



## KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

## SEPA ENVIRONMENTAL CHECKLIST

### ***Purpose of checklist:***

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

### ***Instructions for applicants:***

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

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

### ***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)\*\*

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

\$275.00 Kittitas County Public Health

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**\$1,825.00 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.

FOR STAFF USE ONLY

<b>Application Received by (CDS Staff Signature):</b> <u>Alexander</u>	<b>DATE:</b> <u>10-25-21</u>	<b>RECEIPT#</b> <u>03783</u> <b>RECEIVED</b> OCT 25 2021 Kittitas County CDS DATE STAMP IN BOX
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**A. Background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
2. Name of applicant: [\[help\]](#)
3. Address and phone number of applicant and contact person: [\[help\]](#)
4. Date checklist prepared: [\[help\]](#)
5. Agency requesting checklist: [\[help\]](#)
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
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. [\[help\]](#)
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
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.) [\[help\]](#)



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## A. Background

1. Name of proposed project, if applicable:

*VANTAGE CULVERT INSTALLATION*

2. Name of applicant:

*LAND OWNER: IMHI, LLC*

*ENGINEER: SCJ ALLIANCE*

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

*Mark Johnson*

*SCJ ALLIANCE*

*P.O. BOX 2*

*25 N WENATCHEE AVE, SUITE 238*

*VANTAGE, WA 98950*

*WENATCHEE, WA 98801*

*CONTACT: MARK J. JOHNSON*

*CONTACT: DAN IRELAND*

*PHONE: 425.771.4100*

*PHONE: 509-886-325*

*EMAIL: [mj67johnson@gmail.com](mailto:mj67johnson@gmail.com)*

*EMAIL: [dan.ireland@scjalliance.com](mailto:dan.ireland@scjalliance.com)*

4. Date checklist prepared:

*October 4, 2021*

5. Agency requesting checklist:

*KITTITAS COUNTY – COMMUNITY DEVELOPMENT SERVICES*

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

*The project will begin construction as soon as permits are issued. It is anticipated that construction will start in winter/spring 2022. The length of construction is anticipated to take approximately 1 month. No phasing is anticipated.*

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

*This project is an independent effort to close up a depressed area on the property for general land consistency and safety. There is a project titled the Vantage Grand Resort currently being planned/designed that will be filed independently and permitted separately through the County. These projects are independent of each other.*

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

*No, additional environmental information is prepared or planned to be prepared unless otherwise by agencies.*

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

*None that are known.*

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

*Kittitas County Grading Permit*

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.)

*This project will fill in an existing coulee for safety by connecting an existing 72" corrugated metal pipe with two existing 36" reinforced concrete pipes located under Wayne Street. Catch basin structures will be used to connect the dissimilar sized structures and provide access to County Maintenance Staff. The existing Coulee will be filled with offsite material sourced by a Contractor and compacted to a finished grade. The finished grade will be seeded with native seed mix and erosion control prevention measures applied.*

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.

Reference the attached construction plans for reference of the project location.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

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)?

*The existing slopes in the coulee are 50%.*

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.

*From the USDA Web Soil Survey, they classify the soil as Drino-Fortyday complex*

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

*There are no surface indications or history of unstable soils in the immediate vicinity.*

- 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.

0.35 acres will be disturbed on the existing site.

3,710 cy of embankment material will be required to fill the existing coulee.

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

Erosion of the side slopes may occur in a rain event after grubbing the site. Erosion of the slope would be self-contained within the site. Finished slopes will be finished using best management practices as identified in the temporary erosion and sediment control plans provided.

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

0%, replacing finished grade will be restored with native seed mixture.

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

The project will utilize clearing and grading best practices to minimize erosion and contain erosion on-site.

## 2. Air

- 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.

The proposed project is expected to produce insignificant increases in emissions due to construction equipment.

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

*None known.*

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

During construction, contractors will use the best methods to control emissions including temporary erosion control to control dust and well-maintained equipment to control exhaust.

## 3. Water

- 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.

*No. The Columbia River is approximately 700-ft away from the project site.*

- 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.

*Not applicable*

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

*No, not applicable*

- 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:

- 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.*

- 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.

*No wastewater will be discharged into the ground.*

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.

*This project is not collecting any new impervious surfaces. This project is connecting a gap in two drainage culverts. This project will not force surface waters into other waters.*

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

*No significant threat of waste materials entering ground or surface waters is known.*

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

*This project is connecting a gap between two drainage culverts that convey water in what is called the Schnebly Coulee. This project will not force surface waters into other waters.*

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

*A temporary erosion and sediment control plan have been provided to reduce erosion from stormwater runoff from the project site.*

#### 4. Plants

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, bulrush, 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?

*The existing site consists of dry grasses and shrubs.*

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

*There are no known threatened or endangered species on or near our site.*

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

*A native grass seed mixture has been specified to be applied to the finished slopes for erosion and dust control.*

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

*There are no known noxious weeds or invasive species on or near the site.*

#### 5. Animals

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

*No threatened and endangered species are known to be near the site.*

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



*TO THE BEST OF MY KNOWLEDGE, THE SITE IS NOT PART OF A MIGRATION ROUTE.*

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

*The project footprint is designed to limit site disturbance to only the immediate project needs.*

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

*None are observed on the site.*

## 6. Energy and Natural Resources

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.

*Not applicable.*

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

*Not applicable.*

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:

*Not applicable.*

## 7. Environmental Health

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.

*With all projects, there is a risk of equipment leaks a spill, or release of substances during demolition and/or construction of the proposed project. These spills could include petroleum and lubricant products from construction equipment. The expected amount of spillage that may occur is minimal.*

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

*There are no known contaminants on the project site.*

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.

*There are no known hazardous chemicals/conditions onsite.*

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.

*With all projects, there is a risk of equipment leaks a spill, or release of substances during demolition and/or construction of the proposed project. These spills could include petroleum and lubricant products from construction equipment. The expected amount of spillage that may occur is minimal*

- 4) Describe special emergency services that might be required.  
*No special emergency services are anticipated to serve this project. Normal fire, police, medical, and other emergency services will be required.*
- 5) Proposed measures to reduce or control environmental health hazards, if any:  
*Proposed measures to reduce or control environmental health hazards will be minimized through the use of best method practices and standard construction practices.*

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
*Traffic noise from adjacent and nearby streets and highways.*
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.  
*Construction activities will generate noise on a short-term basis but will adhere to local noise requirements. There is no long-term noise creation as a result of this project.*
- 3) Proposed measures to reduce or control noise impacts, if any:  
*The contractor shall adhere to the Kittitas county ordinances relating to noise and limiting hours.*

8. Land and Shoreline Use

- 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 vacant. Adjacent and nearby uses include a picnic area and an abandoned gas station. The proposed project will not affect adjacent properties.*
- 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 no forest use?  
*To the best of my knowledge, the project site has never been working farmland or forest land.*
  - 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:  
*Does not apply.*
- c. Describe any structures on the site.  
*There are no structures on the site.*
- d. Will any structures be demolished? If so, what?  
*No structures will be demolished.*

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

*The project site is located in a lamird land use designation within the general commercial zone.*

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

*Rural lamirds*

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

*Not applicable.*

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

*The County has deemed a Type 9 stream type in the vicinity. This is also known as Schnebly Coulee by the County Public Works Department. This project is connecting the gap in the coulee that is currently being conveyed upstream by two 36" inch diameter culverts across Wayne Street to an existing 72" diameter culvert. We are proposing a 72" diameter culvert connection that exceeds the capacity of the upstream system. See the attached Capacity Analysis.*

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

*Not applicable.*

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

*None.*

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

*Not applicable.*

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

*The proposal will comply with all applicable requirements of the Kittitas county code and comprehensive plan.*

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

*No impacts are anticipated.*

## 9. Housing

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

*None, not applicable.*

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

*None, not applicable.*

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

*None, not applicable.*

## 10. Aesthetics

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

*No proposed structures above ground are proposed with this project.*

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

*Not applicable.*

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

*Not applicable*

## 11. Light and Glare

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

*Not applicable*

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

*Not applicable*

- c. What existing off-site sources of light or glare may affect your proposal?

*No existing off-site sources of light or glare are anticipated to impact this project.*

- d. Proposed measures to reduce or control light and glare impacts, if any:

*No proposed lights are a part of this project.*

## 12. Recreation

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

*The main recreation opportunity in the area is the vantage boat launch which allows boating on the Columbia River.*

- 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:

*Construction activities will maintain access to and from Wayne Street and not access from Boat Ramp Roadway.*

### 13. Historic and cultural preservation

- 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.

*The project site is vacant of buildings.*

*There is an existing gas station building adjacent to the property that has been decommissioned in 1999 and had its tanks removed per the County GIS resource. Per the County Parcel Map the vacant gas station building was constructed in 1972.*

- 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.

*There are no known landmarks or features known on this property. This property was disturbed with the excavation of the coulee and associated pipes over 50 years ago. Since then the site has been vacant. The source of this information is from the current property owner and the Stockdale Family who were previous owners and currently own the surrounding parcel area. This project proposes to fill the existing coulee which is a previously disturbed area.*

- 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.

*This project proposes to fill the existing coulee which is a previously disturbed area. I have reviewed the Washington State Department of Archaeology and Historic Preservation Wisaard System portal for the public. When using the parcel search database there was no finding on or around the project site as of the time of this application.*

- 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.

*This project footprint is within a previously disturbed area of the coulee and the existing culvert installation.*

*At any point during construction should cultural resources be identified, site construction would cease in conformance with state and federal standards. The notice would be provided to consult with affected tribes and the Washington Department of Archaeology and Historic Preservation for adherence to all applicable standards for resource protection.*

### 14. Transportation

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

*The site is adjacent to Wayne Street and 200-feet east of Main Street/Vantage Highway. A vicinity map is located on the cover sheet of the Construction Plans.*

- 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, the site is not served by public transit.*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?  
*None, not applicable.*
- 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).  
*The proposed project will not require any improvements to the existing Wayne Street. The project will provide County maintenance access through stormwater drainage structures located on the public right of way.*
- 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 no passenger vehicles). What data or transportation models were used to make these estimates?  
*Not applicable. This does not apply due to the project not proposing any commercial or private trip generation.*
- 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:  
*During construction, work will be conducted in a manner that would interfere as little as possible with public travel, vehicular, pedestrian, and other non-motorized forms of circulation. Temporary traffic control or pedestrian obstructions during construction (if any) would be managed in accordance with the current Kittitas County guidelines. In the event that work requires the closure of an entire travel lane, a signing plan, and traffic control plan would be prepared for approval by Kittitas County.*

## 15. Public Services

- 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.  
*It is not anticipated that the project will result in a need for additional public services.*
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
*This proposed project is adding additional pipe to connect two 36" concrete culverts to a 72" metal culvert and filling in the existing ditch on-site for future development. The contractor will be providing the service. The general construction activities which might be needed but are not*



*limited to are pipe installation, structure placement, grading, filling needed areas, and then seeding the disturbed areas.*

**16. Utilities**

a. Circle utilities currently available at the site:

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

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

*There are no new utilities or adjustments to utilities as a result of this project. The existing utilities are outside of the project soil disturbance area.*

**C. Signature**

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: *Dan Ireland*

Position and Agency/Organization: *SCJ Alliance*

Date Submitted: *October 6, 2021*