

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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:

3BR Custom Cuts

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2. Name of applicant:

~~Belsaas & Smith Construction~~ Scott Toland (owner)

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

~~Brandon Drexler
P.O. Box 926
Ellensburg WA, 98926
509-929-1156~~

Scott Toland
(509) 856-5622
Mailing address:
310 Rosebriar Lane
Ellensburg, WA 98926

4. Date checklist prepared:

March 8th, 2023, revised December 13, 2023

5. Agency requesting checklist:

Kittitas County

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

Fall of 2023 – Spring of 2024
No phasing applicable

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

No, the building will be built to handle all anticipated capacity.

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

See attached OFFAL and water mitigation plans.

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.

~~Conditional use permit~~

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

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Conditional Use Permit, civil permits, building permit, Department of Ecology approval of mitigated water right permit and treatment pond, County Department of Health approval for water system and septic to serve employees.

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.)

3BR Custom Cuts will act as a top of the line full service meat processing facility. The facility will be roughly 10,000 sf all located under one roof, public access road and parking area, short-term holding pens, and a double-lined and aerated water treatment pond placed on a 14.90 acre lot. The facility will house all the needed equipment, space, and functions in order to facilitate all functions of the meat cutting process. Please see the revised project narrative dated 11-21-23 for a more detailed description of the proposal.

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 project will take place in Kittitas county on tax parcel 214534 off of Wilson Creek Rd. The project site address is 3200 Wilson Creek Rd Ellensburg WA, 98926.

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

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

a. General description of the site:

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

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

Per attached site plan the site is generally flat.

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.

Well graded gravel

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

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None noted or 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.

There will be minimal grading and fill for site roadways, building foundations, and limited excavation to install the proposed aerated treatment pond.

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

The surrounding area matches the site conditions with a generally flat layout. There is no erosion anticipated as result of construction activities. Dust control measures will be observed.

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

Roughly 3% of the site will be covered with impervious surfaces.

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

Standard temporary erosion and sediment control measures during construction such as a stabilized construction entrance with final site and other needed or necessary BMP's.

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.

During construction there will be emissions from the heavy diesel equipment used for building purposes. During the operation of the facility the only new emission to the area will be the smoke coming from the smoke house for the purpose of curing meats such as bacon and sausage. Other emissions such as the odor of cattle are already natural to the area and due to the quantity of 30 head a day at peak operating capability. We expect very minimal increase in odor. The applicant has proposed an aerated treatment pond that will continuously circulate water, providing further mitigation for potential odor impacts.

- 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:

Please see the response to 2.b., above. Pond aeration will provide odor mitigation.

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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.

None. Lyle Creek runs north to south about 1,000 ft. east of the proposed facility. There is no construction or disturbance proposed to the Creek or its buffer; no adverse impacts are anticipated to Lyle 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.

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: [\[help\]](#)

- 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.

There will be a class B Commercial well connected with this project. Since December 2, 2015, all new groundwater uses within the Yakima River basin are required to mitigate water use. The project anticipates a maximum demand of 9.9 acre feet per year, which demand will be largely if not entirely consumptive. See Confluence Law Water Supply

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Mitigation Memo, dated November 29, 2023. However, the applicant is proposing water reduction measures, which are anticipated to reduce the demand from 400 gallons/head/day to 250 gallons/head/day. See Fuller Consulting Water Use Memo, dated November 29, 2023. All non-process wastewater (primarily employee bathrooms) will be collected in a standard septic system to be installed on site near the facility. Process wastewater will be treated in a DOE-recommended system in several states, culminating in discharge into a doubly-lined aerobic treatment pond and eventual land application for irrigation. The system will have a detection and alarm system and will be continuously monitored with DOE oversight. See DeHaan, Grabs & Associates, LLC Wastewater Treatment Memo, dated November 29, 2023. It will be mainly used for standard drinking water, bathrooms and hand wash locations. There will be occasional wash downs for cleaning the facilities. All water used will go into a standard approved septic system. Amount of use will vary per day but should be in the range of 3000 gallons per operating day wh

- 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.

As noted above, domestic wastewater will be discharged into a standard septic system. Process wastewater will be handled as described above and as detailed in the DeHaan, Grabs & Associates, LLC Wastewater Treatment Memo, dated November 29, 2023

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.

The site is predominantly farm ground pasture surrounding the facility. No storm runoff is anticipated to leave the site. Stormwater will be treated as required by County and state stormwater requirements.

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

Not anticipated. The septic system (for domestic water) and process treatment system will be continuously monitored to ensure they function as designed.

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

Not anticipated.

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

None. The proposed aerobic pond will be double-lined and have a detection and alarm system to protect against leaks and it will also be continuously monitored with DOE oversight. Any issues will be immediately addressed.

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?

Pasture grass roughly 31,000 sf

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

There are zero threatened or endangered species to be affected by this project.

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.

None known at this time.

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.

Occasional Coyotes in surrounding areas and standard local birds such as Starlings etc.

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.

None Identified.

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

None.

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

None known.

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.

The facility will be powered solely off electric power.

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

No, the facility will be roughly centered within the property away from property lines and the height will be similar to shops in already existing in the area. Therefore others' potential use of solar power is not expected to be affected.

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:

There are no energy conservation features expected for use in this facility.

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.

None anticipated. The only environmental health hazards applicable would be from the rendering of the animals such as the inedible parts of the animals. These will be managed pursuant to the Offal Management Plan submitted to the County. The applicant will contract

with Baker Commodities, Inc. to remove these materials on a frequent schedule consistent with applicable regulations. See Baker Commodities Inc. Letter to 3BR Custom Cuts dated November 22, 2023.

- 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.

The only expected toxic or hazardous chemicals present during construction are equipment fuel and lubricants, which will be stored in superintendent vehicles or on site in a secondary containment device.

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

Access for emergency vehicles such as fire trucks, ambulances and police vehicles will be available at all times of the day.

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

Any and all cleaning chemicals used on site will be organic and environmentally friendly. All treatment, storage and removal processes are designed to reduce environmental health hazards consistent with best practices. Along with the use of grease interceptors to contain and control any grease from exiting the facility.

b. Noise

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

No preexisting noise conditions are expected to affect this 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:

Heavy Equipment and general equipment noise along with vehicle traffic with operation hours ranging between approximately 6:00AM to 4:30PM Monday through Friday.

Long Term:

Vehicle traffic along with general cattle noise already native to the area only during operation hours Monday through Friday as livestock will not be present on site after standard operation hours.

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

Construction activities will only take place during the designated hours and livestock will be tended to in order to reduce potential noise impacts.

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.

The site is currently cattle pasture with the neighboring properties being homes—including the applicant's residence, a 25-acre parcel adjacent to the project site. The adjacent properties land use should not be affected in any way.

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 property has been used as cattle pasture. 4.5-acres will be converted for facility 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:

None.

c. Describe any structures on the site.

Currently one structure on site which is roughly a 25' x 30' barn.

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

No, the one existing structure will not be demolished.

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

Agricultural 5 Zoning.

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?

No current shoreline master program.

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?

~~20~~ 24 employees and no residents.

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

None.

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

Currently no displacement impact measures.

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

Site is currently agricultural and the majority will remain in AG.

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

None.

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

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

None.

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

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None.

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

None.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest building height is currently unknown but the tallest wall height will be 20' tall with the overall height becoming available once the steel building is designed. The principle materials of the building will be steel.

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

None.

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

The building will use materials similar the community around it in order to blend the project into the community.

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

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

Sight lighting will be provided in the parking lot, buildings, and cattle off loading area. The site lighting will be provided at night for safety and security purposes.

- 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:

The lighting will be designed to prevent glare in adjacent properties. Controls for lighting will be automated to reduce usage.

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

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

None.

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:

There are no foreseen impacts on recreation.

13. Historic and cultural preservation [\[help\]](#)

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

No.

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

None that are known.

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.

There are no immediate impacts on cultural or historic resources but are open to consultations.

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.

Continued observation during any excavation work. The applicant will implement an Inadvertent Discovery Plan (IDP), and if any item of unknown origin is found all work will stop and the DAHP will be consulted.

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.

Site will only be accessed off of Wilson Creek Rd.

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

No.

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

There are currently no designated parking spaces on the lot. The project will include adding the minimum amount of parking spaces and or as many required by the county.

- 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).

No.

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

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

50 vehicular trips a day with 80% employees to and from work and 20% cattle drop offs.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

None.

15. **Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

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

None.

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

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

Currently no utilities existing.

e. 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.

Electricity will be provided by Kittitas PUD. Community domestic water supply will be provided from a private well approved by Department of Health and referenced above; and specific system will be provided form an onsite system referenced above.

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 Scott E. Toland

Position and Agency/Organization 3BR Custom Cuts LLC

Date Submitted: 12/14/23

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(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:

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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.

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