 2021.

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

Residential building permit

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

None

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.

No known applications are pending.

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

Grading and Building Permits from Kittitas County/SEPA

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 consists of excavating and grading for a building pad and associated driveway for a residential structure in Hyak Estates at Snoqualmie Pass in Kittitas County.

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 property is located on Lot 54 Hyak Estates, Kittitas County, WA 98068.

Legal Description: Lot 54, Hyak Estates, as recorded in vol. 4 of plats, pages 36 & 37, under auditors file no. 341703, records of Kittitas County, state of Washington.

Parcel # 578435

B. Environmental Elements [\[HELP\]](#)

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

a. General description of the site:

(circle one): Flat, rolling, nilly, steep slopes, mountainous, other _____

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

45% grade existing

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.

Chinkmin ashly sandy loam (NRCS Soil Survey)

Quaternary till, outwash, and glaciolacustrine sediments; locally includes loess, talus, and lacustrine deposits (DNR Surface Soil Map)

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

No, according to the Washington Department of Natural Resources maps

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.

Project will require up to approximately 990 cu-yd of excavation to support the proposed residential structure and the associated driveway due to the existing topography relative to the adjacent road and the need to maintain a reasonable driveway slope given the adverse conditions in the winter months.

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

We plan to follow the plan by the site civil plan to prevent erosion.

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

~45%

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

We plan to follow the plan by the site civil plan to prevent erosion.

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.

No emissions to the air as part of the proposal.

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:

~~Not applicable.~~ *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.

No water bodies on site or in the immediate vicinity.

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.

~~Not applicable.~~ *None*

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.

~~Not applicable.~~ *None*

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

~~Not applicable.~~ *None*

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

The project is not within a 100-year floodplain.

- 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 does not have discharge of waste materials to surface waters.

b. Ground Water: [\[help\]](#)

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

Groundwater will not be withdrawn or discharged to.

- 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.

Not applicable – The property is on a sewer system.

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.

Runoff will primarily sheet flow through the eastern vegetated slope to an existing drainage ditch along Innsbruck Drive flowing north. A portion of the paved driveway will be collected in a trench drain and released along the same vegetated slope with energy dissipation to the same existing ditch.

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

No waste materials will enter the ground or surface waters.

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

The proposal will not alter or affect drainage patterns in the vicinity of the site.

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

No additional measures taken than the items mentioned in item 1 above.

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?

Approx. 25 trees and ground cover shrubs and grass will be removed.

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

None

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

Plan to replant some native trees (maple and/or fir) and tassel ferns.

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

There are no known noxious weeds or invasive species on the site.

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.

Deer, mountain lion, bear

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

None Known

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

No

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

No proposed measures

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

None

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.

Electric is at the street and is provided by city/Hyak estates. We plan to have a propane tank on the property and this will provide the energy for the heating system and cooking.

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

No, the neighbors property will be over 20' away for setback and our property will not shadow. The neighbors property doesn't currently have solar.

- 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 finishes in the new home will meet or beat current code to conserve energy.

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.

None known as the site has not been developed before.

- 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 known as the site has not been developed before.

- 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, we plan to use low or no voc products in the building.

4) Describe special emergency services that might be required.

None

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

We plan will follow the site civil plan to ensure a safe dig for the project.

b. Noise

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

Vehicle noise from I-90 exists but not anticipated to affect 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.

Short term noise from construction activities

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

*Construction activities to be limited to ~~X:XX~~ am to ~~Y:YY~~pm during dry weather season.
7:00am 8:00pm*

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.

Property is current vacant and undeveloped. Adjacent properties within Hyak Estates have been developed as residential properties similar to this project.

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?

No.

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.

There are no existing structures on the site.

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

No structures will be demolished.

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

Residential

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

LAMIRD

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

~~N/A~~ *None*

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

No

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

4

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

0

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

~~N/A~~ *None*

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

Project is compatible with existing and projected land uses and plans.

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

~~N/A~~ *None*

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

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

One single family residence for high income housing.

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

None, no structures currently on property.

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

None, no structures currently on property.

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?

The tallest height of the single family residence is 2888' (garage slab at 2846') to peak of the roof (total height from slab to peak of roof is 42'). The principal exterior building materials are metal roofing and Hardie Panel Board and Batt siding.

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

None

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

We plan to follow the HPOA guidelines to fit in the the other properties at Hyak Estates.

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 - We plan to use colors and materials that follow the HPOA guidelines to fit in with the area. These finishes and colors will not produce light or glare.

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

No - We plan to use colors and materials that follow the HPOA guidelines to fit in with the area. These finishes and colors will not produce light or glare.

- c. What existing off-site sources of light or glare may affect your proposal?

None, no existing off site sources of light or glare.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None, we don't plan to have any light or glare.

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

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

Snoqualmie Pass Ski Area and surrounding area is a designated ski, hike, and bike area.

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

No – the property is not on the ski hill and doesn't have any trails on it.

c. 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 – currently no buildings or structures on the site or located near the site.

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

No – the site doesn't have any landmarks, features, or other evidence of any of the above.

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.

~~Not applicable:~~ 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.

~~Not applicable:~~ None

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.

Interstate 90 is how you access Hyak estates from Eastern and Western Washington. From exit 54 on I 90 you take Hyak Dr E to Snoqualmie Dr to Innbruck Dr. to access the site.

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?

~~Not applicable:~~ None

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

The project would add two parking spaces and not eliminate any parking spaces.

- 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).

~~Not applicable.~~ None

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

~~Not applicable.~~ None

- 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?

The project is for a single family residence ski cabin. Thus, the project would produce less than one vehicular trips per day on average.

- 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.

~~Not applicable.~~ None

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

~~Not applicable.~~ 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.

Yes, the project could increase the need for fire protection as we will be adding a single family residence to Hyak Estates.

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

~~Not applicable.~~ None

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

- a. Circle utilities currently available at the site:

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

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

Water, Sewer, and Power are located in the street or on the site. PSE provides the power and Snoqualmie Pass Utility District provides the water/sewer.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Nathan Werner

Position and Agency/Organization Owner

Date Submitted: 2/15/21