



## 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\*\*

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\$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.

<b>Application Received by (CDS Staff Signature):</b>  	<b>DATE:</b>  	<b>RECEIPT#</b>  	<div data-bbox="1214 1633 1503 1839" style="border: 1px solid black; height: 100px; width: 100%;"></div> <div data-bbox="1268 1841 1446 1862" style="text-align: center; font-size: small;">DATE STAMP IN BOX</div>
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A. **Background** [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Silver Ridge Ranch

2. Name of applicant:

Kraig and Ann Marie McLeod  
Palmero Partners, LLC  
Daisy SRR, LLC

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

Kraig McLeod, [kraigmcleod@msn.com](mailto:kraigmcleod@msn.com), 831-601-6940  
Ann Marie McLeod, [annmariemcleod@msn.com](mailto:annmariemcleod@msn.com), 831-277-3221

4. Date checklist prepared: 5/20/24

5. Agency requesting checklist:

Kittitas County County Development

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

Spring 2024 Building Permit Application  
Fall 2024 CUP & SEPA

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

Barn to be used as event space, Amphitheatre in conjunction with small events and separately for larger individual events parking for both scale events.

**See Parking**

**Small Pasture** designated for Barn event parking up to 200 ppl.

**Parcel 2A** designated for Amphitheatre parking for events up to 1,000. 1 acre = 242 cars, were designating 3 acres on parcel 2A.

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

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

See attached amended CUP and Building Permit for event center.

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.

See amended CUP

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.

182 Silver Ridge Ranch Rd

Easton, Wa 98925

For additional information see amended CUP and site plan

## 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 Flat

b. What is the steepest slope on the site (approximate percent slope)? 5% slope max

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.

gravel

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.  
None

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
No erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
2,800 cement patio adjacent to barn

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
None

### 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 will be limited to general construction equipment during Construction of barn, and passenger vehicles for events.

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** [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.

Silver Creek

- 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.

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. 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.  
Yes, but no proposed work within 200 ft

- 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. NO, site uses Easton Water

- 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.

Ranch uses current OSS for all of its activities. New events will use portable toilets and handwash centers for events. New development of 7 eastern lots will propose individual OSS systems as needed with public health.



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.

Stormwater infiltrates into vegetation

- No
- 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.

- 4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: NONE

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? NONE

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: NO PLANTS OR TREES ARE BEING REMOVED

e. List all noxious weeds and invasive species known to be on or near the site.  
NOT AWARE OF ANY

**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 \_\_\_\_\_

BIRDS, DEER, ELK

- b. List any threatened and endangered species known to be on or near the site.  
NOT AWARE OF ANY

- c. Is the site part of a migration route? If so, explain. NOT AWARE OF ANY MIGRATION

- d. Proposed measures to preserve or enhance wildlife, if any: NOT REMOVING ANY TREES OR VEGETATION

- e. List any invasive animal species known to be on or near the site. NONE

**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. BARN ELECTRIC, AMPHITHEATRE ELECTRIC,
- 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

**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. NA
- 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. PROPANE FOR FIREPIT
- 4) Describe special emergency services that might be required. EMERGENCY VEHICLE ACCESS
- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#) N/A

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

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? NONE
- 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. Wedding reception at barn, music at amphitheatre. Quiet hours start at 10 pm.
- 3) Proposed measures to reduce or control noise impacts, if any:  
  
Will enforce 10 pm noise ordinance.

**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.  
  
Current Use: Guest ranch, rv park  
Adjacent Property: Gas station only, no negative effect.
  - 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. Lodge, 2 restrooms, cabin, three outbuildings, barn, rv sites

d. Will any structures be demolished? If so, what? No

e. What is the current zoning classification of the site? R-5

f. What is the current comprehensive plan designation of the site? Rural Residential – allowed usage

g. If applicable, what is the current shoreline master program designation of the site? Rural conservancy one of the three eastern lots

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
Yes, 100 year flood, critical area aquifer recharge.

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

4 people on current ranch operation, potential for 2-4 people per residential lot on 7 eastern lots.

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:

Amended CUP

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

N/A



**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. 7 one per LOT, middle income class
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. NO
- c. Proposed measures to reduce or control housing impacts, if any: NO

**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?  
35' approximately consistent with residential housing in the surrounding area.
- 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? Barn lights, amphitheater lights, regular intensity lights, no glare use in daytime or night.
- 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: Off by 10 pm

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
Lake Easton, Lake Kashess, Horseback riding, camping, hiking, snowmobiling

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

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

**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.

Ranch has been there for 40+ years, with people on site, with no observation of historical elements.

- 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 have an IDP in place and abide by all of the steps within the IDP if any cultural resources or artifacts are found.

**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.

Sparks road- access road to ranch via Sparks Road, I90 ½ mile away.

- 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? NO, If so, generally describe.
  
- 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?

**For special events only** , we will use the ratio of 4 People per Car. Weddings or Amphitheatre events mostly take place in April – October.

**Model Calculations:**

60-80 vehicle trips per wedding @ 4 ppl per car = 240 -320 ppl. April – October, approx. 20 events

400-500 vehicle trips per event @ 4 ppl per car – 1,600- 2,000 ppl. April – October approx. 10 events

- 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: Designated parking for events and designated areas.

**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.

Notifications to public services for special events.

- b. Proposed measures to reduce or control direct impacts on public services, if any.  
Maintain proper access and fire lanes for fire and EMS.

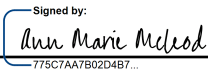
**16. Utilities** [Find help answering utilities questions](#)

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

- 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.  
Puget Sound Energy for electric at the Barn.

**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:    
Signed by: 775C7AA7B02D4B7...  
 \_\_\_\_\_ Name of signee Ann Marie McLeod  
 \_\_\_\_\_ Position and Agency/Organization Owner  
 Date Submitted: 8/27/2024

**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.