

SE-23-00009



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**


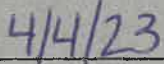
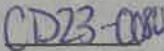
\$260.00 Kittitas County Public Health

\$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: 	RECEIPT#  <div data-bbox="1214 1621 1578 1843" style="border: 2px solid black; padding: 5px; text-align: center;"> <p>RECEIVED</p> <p>APR 04 2023</p> <p>Kittitas County CDS</p> <p><small>DATE STAMP IN BOX</small></p> </div>
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A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Nelson View

2. Name of applicant:

Nelson View LLC - Owner (Justin Rarden) Agent (Daron Rarden)

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

800 Pioneer Trl, Cle Elum WA 98922

Justin Rarden jtrarden@gmail.com 509-674-8176

Daron Rarden dcrarden@yahoo.com 509 260 0300

4. Date checklist prepared:

3/27/2023-Design stage

5. Agency requesting checklist:

Kittitas County Public Works-Kittitas County Community Development Services

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

July 1st 2023 Road construction-March 2024 burning of tree debris from road clearing

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

No further expansion planned

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

Wetlands report/delineation, survey and mapping of entire project, BLA, short-plat and long-plat applications

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

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

Grading Permit-KCPW

Access Permit-KCPW

Road Certification-KCPW

Well Drilling-KCPH

Well Drilling-WDOE

Water Rights/Certificates-KCPW

Water Rights/Certificates-WDOE

Septic Site evaluations for OSS x11-KCPH

Boundary Line Adjustment application-KCCDS

Short Plat Application X2-KCCDS

Long Plat Application KCCDS

Long Plat Final-KCCDS

Power Availability-PSE

Tree removal-FPA

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. (Lead agencies may modify this form to include additional specific information on project description.)

Create 10 new (5 acre) parcels +1 existing parcel for a total of 11 building lots made available for new residential homes.

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.

800 Pioneer Trail, Cle Elum, WA 98922 and parcel directly to the south. See attached mapping for legal descriptions of both parcels, site plan, and vicinity map.

B. Environmental Elements

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

a. General description of the site:

Flat with natural drainage via diverted ancient creek bed

Circle or highlight one: **Flat**, rolling, hilly, steep slopes, mountainous, other:

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

<5%

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.

Klandick ashy sandy loam, 0 to 3% slopes-Roslyn ashy sandy loam, 0-5% 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.

Construction of approximately 2500 ln ft of access roads construction with minimal cut and fill needed. Importing 2500 cu-yds of road base materials from Ellensburg Cement Products Easton Pit parcel #091634 & #221634

Could erosion occur because of clearing, construction, or use? If so, generally describe.

NO

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

<2% after all proposed homesites are built out

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

Engineered road and drainage plan. Only removing the necessary vegetation and trees needed to construct access roads

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.

Vehicle emissions from trucks and equipment used to clear site and construct roads. Crushing of rock off site and vehicle emissions for transport of rock (approximately 5mi away). Minimal onsite refueling of equipment on site. Asphalt preparation, transport and placement for required aprons. Dust from off site and on site moving and placement of materials. Smoke from onsite burning of vegetation byproduct from clearing.

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

See answers above for off-site related emissions

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

Let tree debris dry before burning to reduce smoke.

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 is no year round surface water on the proposed project. The property once used open ditch irrigation for farming and agricultural purposes. That irrigation was shut off 2016 at the source (Big Creek) Mapping shows wetlands on the property. A wetlands biologist will be conducting a survey, delineation and report of these areas.

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.

The eastern boundary of the proposed project is approximately 250ft from Big Creek at its nearest point.

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 a general description,

purpose, and approximate quantities if known.

No surface water withdrawals to take place per the restrictive covenant Kittitas County Auditor Number #201611280064

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.

No

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 a general description, purpose, and approximate quantities if known.

We are proposing 6 new individual wells for shared use between 2 lots each. The purpose of these wells will be for domestic use and the quantities will be limited by metering agreement per Kittitas County Code Chapter 13.35.027

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.

11 individual OSS to be designed and installed in accordance with Kittitas County Public Health

c. Water Runoff (including stormwater):

a) 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.

Engineered drainage plan shall be provided and followed to ensure natural drainage is not impeded

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

Impervious surfaces are limited to residential buildings and any waste materials would be limited to

basic residential use as no farming or agricultural purposes are proposed as part of this project

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

As part of the engineered drainage plan, our intention will be to maintain any natural drainage flow and patterns in and out of the proposed project

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

Previously answered in earlier questions of this section

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?

Trees, shrubs, grass will be removed to create access roads and eventual building sites. Though we are not proposing to clear building sites as part of our project

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.

None

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

Thistle, knapweed, field daisy

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

a. List any birds and other animals that 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:

Turkey, Deer, Elk, Cougar, Coyote

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

None

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

no

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

Minimal vegetation removal

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

Brown Marmorated Stink Bug

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

1. 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.

Our proposed project is limited to a subdivision/plat development. The energy usage will likely be limited to diesel fuel for trucks and equipment and gasoline for small equipment like saws and generators. Not included our project but as a result of our project will be the energy used in the residential construction and residential households of 11 new homes

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

No

3. 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

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.

Our proposed project is limited to a subdivision/plat development. The environmental health hazards will likely be limited to diesel fuel for trucks and equipment and gasoline for small equipment like saws and generators. Not included our project but as a result of our project will be the environmental health hazards associated with residential construction and residential households of 11 new homes

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

None

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.**

Limited amounts of construction related fuels

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

None

- 5. Proposed measures to reduce or control environmental health hazards, if any.**

Safe refueling practices during construction

b. Noise

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

None that will affect our proposed 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 will be from construction and limited to daytime hours. Long term noise will be common to residential use

- 3. Proposed measures to reduce or control noise impacts, if any.**

Limiting construction hours to county standards for construction. Most construction will occur away from existing homes.

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.**

The proposed project site has been used for light agricultural, grazing cattle, horse pasture, recreational ATV/motorcycle riding. Some adjacent properties also have had similar use in the past. All of the rest of the adjacent properties are either undeveloped lots or have residential homes on them

- 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 because 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?**

The project site has had its surface water rights removed and is no longer a candidate for commercial agricultural 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

- c. Describe any structures on the site.**

1 Approximately 30' X 60' Log pole building/barn located in the development area. And a log home and barn located in the remaining portion (not included in the 11 new lots) of lot number #415436

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

No

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

Agricultural 5

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

Rural, Moderate use intensity, residential opportunities with rural character outside of UGAs and LAMIRDS

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

Project is not in the shoreline master program designation

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

Yes- Wetland Investigation Area & Critical Area Aquifer Recharge

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

35 based on 11 new homes and 2-4 people in each residence

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

None

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

None needed

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

Proposed project meets land use requirements

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

Answered in 8b.

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.

Not providing housing as part of this project. The intent is to create lots that housing can be constructed upon. Based on surrounding area these homes would be in the 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.

None

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?**

Not proposing structures as part of this project. However expectations would be comparable to adjacent residential properties and comply with AG5 zoning

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

Minimal impact to views. And no obstructions made to surrounding area

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

None

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?**

No light or glare will be associated with our proposed project. Final usage will be residential homes and light associated with that. No proposed street lights as part of our project

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

No more so then any adjacent rural residential properties

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

No foreseeable effects of off-site light or glare

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

None

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

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

Palouse to Cascades State Park Trail-Hiking, fishing, snow activities, and close proximity to national forest access points

- 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 needed

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.

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.

No

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.

We have reached out to Yakama Nation representatives Jessica Lally, and THPO Casey Barney.

For the purpose of preliminary investigation they had us contact Sydney Hanson with the Department of Archaeology & Historic Preservation to review any known points of interest.

Preliminary findings show no known points of interest in the GIS data. A full indepth review will occur during the SEPA process.

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.

We will follow any guidance and regulations provided should there prove to be any points of interest.

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.

Our proposed project will have 2 access points as follows. Exit #74 off Interstate 90- travel 1-mile on Nelson Siding road to 1st point of access which is a current unnamed private road. Continue on Nelson Siding road to Talmadge road our 2nd point of access will be off of Talmadge road

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No- Approximately 12 miles into Cle Elum city for nearest transit

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).

No

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?

Using an estimated 10 trips per day per new parcel we expect that once all lots have residential homes built (by others) there should be around 60 trips per day on the northern road accessed off of Talmadge Rd., and 40 trips per day on the southern road accessed off the currently unnamed gravel road. A total of approximately 110 trips per day added to Nelson Siding Road using an average of 10 trips per day per lot. The lots are for residential use. After each lot has completed its house construction process, the only expected commercial transportation is postal/package delivery, refuse services, and potential LP gas delivery.

- 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.

None

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.

Yes but limited to the potential 11 new homes and the needs for EMS, and potential additional students to local schools

- b. Proposed measures to reduce or control direct impacts on public services, if any.
Engineered private roads to be constructed with code compliant EMS turn around

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.

Extension of electricity, private wells

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.

X 

Type name of signee:

Justin Rarden

Position and agency/organization:

owner of property and Nelson View LLC

Date submitted:

3/27/2023

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

IT IS NOT REQUIRED to use this section 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.