

SE-24-00011



KITITITAS 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 a 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:

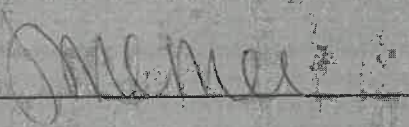
CS

- \$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: 2-13-24	RECEIPT# CD 24 00205 02400264 <div style="border: 2px solid black; padding: 5px; display: inline-block;"> RECEIVED FEB 13 2024 Kittitas County CDS <small>DATE STAMP IN BOX</small> </div>
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A. Background

1. Name of the proposed project, if applicable:

Kittitas County Outdoor Educational Center

2. Name of applicant:

Cross Valley Training: Pete & Amanda Ross

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

Peter Ross
2800 N Pioneer Road, Ellensburg, WA 98926
509-306-9672
Pete.Ross@CrossValley.Training

4. Date checklist prepared:

09/03/2023

5. Agency requesting checklist:

Kittitas County

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

Phase 1: (2023 through 2025) The prior owner had left a lot of debris (metal, wood, plastic & glass). We are currently in the process of cleaning up some of the debris. Along with the debris cleanup, we plan on making some to improve the lower area at the bottom of the valleys by adding, as indicated in Exhibit A, areas marked Phase 1. The Improvements will allow access for the community to start using the area and provide a dedicated law enforcement area to begin training in a protected environment.

Phase 2: (2025 through 2033) We propose two structures as indicated in Exhibit A, as areas marked Phase 2 Dedicated Law Enforcement Area and areas marked Club House; each will be no more than 3000 square feet. One structure will be used for dedicated law enforcement training. While the other will be constructed for community use. In addition to the proposed structures in Phase 2, we will add multiple training sites onto the southeast ridge; this area will be used for community events. The valley that separates them will be left as natural as possible yet still allow for safe training, competitions, outdoor activities, and other uses. This leaves the northeast ridge. Again, like the east valley, we plan to leave this as naturally as possible. However, we would like to add some smaller impact areas and reserve a space for a helicopter landing pad.

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

The future additions and expansion are described in question 6 above as indicated in **Phase 2**

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

There will be minimal environmental impact at the site. We will encourage the growth of as much natural vegetation as possible and use minimal lights in the off hours.

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.

There are none that we are aware of

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

Just this one

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.

Over the years, we plan to develop the entire 137 acres. The lower areas as indicated in the attached site plan, will be developed first. This area will include multiple training sites with a tower and two 3000 sq. ft. Buildings, one for public use and the other for Agency use (Law Enforcement, etc.), site parking, and bathrooms.

The East Valley is going to remain as close to natural as we can leave it. The same goes for the northeast hillside. The southeast hillside has been reserved for future growth, with the proposed multiple training sites as needed.

If the facility continues to grow, we propose adding an entrance/exit from Vantage Highway at the southeast corner where the property abuts Vantage Highway.

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.

Parcel Information

Address: 24661 VANTAGE HWY ELLENSBURG
Tax Parcel ID: 890833
Map Number: 17-21-08040-0005
Recorded Area: 22.35 a
Owner Name VANTAGE VALLEY PROPERTIES LLC
Mailing Address: 2800 N PIONEER RD
City/State/Zip: ELLENSBURG WA 98926-9475

Zone and Allowed Uses: Forest and Range
Land Use Category: Rural Working
Wildland Urban Interface: IR 1
Stock Restricted Area: Open Range

Address: 24661 VANTAGE HWY ELLENSBURG
Tax Parcel ID: 880833
Map Number: 17-21-08040-0004
Recorded Area: 22.35 a
Owner Name VANTAGE VALLEY PROPERTIES LLC
Mailing Address: 2800 N PIONEER RD
City/State/Zip: ELLENSBURG WA 98926-9475

~~Zone and Allowed Uses: Forest and Range~~
SEPA Environmental checklist (WAC 197-11-960)

Land Use Category: Rural Working
Wildland Urban Interface: IR 1
Stock Restricted Area: Open Range

Address: 24661 VANTAGE HWY ELLENSBURG
Tax Parcel ID: 880833
Map Number: 17-21-08000-0001
Recorded Area: 80.00 a
Owner Name VANTAGE VALLEY PROPERTIES LLC
Mailing Address: 2800 N PIONEER RD
City/State/Zip: ELLENSBURG WA 98926-9475

Zone and Allowed Uses: Forest and Range
Land Use Category: Rural Working
Wildland Urban Interface: IR 1
Stock Restricted Area: Open Range

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)?

80%

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.

Mostly rock with clay, with Gravelly ashy loam 0-6 inches, clay loam 6-15 inches, extremely gravelly sandy clay 15-60 inches.

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

None that are known of

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.

Grading will occur for the two 3000 sq ft future building structures and training site development. There will not be a need to bring in fill dirt.

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

No, the buildings are located on a flat site with no signs of erosion.

g. About what percent of the site will be covered with impervious surfaces after

project construction (for example, asphalt or buildings)?

Approximately 6000 square feet

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

The property around the future building sites in Phase 2 is relatively flat and should not be subject to erosion during construction.

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.

General construction activities with standard equipment emissions.

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.

There is no standing water or running streams on the property.

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: [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 property has an existing well and septic system. It will be used for the onsite bathrooms and some sinks for hand washing and some possible landscaping. An approved 2nd septic system for bathroom and wash sink discharge will be installed in Phase 2.

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.

We plan to use the one septic system on site and propose a second septic system later for the second up to 3000 square foot building. Both systems would be for limited sinks and toilets. Most of the facilities would use port-a-potties managed by a 3rd party contract.

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 existing stormwater will flow into an on-site water retention system (swells) All water is to be kept on site.

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

No, all construction takes place outside of any runoff area.

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

No

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

X 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?

Some grass and shrubs will be removed to accommodate the new buildings and approximately 6'000 to 10,000 square feet.

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:

We plan to replant as many native plants as possible after the initial work has been completed.

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

None known of

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

Deer and elk, Skunks, raccoons, and songbirds.

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:

None, we will be maintaining the natural habitat.

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.**

Power is on site, and only limited electrical usage is needed. Any heating for the winter will be either propane or electric, most likely multizone heat pump systems in the areas that require heating.

- 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:**

We plan to use Solar where possible; however, this is a low-energy consumption project.

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.**

- 1) **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

- 2) **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

- 3) **Describe special emergency services that might be required.**

None

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

None other than the spent bullet casings and any bullet debris will be cleaned up daily.

- 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.**

Standard construction noise will occur during the hours between 8 and 5 daily.
There will be noise associated with the firing of small arms between 7:00 AM to 9:00 PM.

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

Dirt berms, natural vegetation, and the introduction of natural trees.

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.**

We have a Wind Farm to the East and DNR land on the North, South & West sides. Our plan does not affect them. We plan to work with the Wind Farm to mitigate noise levels when they have weekend events.

- 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 oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

No

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

There are three mobile homes. Two are not repairable, and the third will be rebuilt.

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

Two mobile homes will be demolished and removed.

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

Zone and Allowed Uses: Forest and Range
Land Use Category: Rural Working

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

Zone and Allowed Uses: Forest and Range
Land Use Category: Rural Working

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

None

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

No

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

We could possibly have up to 2 residences in the future, and up to 3 employees.

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

None

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

Nothing should be displaced.

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

None

i. 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.

None

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?

One 7-story tower at the bottom of the westside valley. This would allow Law Enforcement to train in elevated positions for tactical situations, mass Casualty Incidents, Search and Rescue, and other training that require heights.

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

Only the bottom of the valley and possibly anyone that could see it from the Vantage Highway.

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

Replace or increase natural vegetation in the area to include but not limited to: shrubs, trees, and grasses.

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?

Occasional nighttime lights would be activated for after-dark training for Search and Rescue, Tactical training, Mass Casualty Incident Training, and others.

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

No, we would mostly contain the night activities to the lower parts of the property.

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, hunting, bike riding, some informal shooting. This facility enhances those activities and allows a safe environment for the public and Law Enforcement to train or prepare for those events.

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

No, this will only enhance our communities' outdoor activities.

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.

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.

None

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

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.

Vantage Highway – See attached site plan

- 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?

It is not

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

Passenger vehicles would primarily arrive on a weekend morning and leave on a weekend evening. Other than during construction, there will be no commercial vehicle traffic.

Our classes have consisted of approximately 6 to 10 students twice a month, based on the averages over the past five years. These trainings typically start Saturday morning and end Saturday evening. Our customer base has been far-reaching all over the state, including Idaho and Oregon. The direction our clients come from has caused us to list directions on our site from the East and West. There is also a high number of our students who carpool.

All this comes down to the number of vehicles and the number of occurrences we predict to have at the site. Based on our historical data, we will have ONE to ZERO vehicles Sunday – Friday (On average) and approximately SIX vehicles on our peak day of Saturday twice a month.

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:

No

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.

No

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

We will have firefighting equipment on standby for brush small brush fires.

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 ____

Electricity, Telephone, Septic, Fiber Optic

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.

Additional septic system and some limited electrical needs

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: Pete W Ross

Position and Agency/Organization: CEO

Date Submitted: 2/12/24

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?

Standard construction noise will occur during the hours between 8 and 5 daily.

There will be noise associated with the firing of small arms between 7:00 AM to 9:00 PM.

Proposed measures to avoid or reduce such increases are:

Dirt berms, natural vegetation, and the introduction of natural trees.

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

unlikely

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

None needed.

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

The proposal will not deplete energy or natural resources.

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

None needed.

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?

Very unlikely.

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

None needed.

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?

Very unlikely.

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

None needed.

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

Very unlikely.

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

None needed.

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

None known