



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"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)**

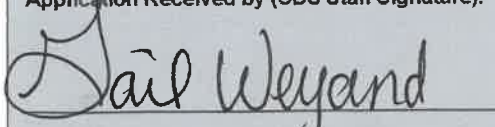

\$950.00* Kittitas County Department of Public Works**

\$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.

Application Received by (CDS Staff Signature): 	DATE: <u>2-7-24</u>	RECEIPT# <u>CD24-00203</u> 
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A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Mallula-Dykes Shared Access and Residential Construction

2. Name of applicant:

Parcel #952018 – Dana Mallary, Jonathan Dykes
Parcel #952019 – Jeff & Shelia Mallula

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

Parcel #952018 – 19336 22nd Ave NW, Shoreline WA 98177-2830, jk.dykes3@gmail.com
Parcel #952019 – 220304 SE 18th Ct, Sammamish WA 98075, Jeff.Mallula@raymondjames.com
Contact Person – Theo Leonard, PE – 1015 E 2nd St, 2-187, Cle Elum WA 98922, 509-656-4909,
tleonard@granitecivil.com

4. Date checklist prepared:

Jan-2024

5. Agency requesting checklist:

Kittitas County Community Development Services

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

Design and Permitting – Jan 2024–March 2024
Construction – March 2024–Oct 2024

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

No

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

There was a previous SEPA Checklist prepared for the development that the proposed construction will occur in. Reference R&R Heights SEPA Checklist SE-16-00001.

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

None that are known.

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

Kittitas County Building Permit for residential construction and Public Works Engineered Grading Permit for the shared access.

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.

The purpose of this checklist is to provide information on the proposed shared access driveway, individual driveways, and residential construction for Parcels #952018 and #952019. The parcels are both vacant lots approximately 3-acre in size located within the existing R&R Heights development between Ronald and Roslyn. The proposed shared access driveway would begin off R&R Heights Drive and continue approximately 210-ft to a fire truck turn-around that straddles the parcels.

There would be individual driveways then constructed from the fire truck turn-around to the proposed residential home locations. The individual homes would then be constructed similar to other homes within the development. See attached Site Plan for reference.

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 parcels are located within the R&R Heights development between Ronald and Roslyn located east off SR 903. The parcels are on the northern end of the R&R Heights Drive loop within the development in the SE ¼, Section 7, Township 20, Range 15. See attached Vicinity Map

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

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

a. General description of the site:

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

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

~25%

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.

Per Natural Resources Conservation Service (NRCS) Web Soil Survey the soil type is a teanaway ashy loam at 10 to 25% slopes that is moderately drained with a 'C' hydrologic soil group. See attached NRSC Soils Report.

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

None that are known or have been observed.

- 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.

The square footage of area anticipated to be disturbed as part of the work is approximately 14,000-square feet including the shared access, turn-around, individual driveways, and residential homes. Earthwork will be balanced on-site for any cut-fill with ~250-cubic yards of gravel surfacing brought in from local quarries for the accesses.

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

Erosion is not anticipated during construction given the controls that will be in place during the work including a stabilized construction entrance, covering of stockpiles, and silt fence as needed.

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

Approximately 6% of each parcel will be covered with impervious surface as a result of the shared access, turn-around, individual driveways, and residential homes.

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

Including but not limited to stabilized construction access, silt fence, covering of stockpiles.

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.

Emissions from diesel powered equipment would occur during construction. No emissions are anticipated after construction beyond venting from laundry rooms.

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

None that are known or have been observed.

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

Construction equipment will not be left to idle during extended periods of no use.

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.

Per Kittitas County Compas there is (1) DNR Water Type 4 Seasonal (N) stream with associated wetland located to the north and downgradient of Parcel 952018. See attached DNR Streams-Wetlands Figure.

- 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.

Construction is not proposed within 200-ft of the waters.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

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

No.

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

The proposed work does not lie within or near 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.

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 general description, purpose, and approximate quantities if known.

The proposed homes will be connected to the existing water system within the development.

- 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.

A domestic septic system sized for 4-bedrooms will be included as part of each home construction.

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.

Existing drainage regimes will be maintained with any stormwater from impervious surfaces dispersed to the surrounding area within the parcels per Ecology and County standards.

- 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.

Existing drainage patterns will be maintained with stormwater managed per County and Ecology standards.

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

Drainage swales will be provided on the upgradient side of the accesses.

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?

Native vegetation and trees within the areas of the proposed accesses and homes will be removed.

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

None that are known or mapped on the County's Compas site.

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

Small lawn areas as part of the home's construction with native vegetation outside of the project limits maintained.

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

None that are known.

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

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

Birds: **hawk**, heron, eagle, **songbirds**, other:

Mammals: **deer**, bear, **elk**, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other _____

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

None that are known.

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

None that are known or have been observed.

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

Only 6% of the parcels are proposed for development limiting wildlife impact.

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

None that are known.

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

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

Typical energy needs for residential homes that includes electric and may include natural gas or solar.

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

No.

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

None at this time.

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

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

No.

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

None that is known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None that are known.

- 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 proposed as part of this project.

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

None that are proposed.

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

None are proposed as part of this project.

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

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

Traffic from SR903 adjacent to the site and within the development.

- 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.

Construction noise would occur short term. Long term noise would result from people utilizing the homes and vehicles utilizing the accesses.

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

Construction equipment will be shut down during extended periods of no use.

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.

Vacant lots with residential surroundings and no proposed change to the current or adjacent land use.

- 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?

The project site is within an existing residential development.

- 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.

No structures are currently present.

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

No.

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

Rural 5

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

Rural residential

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

Shorelines are not noted within 200-ft of the project area.

- 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?

Approximately 2.5-people per house for approximately 6-people.

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

None.

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

None.

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

The proposed residential homes and accesses are promoted by the development as compatible with existing and projected land uses.

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

None.

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.

Two middle income houses will be provided as part of the project.

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:

Construct homes in line with the development's CCRs as required.

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?

2-story homes.

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

None.

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?

None to adjacent properties.

- 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:

None.

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

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

Hiking, fishing, swimming, mountain biking, dirt biking, snowmobiling.

- 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.

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

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None that are known or have been observed.

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

None that are known or have been observed.

- 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.

Review of historical maps and prior SEPA Checklist for the development.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None.

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The overall R&R Heights residential development is served by an access off SR 903. The parcels within the development intended for construction would be accessed off R&R Heights Dr.

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

No.

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

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?

8 trips per day calculated considering two cars per household leaving for work in the morning and arriving home in the evening.

- 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. The proposed work would take place within an established residential development.

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

The accesses will be designed and constructed per International Fire Code and Public Works Driveway Standards.

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.

Not beyond what would already be experienced within an existing residential development.

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

Maintain safe speeds when entering or exiting the proposed shared access.

16. Utilities Find help answering utilities questions

a. Circle utilities currently available at the site:

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

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

A connection to the existing water system will be made for each home and each home will have a septic system approved by the local Health Department.

C. Signature Find help about who should sign

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

Signature: 

Name of signee: Jeff Mallin's Jonathan Dykes

Position and Agency/Organization: Property Owner

Date Submitted: 1.29.24

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

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

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

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

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.