

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.

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: [\[help\]](#)

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)**


\$250.00 Kittitas County Department of Public Works**

\$510.00 Kittitas County Public Health

\$1,360.00 Total fees due for this application (One check made payable to KCCDS)

** Note:KCCDS and PW fees are waived if project is a VSP sponsored fish enhancement project.

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): _____	DATE: _____	RECEIPT# _____	 DATE STAMP IN BOX
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A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#) Immer Cabin Rebuild
2. Name of applicant: [\[help\]](#) Chris Immer
3. Address and phone number of applicant and contact person: [\[help\]](#) 1759 Joans Lane, Lummi Island WA 98262
360-296-4963
4. Date checklist prepared: [\[help\]](#) 11.12.20
5. Agency requesting checklist: [\[help\]](#) Kittitas County planing: Kelly Bacon
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) Would like to start rebuild spring of 2021
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#) None that I know of. Except what I am working with Scott Downes WDFW for a enhanced stream bank. He is helping me with a plan that meets there standards. I have attached a diagram that shows the proposed work.
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. [\[help\]](#) Variace Request for work within 8' of stream that WDFW is in support of stream enhancement and currently working with me on a plan to do the work. See attached drawing with measurments and Scott's emails in this regard.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
Building,
variance request
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.) [\[help\]](#)

Rebuilding of a collapsed 700 SQ Ft cabin on existing foundation with all utilities already present. There will be stream enhancement needed to both protect the cabin and stream. All work will be according to WDFW standards and be under their direction.

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. [\[help\]](#)

1701 Yellowstone trail Road, Snoqualmie Pass WA. Please see attached drawings.

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

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

a. General description of the site: [\[help\]](#)

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

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

None

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. [\[help\]](#)

Pit Run gravel

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

None

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. [\[help\]](#)

20 yards of local pitrun. From the same neighborhood. This will achieve final grade as permitted.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Less than new construction as we are rebuilding on existing foundation. State standards for prevent.

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

14x24 cabin, concrete slab for parking 24 x28

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

WDFW are working with me on a plan for buffering the stream edge on the west side. AS well any erosion control will be made as suggested according to standard.

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. [\[help\]](#)

None by us. We are within 3000 ft of I90 and will add no significant emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

I90 with a lot of traffic! However the whole neighbor hood is right next to I90. No worries.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Follow state requirments for emission standards.

3. **Water** [\[help\]](#)

- a. Surface Water:

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

A small stream that almost dries up in the summer months. It flows into Coal Creek. It is listed as a type 2.

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

The cabin will be rebuilt on the existing foundation that has been there since 2012. With the help of WDFW we are planing stream enhacement to protect both stream and cabin. See attached.

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

None. 3 Root wads anchored to the ground with native vegetation are planed for enhacement of the stream. No fill dirt or dregeging will occur in the stream.

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

No. Existing infastructure is in place. Since 2012

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

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. [\[help\]](#)

No.

- b. Ground Water:

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

No. We have Snoqualmie pass utility district 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. [\[help\]](#)

None. We have Snoqualmie pass utility distric sewer.

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. [\[help\]](#)

Per county regulation the existing culvert has existed since 2012. It was unpermitted at the install tyime but is now permitted.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No more than any other driveway within the same proximity to the stream.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Working with WDFW in this area. WDFW is replacing the out of spec culvert under Yellowstone RD. During that repair any improvment to drainage into stream will be addressed. Please contact WDFW for more.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

- 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? [\[help\]](#)

New plantings of native species will be added to enhance stream bank along with approved root wads and trunks.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known by applicant.

No.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Stream bank stabilization in accord with Wa State fish and game.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known.

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. [\[help\]](#)

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. [\[help\]](#)

None known

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

None known

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

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. [\[help\]](#)

Electric will supply all. PSE

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

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: [\[help\]](#)

Current state standards are met for rebuilding.

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. [\[help\]](#)

No.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None 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. [\[help\]](#)

None 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. [\[help\]](#)

None known.

- 4) Describe special emergency services that might be required. [\[help\]](#)

None known.

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

Common sense in our rebuilding process.

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

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

I90 traffic noise.

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

Standard construction noise not uncommon to the neighborhood as multiple homes are being built.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Will work within standard construction hours as determined by the neighborhood.

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. [\[help\]](#)

All residential. No adverse impact. Neighbor's will be delighted that the project is finally done.

- 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? [\[help\]](#)

None known.

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: [\[help\]](#)

None known.

c. Describe any structures on the site. [\[help\]](#)

exitsiting foundation from 2012 after cabin was 98% built collapsed during heavey snow. 8x8 tool shed.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No.

e. What is the current zoning classification of the site? [\[help\]](#)

Residential.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

lamird land use

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicible.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

The stream, creek that feeds into Coal creek.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

2-4

j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Rebuild in accord with all requirements by state and county.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None known.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

1 middle.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None known.

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? [\[help\]](#)

Same as the house next door on both sides. Two story. Metal roofing and siding.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None known.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

It will look a lot better when the cabin is rebuilt and finished.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None known.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None known.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None known.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Skiing, hiking

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None.

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. [\[help\]](#)

None known by applicant.

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. [\[help\]](#)

None known. The county has issued multiple building permits in the same neighborhood. Do not believe

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. [\[help\]](#)

None known by applicant.

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. [\[help\]](#)

All work to be done with current state law, county permits and Fish and game

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. [\[help\]](#)

I90 serves Yellowstone Trail Road

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

No.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

It would add none and take away none since 2012.

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

No.

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

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? [\[help\]](#)

No more than the typical home on Yellowstone Trail road.

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. [\[help\]](#)

No.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None known.

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. [\[help\]](#)

No. Existing permitted structure collapsed. Just trying to rebuild.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

I am a volunteer fire fighter EMT, I will continue to serve.

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

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

PSE, Snoqualmie pass utility district for water and sewer
, Bluespan Cabel, Phone company all ready in place

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. [\[help\]](#)

Same as above all existing. Adding nothing new.

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: Chris Immer

Name of signee Chris Immer

Position and Agency/Organization Owner

Date Submitted: 11.12.20

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?

It would not anymore than any other residence in the neighborhood. Simply rebuilding a permitted cabin.

Proposed measures to avoid or reduce such increases are:

Rebuild in accord with all requirements by state and county.

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

It would not. Anymore than any other of the 20 or so homes already within the buffer zone.

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

Continue to use property, cabin as originally permitted.

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

No.

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

Following standards set by the state and county.

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?

It would not change since first permits were issued in 2012.

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

Continuing to follow state and county code.

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?

The rebuild will remain in the same footprint on the original foundation.

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

Continue to use the property as originally permitted.

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

It would not change since first permits were issued in 2012.

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

Continue to use property, cabin as originally permitted.

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

WDFW are working with me on a plan for buffering the stream edge on the west side.