

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: *Downs Family Property*
2. Name of applicant: *Jeremy & Christy Downs*

3. Address and phone number of applicant and contact person: **2907 Harborview Dr. Gig Harbor, WA. 98335. Jeremy Downs; (530) 632-9596**
4. Date checklist prepared: **May 13, 2022**
5. Agency requesting checklist: **Washington Department of Natural Resources**
6. Proposed timing or schedule (including phasing, if applicable): **Immediately upon receipt of approved Forest Practice Application**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No, commercial thinning of timber.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None Known
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 Known
10. List any government approvals or permits that will be needed for your proposal, if known.
Approved Forest Practice Application, Washington Department of Natural Resources
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.)
Commercial thinning of the existion timber, estimated 40% removal, priority removal species is Douglas-fir.
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.
Kittitas County Parcels 296436 and 835534, located in Section 03 T.19N., R.15E., W.M. Travel south on So. Cle Elum Way to Lower Peoh Point Rd., turn right on Upper Peoh Point Rd., then right on Mohar Road, travel ¾ miles and the access road is on the right, immediately prior to the Main Branch of the Irrigation System

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

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

- a. General description of the site: Nearly flat, some scattered slopes less than 15 percent, timber and farmland property

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

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

15-18%

- 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.

Nard ashy loam (Type 144)

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

None Known 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.

None.

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

No.

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

None.

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

Commercial thinning will utilized the logging debris to cover all exposed soil areas.

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.

Emissions from logging 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:

ALL EQUIPMENT MEETS ALL CURRENT EMISSION STANDARDS.

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.

The Main Branch of the Kittitas County Irrigation System is located along the south boundary of 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.

Yes, the harvest is a commercial thinning and approximately 40% of the volume will be removed, mostly Douglas-fir, a narrow buffer for privacy will remain along the edge of the access road to the irrigation channel.

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.

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.

NONE.

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.

Surface runoff from the timber lands will flow across the forest floor onto the agricultural land, then either soak into the soil or collect in the irrigation channels surrounding the property.

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

No.

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

No.

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

No.

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?

Removal of mostly Douglas-fir.

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

None Known

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

N/A

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

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.

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.

None Known.

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

None Known.

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

COMMERCIAL THINNING IS A RECOMMENDED TREATMENT TO IMPROVE WILDLIFE HABITAT. FOREST MANAGEMENT PLAN ALSO RECOMMENDS HABITAT IMPROVEMENT ACTIVITIES.

- 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.

None.

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

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. Environmental Health [\[help\]](#)

- 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.

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

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.

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.

None.

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

None.

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

Implement "Best Management Practices" at all times.

b. Noise

- 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.

Short term will be logging equipment and log trucks.

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

All equipment will meet or exceed current emissions and noise standards.

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.

Designated Forest Land and Agriculture. No.

- 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?

Yes, None.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

None.

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

N/A

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

Designated Forest Land.

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

Agriculture and Forestry.

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

N/A

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?

None.

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

None.

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

N/A

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

Continue current long term management.

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

Continue current long term management.

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.

None.

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

N/A

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?

N/A

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

None.

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

N/A

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

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

N/A

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

N/A

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

N/A

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

N/A

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

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

Hiking, ATV, snowmobiles.

- 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:

None, increase recreational activities for the Downs family.

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 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.

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.

If any items are discovered, work in immediate area will be stopped, site protected, and proper agency will be notified to conduct as site visit and provide direction for preservation of the site.

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.

W. Cle Elum Way, Lower Peoh Point Road, Upper Peoh Point Road, Mohar 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?

None in Cle Elum.

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

N/A

- 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?

Five.

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:

N/A

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.

N/A.

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

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.

None.

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: Paul E. Graves _____

Position and Agency/Organization _____

Date Submitted: 5-13-2022

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?

Commercial thinning during the dry season will not increase discharge to water, air emissions only when logging, equipment meets current emissions and noise standards, and no toxic substances.

Proposed measures to avoid or reduce such increases are:

Dry weather harvest, meeting emissions and noise standards, no storage of hazardous materials.

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

No fish or marine life. Commercial thinning is a tool used to improve the plant and animal habitat and growth.

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

N/A

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

It will improve the natural resources by providing more and better habitat for wildlife species and increase plant and tree growth as a result of thinning. Participating in FireSafe through Department of Natural Resources will significantly reduce potential fire impacts on the property.

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

Commercial thinning, habitat improvement projects, and FireSafe.

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?

None.

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

N/A

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?

N/A

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

N/A

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

None.

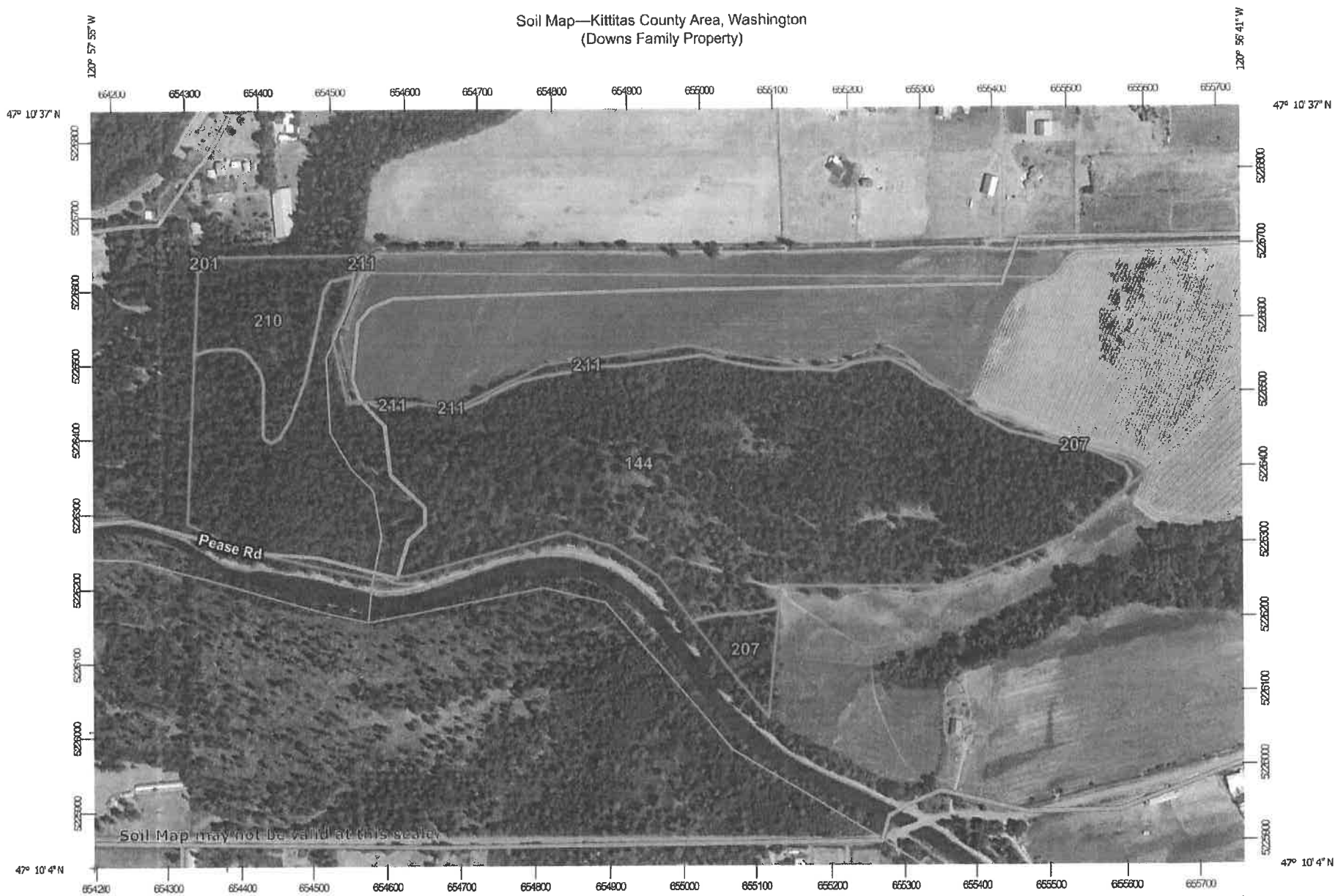
Proposed measures to reduce or respond to such demand(s) are:

N/A

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

No. Forest management and agriculture would not be in conflict.

Soil Map—Kittitas County Area, Washington
(Downs Family Property)

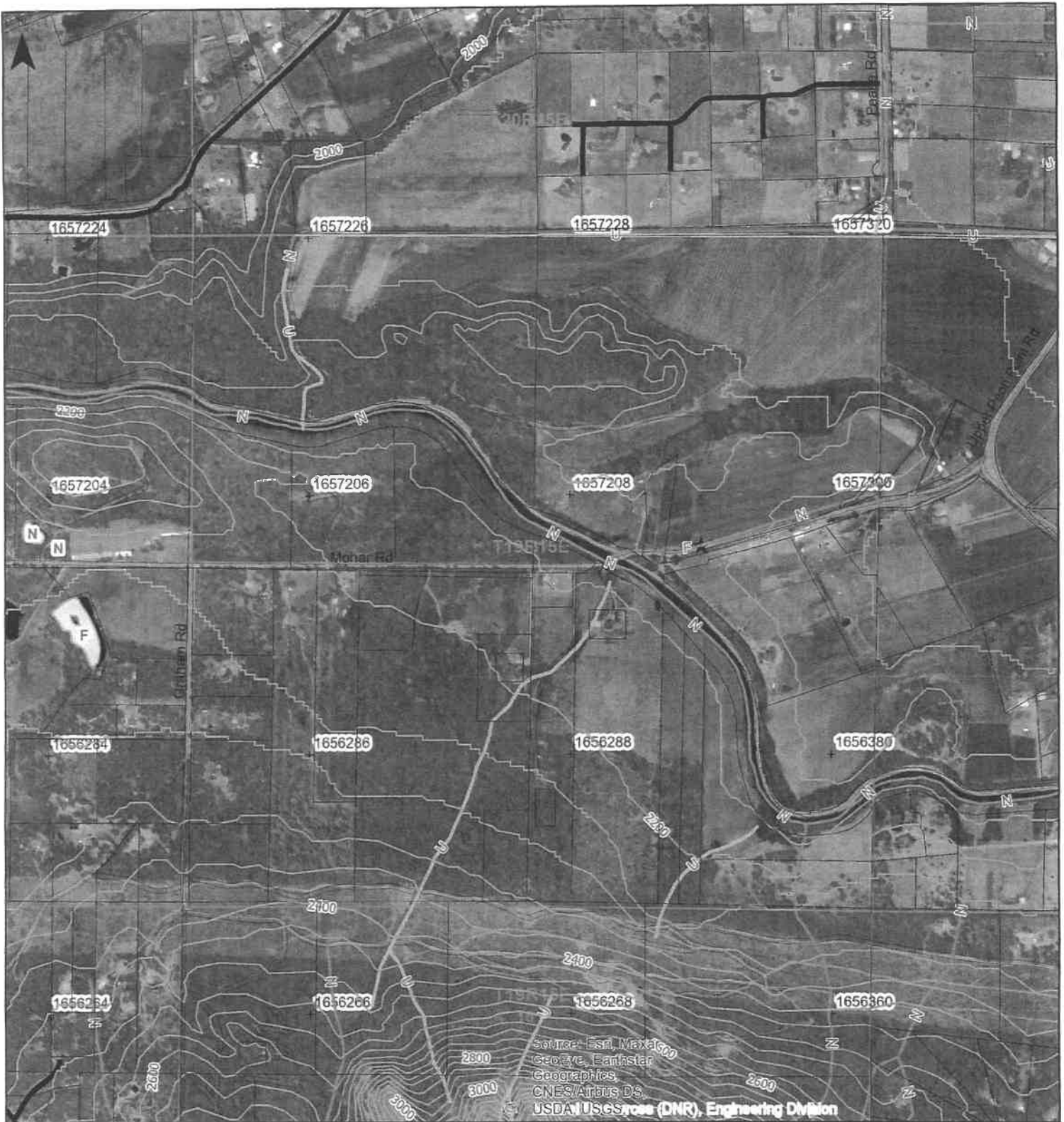


Map Scale: 1:7,140 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

Forest Practices Activity Map - Application



Source: Esri, Maxar
 Geore, Earthstar
 Geographics,
 CNES/Airbus DS,
 USDA, USGS, (DNR), Engineering Division

Map Symbols	Additional Information	Legal Description
<ul style="list-style-type: none"> --- Harvest Boundary - - - Road Construction ~ Stream ▨ RMZ / WMZ Buffers ⊗ Rock Pit ⊙ Landing ▽ Waste Area ⊕ Clumped WRTS/GRTS ⬛ Existing Structure 	<p>Extreme care was used during the compilation of this map to ensure its accuracy. However, due to changes in data and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties that accompany this material.</p>	<p>S35 T20.0N R15.0E, S04 T19.0N R15.0E S03 T19.0N R15.0E, S34 T20.0N R15.0E S11 T19.0N R15.0E, S09 T19.0N R15.0E S02 T19.0N R15.0E, S10 T19.0N R15.0E S33 T20.0N R15.0E</p>
 <p>WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES</p>		<p>0 0.25 Miles</p> <p>Date: 5/5/2022 Time: 3:48:24 AM</p>

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
144	Nard ashy loam, 5 to 25 percent slopes	76.2	86.7%
201	Roslyn ashy sandy loam, 0 to 5 percent slopes	0.1	0.1%
207	Quicksell loam, 0 to 5 percent slopes	2.6	3.0%
210	Dystroxerepts, 50 to 70 percent north slopes	7.3	8.3%
211	Teanaway ashy loam, 0 to 3 percent slopes	1.7	2.0%
Totals for Area of Interest		87.9	100.0%

Soil Survey of Kittitas County Area, Washington

Elevation: 2,400 to 4,800 feet
Mean annual precipitation: 35 to 40 inches
Mean annual air temperature: 41 to 44 degrees F
Frost-free period: 80 to 120 days

Map Unit Composition

Scotties and similar soils: 80 percent
Dissimilar minor components: 20 percent

Characteristics of Scotties

Setting

Landform: Mountain slopes

Properties and qualities

Parent material: Colluvium and residuum derived from sandstone with a thin mantle of volcanic ash and loess
Slope range: 45 to 75 percent
Depth to restrictive feature: 40 to 60 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting soil layer to transmit water (Ksat): Moderately high
Frequency of flooding: None
Frequency of ponding: None
Seasonal high water table (minimum depth): More than 72 inches
Available water capacity (entire profile): Low (about 3.8 inches)

Interpretive groups

Land capability subclass (nonirrigated): 7e
Forest Service plant community class: Grand fir/pinegrass (CWG124)

Typical profile

0 to 1 inch; slightly decomposed plant material
1 to 11 inches; gravelly ashy loam
11 to 19 inches; gravelly loam
19 to 31 inches; very gravelly loam
31 to 45 inches; extremely cobbly sandy loam
45 to 49 inches; bedrock

Dissimilar Minor Components

Keechelus soils

Percentage of map unit: 5 percent

Nard soils

Percentage of map unit: 5 percent

Rock outcrop

Percentage of map unit: 5 percent

Standup soils

Percentage of map unit: 5 percent

Major Use

Timber production

144—Nard ashy loam, 5 to 25 percent slopes

Map Unit Setting

General landscape: Mountains
Major land resource area (MLRA): 6—Cascade Mountains, Eastern Slope

Soil Survey of Kittitas County Area, Washington

Elevation: 1,800 to 4,500 feet
Mean annual precipitation: 30 to 40 inches
Mean annual air temperature: 43 to 45 degrees F
Frost-free period: 80 to 120 days

Map Unit Composition

Nard and similar soils: 85 percent
Dissimilar minor components: 15 percent

Characteristics of Nard

Setting

Landform: Mountain slopes

Properties and qualities

Parent material: Residuum and colluvium derived from sandstone and old alluvium with an influence of volcanic ash in the upper part
Slope range: 5 to 25 percent
Depth to restrictive feature: None within a depth of 60 inches
Drainage class: Well drained
Capacity of the most limiting soil layer to transmit water (Ksat): Moderately high
Frequency of flooding: None
Frequency of ponding: None
Seasonal high water table (minimum depth): About 20 to 36 inches (see Water Features table)
Available water capacity (entire profile): High (about 9.7 inches)

Interpretive groups

Land capability subclass (nonirrigated): 4e
Forest Service plant community class: Grand fir/pinemat manzanita (CWS338)

Typical profile

0 to 1 inch; slightly decomposed plant material
1 to 4 inches; ashy loam
4 to 12 inches; ashy loam
12 to 24 inches; loam
24 to 34 inches; clay loam
34 to 60 inches; clay loam

Dissimilar Minor Components

Ampad soils

Percentage of map unit: 10 percent

Kiper soils

Percentage of map unit: 5 percent

Major Use

Timber production

146—Nard ashy loam, 45 to 65 percent slopes

Map Unit Setting

General landscape: Mountains
Major land resource area (MLRA): 6—Cascade Mountains, Eastern Slope



**KITITITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD22-01927

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/> /

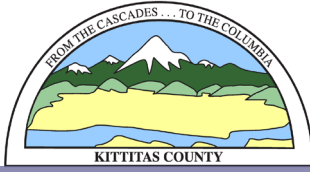
Payer/Payee: CASCADE RESOURCE MANAGEMENT
900 SE SR 3
SHELTON WA 98584

Cashier: PAIGE MCNORVELL
Payment Type: CHECK (23170)

Date: 06/08/2022

SE-22-00057 SEPA MOHAR RD CLE ELUM

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
SEPA Checklist (Health)	\$275.00	\$275.00	\$0.00
SEPA Checklist	\$600.00	\$600.00	\$0.00
SEPA Review (PW)	\$950.00	\$950.00	\$0.00
SE-22-00057 TOTALS:	\$1,825.00	\$1,825.00	\$0.00
TOTAL PAID:		\$1,825.00	



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

June 23, 2022

Jeremy & Christy Downs
2907 Harborview Dr.
Gig Harbor, WA 98335

Paul E. Graves
Cascade Resource Management
900 SE SR 3
Shelton, WA 98584

RE: Downs SEPA Application (SE-22-00057) – Request for Additional Information

Dear Applicant,

CDS received your SEPA application on June 8, 2022. After initial review of your application, it was determined that there is not adequate information to process your application. Please provide the following information at your convenience so that we may continue processing your application:

- Page 2, question 4 does not provide the date the checklist was prepared;
- Page 2, question 6 gives the date of "6/5/2022", which has passed. Please provide an updated project timing/schedule;
- Page 2, question 12 does not provide a parcel number or address. Please provide the County Tax parcel ID number at minimum.

Typically, CDS staff would reach out via phone or email to obtain this information, however, there was no contact information besides mailing addresses within the application materials. Please feel free to email me the requested information if you prefer that over postal mail.

If you have any questions regarding this matter, I can be reached by phone at 509-962-7637 or by e-mail at rachael.stevie.cd@co.kittitas.wa.us.

Sincerely,

Rachael Stevie
Planner I
Kittitas County Community Development Services
411 N Ruby St # 2, Ellensburg, WA 98926

cc: *Jeremy Johnston, Planning Official*

via email

From: [Paul Graves](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [Paul Graves](#)
Subject: Request for Additional Information
Date: Tuesday, June 28, 2022 9:05:43 AM
Attachments: [Scan.downs SEPA info.Kittitas 6.28.2022.pdf](#)

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Rachael,

I have attached the information your requested in your letter dated June 23, 2022, Downs SEPA Application (SE-22-00057). Please let me know if you need any additional documentation or information. My contact information is below and Jeremy Downs was copied via e-mail and his phone has been added to the SEPA application. Please let me know you received this e-mail and attached documents.

Thank you.

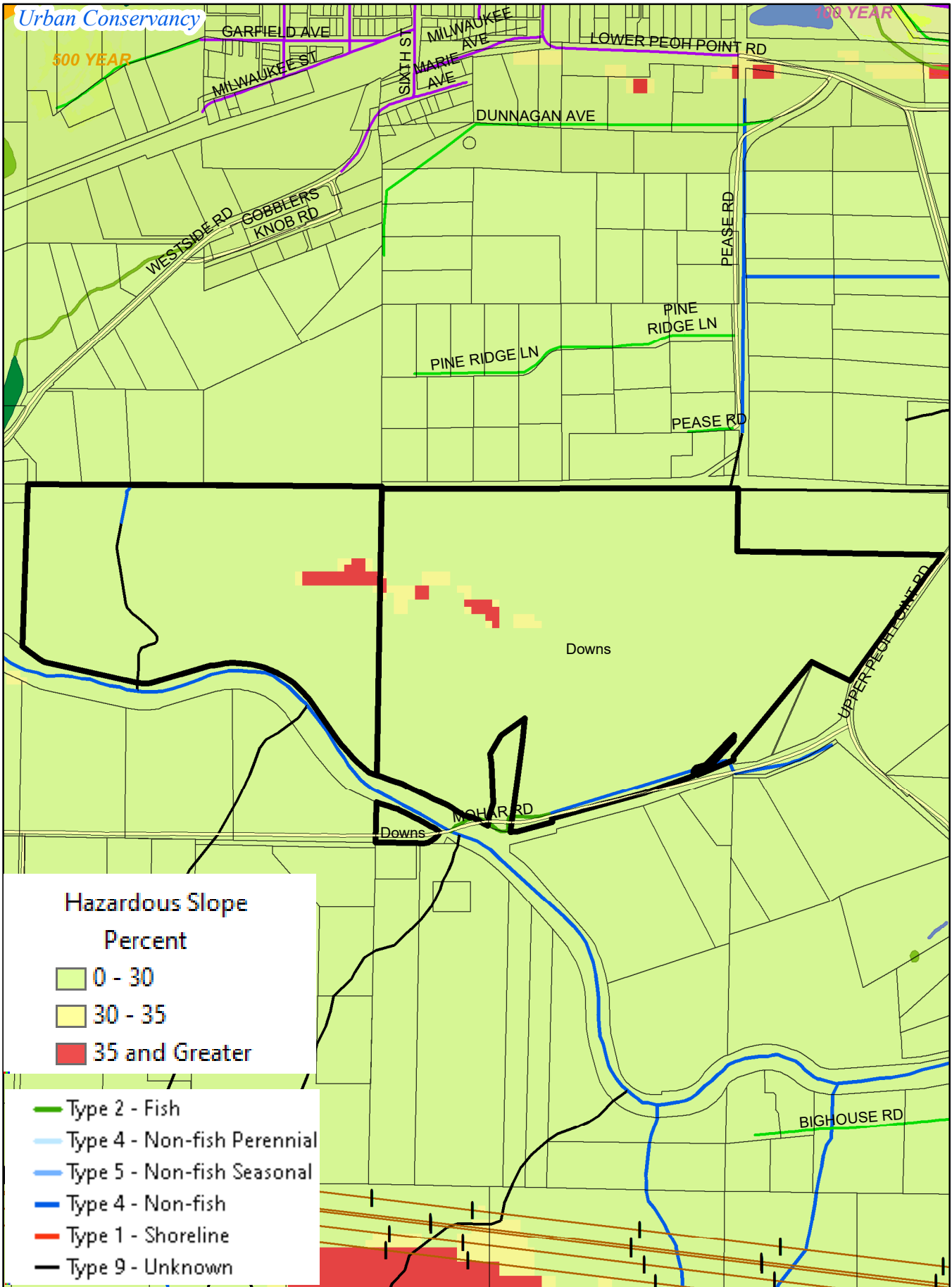
Cascade Resource Management, LLC
900 SE State Route 3
Shelton, WA. 98584
360-507-8628

Sent from [Mail](#) for Windows 10



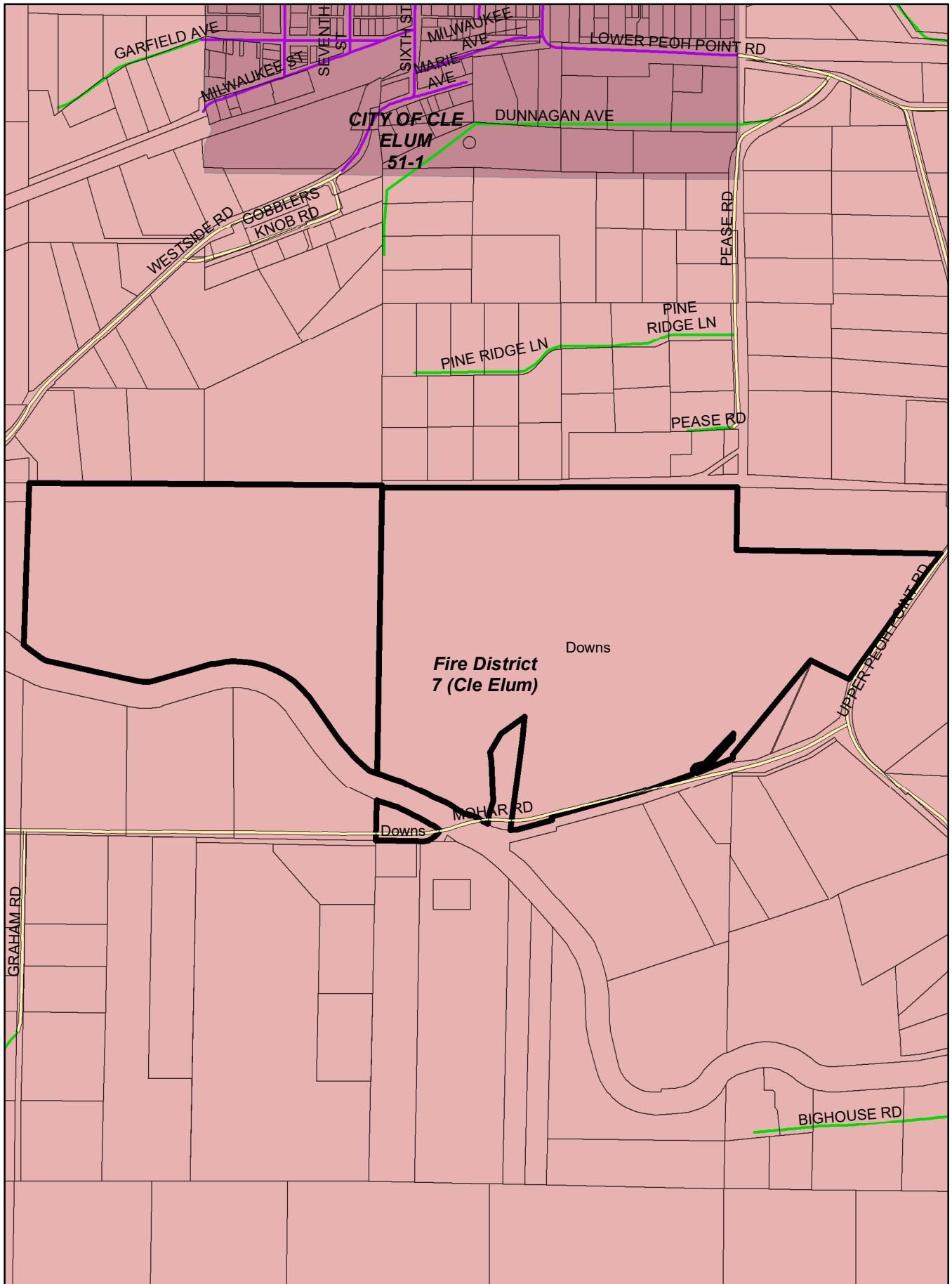
SE-22-00057
Downs

Aerial View



SE-22-00057
Downs

Critical Areas



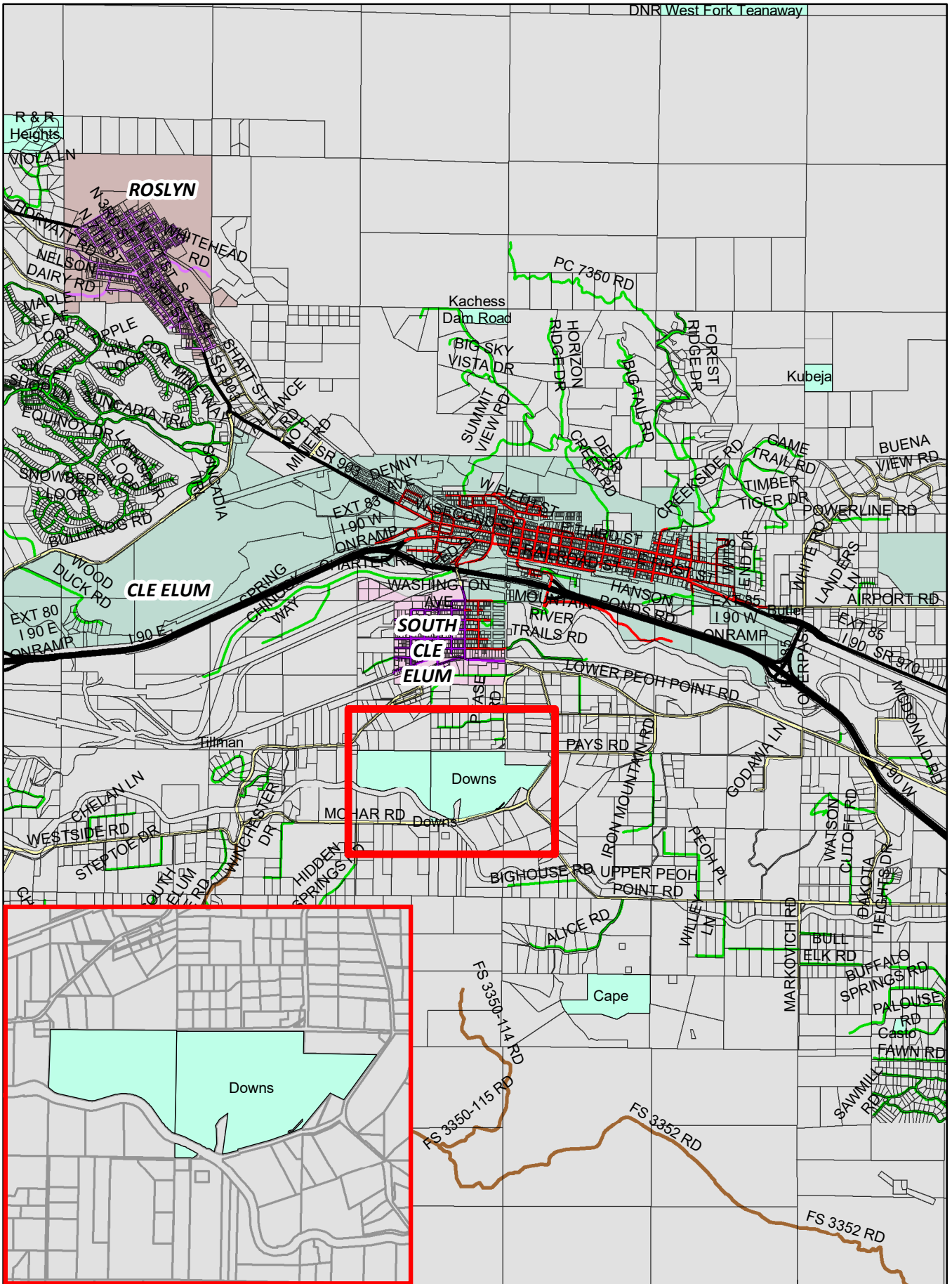
SE-22-00057
Downs

Fire District



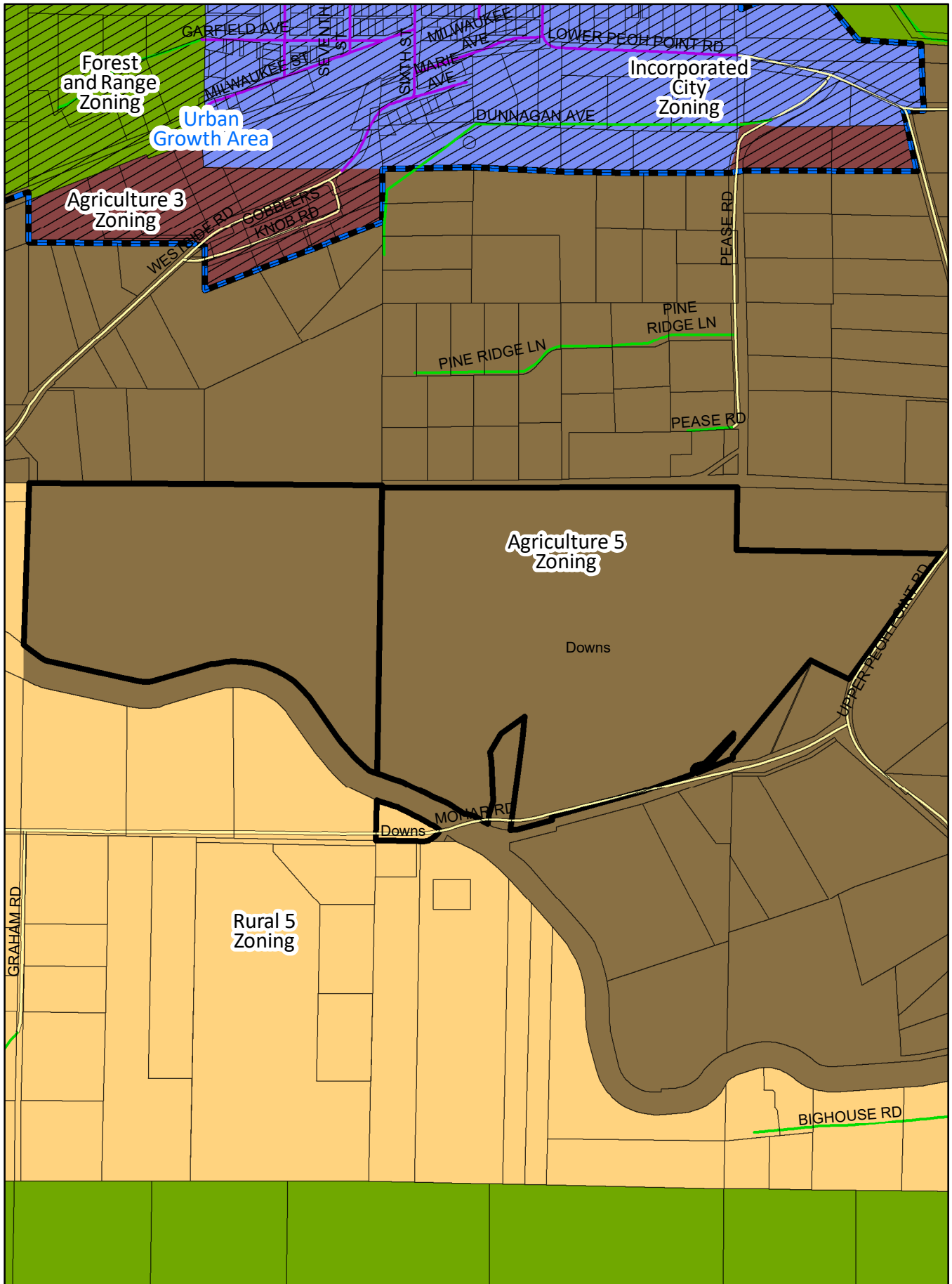
SE-22-00057
Downs

Land Use



SE-22-00057
Downs

Vicinity View



SE-22-00057
Downs

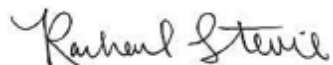
Zoning

From: [Rachael Stevie \(CD\)](#)
To: "[Megan Breckenridge](#)"; "legals@kvnews.com"; "[Terry Hamberg](#)"; "[Jana Stoner](#)"
Subject: SE-22-00057 Downs - (Publishing) Notice of Application
Date: Tuesday, June 28, 2022 10:42:00 AM
Attachments: [image001.png](#)
[SE-22-00057 Downs NOA Legal.doc](#)
[SE-22-00057 Downs NOA Legal.pdf](#)

Good morning!

Please see attached memo and publish as requested.

Thank you!



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

NOTICE OF APPLICATION

Project Name (File Number): Downs (SE-22-00057)

Applicant: Jeremy & Christy Downs

Authorized Agent: Paul Graves

Location: Tax parcel #s 296436 and 835534 located on Mohar Road, beginning approximately 0.2 miles southwest of the intersection of Mohar Road and Upper Peoh Point Road, in Section 3, Township 19, Range 15, bearing Assessor's Map #s 19-15-03020-0002 and 19-15-03010-0001 in Kittitas County.

Proposal: The applicants, Jeremy & Christy Downs, are proposing to conduct commercial thinning of existing timber which requires a Forest Practices Act permit from the Department of Natural Resources. The applicants are estimating approximately 40% removal of primarily Douglas-fir species timber. The subject parcels are in Agriculture 5 zoning with a Rural Residential land use designation.

Materials Available for Review: The complete SEPA Checklist and application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. The file can also be viewed online at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> navigating to "Miscellaneous SEPA," then to the application number "SE-22-00057 Downs".

Written Comments from the public may be submitted to the Kittitas County Community Development Services no later than **Friday July 15, 2022 at 5:00 p.m.**, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act). A Mitigated Determination of Non-Significance is expected to be issued using the Optional DNS Process under WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. A copy of this subsequent threshold determination will be available to the public upon request.

Designated Permit Coordinator (staff contact) Rachael Stevie (509) 962-7637; email at rachael.stevie.cd@co.kittitas.wa.us.

Notice of Application:	Thursday, June 30, 2022
Application Received:	Wednesday, June 8, 2022
Publication Date:	Thursday, June 30, 2022

Publish: Northern Kittitas County Tribune:	Thursday, June 30, 2022
Publish: Daily Record	Thursday, June 30, 2022

From: Rachael Stevie (CD)
To: Kim Dawson; "long@kittcom.org"; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Stacey; Candie Leader; "Yakama Nation - Environmental Review"; "Corrine Camuso"; "Jessica Lally"; "Noah Oliver"; "casey_barney@yakama.com"; "kozi@yakamafish-nsn.gov"; "Jim Matthews"; "barh@yakamafish-nsn.gov"; "DOE - gcle"; "White, Lori (ECY)"; "formerorchards@ecy.wa.gov"; "wendy.neet@ecy.wa.gov"; "Downes, Scott G (DFW)"; "WDFW - Jennifer Nelson"; "Torrey, Elizabeth M (DFW)"; "sepa@dahp.wa.gov"; "James E Brooks Library - Jorgenja"; "James E Brooks Library - Nelmsk"; Jeremy Larson; Steph Mifflin; "Mau, Russell E (DOH)"; "rivers@dnr.wa.gov"; "Early, Shane (DNR)"; "sepacenter@dnr.wa.gov"; "garren.andrews@dnr.wa.gov"; "martin.mauney@dnr.wa.gov"; "Allison Kimball (brooksideconsulting@gmail.com)"; "(tribune@nkctribune.com)"; "Terry Hamberg"; "Megan Woodruff"; "legals@kvnews.com"; "deborah.i.knaub@usace.army.mil"; "Hendrix, Leah D"; "mark.a.gradwohl.civ@mail.mil"; "Kimberly.peacher@navy.mil"; "robert.d.bright10.civ@army.mil"; Haley Mercer; Christy Garcia; "sara@krdistrict.org"; "robertsb@cersd.org"; "planning@cleelum.gov"; "townofsouthcleelum@gmail.com"; "office@kcf7.com"; "Guy Moura (HSY)"; "Aren Orsen (HSY)"; "sam.rushing@colvilletribes.com"; "Matt Boast"; "kdkistler@bpa.gov"; "klarned@fs.fed.us"; "Jacob Prilucik"; "ken.graham@parks.wa.gov"
Cc: "Paul Graves"; "jeremy@soundviewconsultants.com"; Jeremy Johnston; Kelly Bacon (CD); Jeremiah Cromie
Subject: SE-22-00057 Downs - Notice of Application
Date: Thursday, June 30, 2022 8:08:00 AM
Attachments: [image001.png](#)
[SE-22-00057 Downs NOA Memo.pdf](#)
[SE-22-00057 Downs SEPA Checklist \(updated info\).pdf](#)

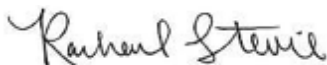
Good morning all,

CDS is requesting comments on the following SEPA application: SE-22-00057 –Downs. Links to the file materials can be found below. Kittitas County anticipates issuing an MDNS for this project application and is using the optional SEPA process. This may be the only opportunity to comment on the ecological impacts of this project. The comment period will end **Friday, July 15, 2022**. CDS will assume your agency does not wish to provide comment if not received by this date. Please contact me directly with any questions or issues accessing the materials.

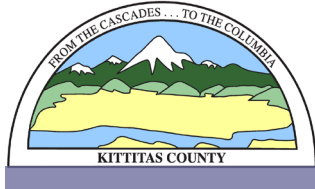
[Internal Access: SE-22-00057 Downs](#)

[External Access: SE-22-00057 Downs](#)

Thank you and have a great day!



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

NOTICE OF APPLICATION

Notice of Application: Thursday, June 30, 2022
Application Received: Wednesday, June 8, 2022

Project Name (File Number): Downs (SE-22-00057)

Applicant: Jeremy & Christy Downs

Authorized Agent: Paul Graves

Location: Tax parcel #s 296436 and 835534 located on Mohar Road, beginning approximately 0.2 miles southwest of the intersection of Mohar Road and Upper Peoh Point Road, in Section 3, Township 19, Range 15, bearing Assessor’s Map #s 19-15-03020-0002 and 19-15-03010-0001 in Kittitas County.

Proposal: The applicants, Jeremy & Christy Downs, are proposing to conduct commercial thinning of existing timber which requires a Forest Practices Act permit from the Department of Natural Resources. The applicants are estimating approximately 40% removal of primarily Douglas-fir species timber. The subject parcels are in Agriculture 5 zoning with a Rural Residential land use designation.

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Required Permits: SEPA

Designated Permit Coordinator (staff contact): Rachael Stevie (509) 962-7637; email at rachael.stevie.cd@co.kittitas.wa.us.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: (SE-22-00057) Downs

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: June 30, 2022

I certify that the following documentation:

- Notice of Application for SE-22-00057 Downs SEPA Application

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Rachael Stevie
Community Development Services Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 30th day of June 2022



Stephanie Mifflin
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 12.23.25

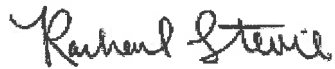
Rachael Stevie (CD)

From: Rachael Stevie (CD)
Sent: Tuesday, June 28, 2022 10:42 AM
To: 'Megan Breckenridge'; 'legals@kvnews.com'; 'Terry Hamberg'; 'Jana Stoner'
Subject: SE-22-00057 Downs - (Publishing) Notice of Application
Attachments: SE-22-00057 Downs NOA Legal.doc; SE-22-00057 Downs NOA Legal.pdf

Good morning!

Please see attached memo and publish as requested.

Thank you!



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Community Development Services
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509-962-7637
rachael.stevie.cd@co.kittitas.wa.us



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 411 N. RUBY ST, SUITE 2
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254050	NOTICE OF APPLICATIO	06/30/22	06/30/22	2	\$144.78

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: \$0.00
 Surcharge: \$0.00
 Credits: \$0.00

Gross: \$144.78
 Paid Amount: \$0.00

Amount Due: \$144.78

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NOTICE OF APPLICATION

Project Name (File Number): Downs (SE-22-00057)

Applicant: Jeremy & Christy Downs

Authorized Agent: Paul Graves

Location: Tax parcel #s 296436 and 835534 located on Mohar Road, beginning approximately 0.2 miles southwest of the intersection of Mohar Road and Upper Peoh Point Road, in Section 3, Township 19, Range 15, bearing Assessor's Map #s 19-15-03020-0002 and 19-15-03010-0001 in Kittitas County.

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Designated Permit Coordinator (staff contact)
Rachael Stevie (509) 962-7637; email at rachael.stevie.cd@co.kittitas.wa.us.

Notice of Application: Thursday, June 30, 2022
Application Received: Wednesday, June 8, 2022
Publication Date: Thursday, June 30, 2022

PUBLISH: Northern Kittitas County Tribune: June 30, 2022

PUBLISH: Daily Record: June 30, 2022 / LEGAL #: 254050

Rachael Stevie (CD)

From: Rachael Stevie (CD)
Sent: Thursday, June 30, 2022 8:09 AM
To: Kim Dawson; 'long@kittcom.org'; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Stacey; Candie Leader; 'Yakama Nation - Enviromental Review'; 'Corrine Camuso'; 'Jessica Lally'; 'Noah Oliver'; 'casey_barney@yakama.com'; 'kozj@yakamafish-nsn.gov'; 'Jim Matthews'; 'barh@yakamafish-nsn.gov'; 'DOE - gcle'; 'White, Lori (ECY)'; 'formerorchards@ecy.wa.gov'; 'wendy.neet@ecy.wa.gov'; 'Downes, Scott G (DFW)'; 'WDFW - Jennifer Nelson'; 'Torrey, Elizabeth M (DFW)'; 'sepa@dahp.wa.gov'; 'James E Brooks Library - Jorgenja'; 'James E Brooks Library - Nelmsk'; Jeremy Larson; Steph Mifflin; 'Mau, Russell E (DOH)'; 'rivers@dnr.wa.gov'; 'Early, Shane (DNR)'; 'sepacenter@dnr.wa.gov'; 'garren.andrews@dnr.wa.gov'; 'martin.mauney@dnr.wa.gov'; 'Allison Kimball (brooksideconsulting@gmail.com)'; '(tribune@nkctribune.com)'; 'Terry Hamberg'; 'Megan Woodruff'; 'legals@kvnews.com'; 'deborah.j.knaub@usace.army.mil'; 'Hendrix, Leah D'; 'mark.a.gradwohl.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; 'robert.d.bright10.civ@army.mil'; Haley Mercer; Christy Garcia; 'sara@krdistrict.org'; 'robertsb@cersd.org'; 'planning@cleelum.gov'; 'townofsouthcleelum@gmail.com'; 'office@kcf7.com'; 'Guy Moura (HSY)'; 'Aren Orsen (HSY)'; 'sam.rushing@colvilletribes.com'; 'Matt Boast'; 'kdkistler@bpa.gov'; 'klarned@fs.fed.us'; 'Jacob Prilucik'; 'ken.graham@parks.wa.gov'
Cc: 'Paul Graves'; 'jeremy@soundviewconsultants.com'; Jeremy Johnston; Kelly Bacon (CD); Jeremiah Cromie
Subject: SE-22-00057 Downs - Notice of Application
Attachments: SE-22-00057 Downs NOA Memo.pdf; SE-22-00057 Downs SEPA Checklist (updated info).pdf

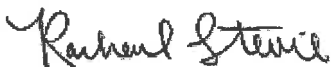
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[Internal Access: SE-22-00057 Downs](#)

[External Access: SE-22-00057 Downs](#)

Thank you and have a great day!



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

ASHLEY, BRANDON C & MICHELLE L
770 MOHAR RD
CLE ELUM, WA 98922-8975

BALDOCK PROPERTIES LLC
PO BOX 2987
WENATCHEE, WA 98807

BARKER, JOHN FORREST
4519 S 190TH CT
SEATTLE, WA 98188-5110

BLY, JUSTIN &
724 PINE RIDGE LN
CLE ELUM, WA 98922-8764

BURCHAK, GEORGE & DIANE
1941 MOHAR RD
CLE ELUM, WA 98922-8972

BURCHAK, GEORGE & DIANE
1941 MOHAR RD
CLE ELUM, WA 98922-8972

BURROWS, GARY J &
1080 MOHAR RD
CLE ELUM, WA 98922-9004

BUSICK, STEPHEN L & DEBRA K
1560 UPPER PEOH PT RD
CLE ELUM, WA 98922-8976

CITY OF CLE ELUM
119 W 1ST
CLE ELUM, WA 98922-1105

DOWNS, JEREMY & CHRISTY
1136 14TH AVE
FOX ISLAND, WA 98333-9692

DUNN, SUSAN
1050 WESTSIDE RD
CLE ELUM, WA 98922-8614

FORGEY, BRANDI
861 PEASE RD
CLE ELUM, WA 98922-8762

GAVIN, CASSIE
PO BOX 105
ROSLYN, WA 98941-0105

HAMMON, ROBERT & JANICE
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CLE ELUM, WA 98922-8763

HARDING, MARK DAVID & LORI JO
750 PINE RIDGE LN
CLE ELUM, WA 98922

HUBBARD, JUSTIN H & HEIDE L
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MAPLE VALLEY, WA 98038-8541

KELLY, KEVIN & WENDIE
520 PINE RIDGE LN
CLE ELUM, WA 98922-8727

KERNS, TIMOTHY A & MOLLY A
PO BOX 831
CLE ELUM, WA 98922-0831

KURKOWSKI, PATRICIA
10654 HANDICAP DR SE
WARDEN, WA 98857-9628

LABUSKY, JOAN MARIE
420 S 44TH ST
YAKIMA, WA 98901

LEMOINE, SHAUN DUANE & HEIDI ALICIA
PO BOX 1404
RONALD, WA 98940-1404

LIMPUS, MATTHEW C
25850 175TH PL SE
COVINGTON, WA 98042-8320

MOBRAND, MICHELLE
305 E 1ST ST #1111
CLE ELUM, WA 98922-4145

MORRIS, DONALD A
1001 PEASE RD
CLE ELUM, WA 98922-8966

NEWBERRY, NEAL M ETUX
1090 WESTSIDE RD
CLE ELUM, WA 98922

PECK, SANDRA A
21 MOHAR RD
CLE ELUM, WA 98922

PERROLLAZ, DARIN C & ANNA GK
3219 S 133RD ST
TUKWILA, WA 98168-3913

RABIDEAUX, BRIAN E ETUX
930 WESTSIDE ROAD
CLE ELUM, WA 98922

RHODES, JENNIFER L
PO BOX 766
CLE ELUM, WA 98922-0766

ROSEBURG, DANIEL H
13120 ROAD 5 NE
MOSES LAKE, WA 98837-9574

ROSEBURG, ROBERT R JR & KIMBERLY
GRAHAM
PO BOX 154
SOUTH CLE ELUM, WA 98943-0154

ROSEBURG, WILLIAM S
12902 ROAD 8 NE
MOSES LAKE, WA 98837-9405

SCOTT, JESSICA J
910 PEASE RD
CLE ELUM, WA 98922

STEELE, MELODY
980 MOHAR RD
CLE ELUM, WA 98922-9005

STIVELY, JASON
14222 NE 72ND ST
REDMOND, WA 98052-4157

VAUGHN, JOEL & LINDSEY
900 PEASE RD
CLE ELUM, WA 98922-8965

WHITE, RICHARD JOHN
19733 NE 146TH ST
WOODINVILLE, WA 98072

WOLDSETH, BRIAN
PO BOX 141
SOUTH CLE ELUM, WA 98943-0141

From: [Early, Shane \(DNR\)](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [MAUNEY, MARTY \(DNR\)](#); [YOUNG, BRENDA \(DNR\)](#); [SMITH, LIZ \(DNR\)](#); [Warthen, Luke \(DNR\)](#)
Subject: RE: SE-22-00057 Downs - Notice of Application
Date: Thursday, June 30, 2022 9:22:40 AM
Attachments: [image001.png](#)
[image002.png](#)

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Good morning Rachel,

I was curious about this project but noted the hyperlink takes one to Misc SEPA SE-22-00015 (Thorp Landing), but found the Downes file fairly easily at the following:
<https://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Miscellaneous%20SEPA%20Applications&project=SE-22-00057+Downs>

However my main question is why the Downs project is undergoing SEPA – looking at the related checklist, there is mention of needing a DNR Forest Practices Application (FPA, aka a “logging permit”), but I repeatedly see mention of just cutting 40% of existing timber (targeting Douglas fir) ostensibly for the purpose of general forest health and timber management. Timber harvest as described would only require a Class III FPA, which does not need to undergo the SEPA process. If the project proponent is planning to convert a portion of the forested property to non-forestry, then that information is lacking on the checklist, and I would further note that the response to Background question #7 (*Do you have plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain*) is “No, commercial thinning of timber”.

If the project proponents are wanting to build houses (number unknown, location unknown) in the relative near future, then they really need to make this clear on the SEPA checklist. My understanding is also that they would need to indicate basic information related to building houses, such as the approximate location, how drinking water would be obtained (wells?), what the soils are like for septic systems, how emergency services would have access, how wildfire protection/prevention measures would be undertaken, and many similar details that would be standard for any project that involves the development of houses. If at some point in the future the DNR were to receive a Class IV-General FPA from the project proponents (for partial or complete conversion of the property from forest to non-forest) and receive some form of SEPA decision from Kittitas County (i.e. a DNS or MDNS) relating to the information you received for analysis, we would likely not be able to use the SEPA, as it does not describe in any way, shape or form the intent to do anything except very standard timber harvest/commercial thinning.

Happy to discuss any questions, comments or concerns that you or others in Kittitas County Community Development may have.

Best regards,

Shane Early

Forest Practices Coordinator

Southeast Region

Washington State Department of Natural Resources (DNR)

☎ (509) 925-0948

✉ shane.early@dnr.wa.gov

www.dnr.wa.gov

Please consider whether you can save paper by not printing this message.



WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES

From: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>

Sent: Thursday, June 30, 2022 8:09 AM

To: Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; jesse.cox <jesse.cox@co.kittitas.wa.us>; holly.erdman <holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Yakama Nation - Environmental Review <enviroreview@yakama.com>; Corrine Camuso <Corrine_Camuso@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>; 'Noah Oliver' <Noah_oliver@yakama.com>; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; Jim Matthews <matj@yakamafish-nsn.gov>; barh@yakamafish-nsn.gov; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>; Neet, Wendy (ECY) <wnee461@ECY.WA.GOV>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; DAHP SEPA (DAHP) <sepa@dahp.wa.gov>; James E Brooks Library - Jorgenja <jorgenja@cwu.edu>; James E Brooks Library - Nelmsk <nelmsk@cwu.edu>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; Early, Shane (DNR) <Shane.Early@dnr.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; Andrews, Garren (DNR) <Garren.Andrews@dnr.wa.gov>; MAUNEY, MARTY (DNR) <MARTIN.MAUNEY@dnr.wa.gov>; Allison Kimball (brooksideconsulting@gmail.com) <brooksideconsulting@gmail.com>; (tribune@nkctribune.com) <tribune@nkctribune.com>; Terry Hamberg <terry@nkctribune.com>; Megan Woodruff <mwoodruff@kvnews.com>; legals@kvnews.com; deborah.j.knaub@usace.army.mil; Hendrix, Leah D <lhendrix@usbr.gov>; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; robert.d.bright10.civ@army.mil; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; sara@krdistrict.org; robertsb@cersd.org; CleElumPlanning <planning@cleelum.gov>; townofsouthcleelum@gmail.com; office@kcf7.com; 'Guy Moura (HSY)'

From: [MAUNEY, MARTY \(DNR\)](#)
To: [Paul Graves](#)
Cc: [YOUNG, BRENDA \(DNR\)](#); [SMITH, LIZ \(DNR\)](#); [Warthen, Luke \(DNR\)](#); [Early, Shane \(DNR\)](#); [Rachael Stevie \(CD\)](#); [MAUNEY, MARTY \(DNR\)](#)
Subject: RE: SE-22-00057 Downs - Notice of Application
Date: Thursday, June 30, 2022 9:43:57 AM
Attachments: [image002.png](#)
[image003.png](#)

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Good Thursday morning Paul, et al,

Shane, thank you for bringing this to my attention. I have previously spoken to Paul Graves, the consulting forester for the Downs' project, and he explained to me that the Downs are right now just wanting to thin the property, but may want to construct one or more homes on the site, sometime in the future, and did not want to incur the County's building moratorium for a recent Class III FPA. Hence the SEPA on what is otherwise a Class III FPA, as you noted.

Paul, as we discussed, earlier, you need to make sure that your SEPA discusses the future potential building on the site, per Shane's email below. I don't know how much information Kittitas County will require, regarding building specifics (e.g.- septic areas, building footprints, etc.), but that is something you need to discuss with the county (I cc'd Rachel Stevie in on this email to help facilitate that).

Please let me know if I can do anything to assist.

Have an excellent day,

Marty Mauney

Forest Practices Forester

Southeast Region

Washington State Department of Natural Resources (DNR)

(509) 925-0909 (office)

(509) 856-7054 (cell)

marty.mauney@dnr.wa.gov

From: Early, Shane (DNR) <Shane.Early@dnr.wa.gov>

Sent: Thursday, June 30, 2022 9:23 AM

To: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>

From: [Toni Berkshire](#)
To: [Rachael Stevie \(CD\)](#)
Subject: RE: SE-22-00057 Downs - Notice of Application
Date: Thursday, June 30, 2022 3:07:58 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hi Rachael,
No comment from Code Enforcement. Thank you.

Regards,

Toni Berkshire, CCEO

Kittitas County Code Enforcement
Community Development Services
411 N Ruby Street, Suite 2
Ellensburg, WA 98926
(509) 962-7001



Please Note: If this is a Public Records Request, please go to <https://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>

Sent: Thursday, June 30, 2022 8:09 AM

To: Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Yakama Nation - Environmental Review <enviroreview@yakama.com>; Corrine Camuso <Corrine_Camuso@Yakama.com>; Jessica Lally <Jessica_Lally@Yakama.com>; 'Noah Oliver' <Noah_oliver@yakama.com>; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; Jim Matthews <matj@yakamafish-nsn.gov>; barh@yakamafish-nsn.gov; DOE - gcle <gcle461@ecy.wa.gov>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; formerorchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; WDFW - Jennifer Nelson <jennifer.nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; sepa@dahp.wa.gov; James E Brooks Library - Jorgenja <jorgenja@cwu.edu>; James E Brooks Library - Nelmsk <nelmsk@cwu.edu>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; rivers@dnr.wa.gov; Early, Shane (DNR) <Shane.Early@dnr.wa.gov>; sepacenter@dnr.wa.gov;

From: [Brandon Ashley Gmail](#)
To: [Rachael Stevie \(CD\)](#)
Subject: Downs & Mohar Farm Cluster Plat
Date: Monday, July 4, 2022 12:01:27 PM

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Hi Rachael,

Could I get more information on the Downs timber thinning planning? Is this the start of a neighborhood? Also, is there information on the Mohar Farm Sub Plat? Our biggest concerns are what protections do we have for ground water/well sources, added noise, and added traffic since we do have to use the county road for our farm to get to our barn.

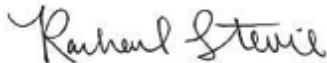
Thanks,
Brandon Ashley
770 Mohar Rd
Cle Elum, WA 98922
509-859-1101

Sent from my iPhone

From: [Rachael Stevie \(CD\)](#)
To: ["Paul Graves"](#)
Cc: [Jeremy Johnston](#)
Subject: RE: SEPA Update
Date: Thursday, July 7, 2022 12:40:00 PM
Attachments: [image001.png](#)

Thank you for this additional information, Mr. Graves. This does change the scope of the project for commenting purposes, so I will need to re-notice the application and re-start the comment period so that the public has a full comment period with all of the information. I will aim to get this noticed again next week and the comment period will start over at that time.

Thank you,



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

From: Paul Graves <cascadeservices@comcast.net>
Sent: Wednesday, July 6, 2022 5:07 PM
To: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>
Cc: Paul Graves <cascadeservices@comcast.net>
Subject: SEPA Update

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Rachael,

Good afternoon. I have attached the updated SEPA Checklist per our conversation this morning. By adding the text on Question 7, this SEPA review will serve the landowner at least 10 years into the future if they decide to build a home on the property.

Thank you.

Paul

Cascade Resource Management, LLC
900 SE State Route 3
Shelton, WA. 98584

From: [Downes, Scott G \(DFW\)](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [Early, Shane \(DNR\)](#); [Torrey, Elizabeth M \(DFW\)](#)
Subject: RE: SE-22-00057 Downs - Notice of Application WDFW Comments
Date: Friday, July 8, 2022 11:15:40 AM
Attachments: [image001.png](#)

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Rachael,

Thank you for the chance to review. WDFW primary comments center around the issue of potential home sites and lack of specifics. There is a potential drainage (currently modeled as a Type 9) and some modeled steep slopes on the subject area. Without knowing where the potential home sites are shown on a site map, it is not possible to evaluate this application for natural resources impacts. I would request that either exact home site locations be provided and then allow time for comments or that they resubmit their SEPA for the homesites once they have those details established. As to the Forest Practice component, WDFW is part of the Forest Practice Review process with DNR and will evaluate any habitat impacts for that component as part of the Forest Practice permit.

Thank you,

Scott

Scott Downes

Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Cell-509-607-3578

From: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>

Sent: Thursday, June 30, 2022 9:34 AM

To: Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; jesse.cox <jesse.cox@co.kittitas.wa.us>; holly.erdman <holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Yakama Nation - Environmental Review <enviroreview@yakama.com>; Corrine Camuso <Corrine_Camuso@Yakama.com>; Jessica Lally

From: [Paul Graves](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [Paul Graves](#)
Subject: RE: SE-22-00057 Downs - Notice of Application WDFW Comments
Date: Monday, July 11, 2022 8:44:15 AM
Attachments: [9F4EC0FBA7CD4494817E193950FDF692.png](#)
[image001.png](#)

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Rachael,

This is in part why we just wanted to do a Class IV General, the home site(s) have not been identified and to go through this process and answer a wide range of questions about an undetermined project gets to be a bit challenging. You and I talked about this on the phone and you said if we didn't ever build a home there it would not make any difference, this SEPA would cover the requirements if needed in the future. It seems WDFW concerns would be addressed during the building permit process in the event there is a home ever built there.

I would like to move forward with this process if we can without just guessing where something may or may not be in the future. This property has 90 acres of timber land and approximately 130 acres of agriculture land. Building sites, clearing permits, and building permits are very site specific and at that time we can address any concerns, comments, and issues presented by the appropriate regulatory agencies.

Please let me know your thoughts and what is needed to move on.

Thank you.

Paul Graves
Cascade Resource Management, LLC
900 SE State Route 3
Shelton, WA. 98584
360-507-8628

Sent from [Mail](#) for Windows 10

From: [Rachael Stevie \(CD\)](#)
Sent: Friday, July 8, 2022 11:19 AM
To: [Paul Graves](#)
Subject: FW: SE-22-00057 Downs - Notice of Application WDFW Comments

Good morning!

WDFW sent more comments this morning asking that the potential home sites be shown on a site plan. I will be re-noticing the SEPA next Tuesday 7/12/22. Would it be possible to get that to me by then?

Thank you!



Planner I

From: [Downes, Scott G \(DFW\)](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [Early, Shane \(DNR\)](#); [Torrey, Elizabeth M \(DFW\)](#); [Paul Graves](#); [Jeremy Johnston](#)
Subject: RE: SE-22-00057 Downs - Notice of Application WDFW Comments
Date: Monday, July 11, 2022 9:04:54 AM
Attachments: [image001.png](#)

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Rachael,

In my opinion it would seem that this SEPA would be put on hold and if they need/want to do a building footprint in the future then run SEPA on that then. They don't need SEPA for regular Forest Practice thinning as stated by DNR and its impossible to comment on future building locations in a SEPA if their location isn't identified. If its not being put on hold, I would request to have the building site portion removed as that should go through a future SEPA once those details are known.

Scott

Scott Downes

Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Cell-509-607-3578

From: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>
Sent: Monday, July 11, 2022 8:51 AM
To: Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>
Cc: Early, Shane (DNR) <Shane.Early@dnr.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; Paul Graves <cascadeservices@comcast.net>; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Subject: RE: SE-22-00057 Downs - Notice of Application WDFW Comments

External Email

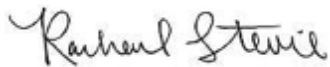
Good morning Scott,

The applicant does not have an idea where homes could be constructed in the future. They are not even sure that they *will* build any residences. We are going to leave this SEPA application as-is,

addressing the timber clearing only. Down the road, if the applicants decide to build a residence (or more), they will go through the appropriate permitting processes at that time.

Let me know if that works for you or if you need any more information to comment on the project.

Thank you,



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

From: Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>
Sent: Friday, July 8, 2022 11:16 AM
To: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>
Cc: Early, Shane (DNR) <Shane.Early@dnr.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>
Subject: RE: SE-22-00057 Downs - Notice of Application WDFW Comments

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Rachael,

Thank you for the chance to review. WDFW primary comments center around the issue of potential home sites and lack of specifics. There is a potential drainage (currently modeled as a Type 9) and some modeled steep slopes on the subject area. Without knowing where the potential home sites are shown on a site map, it is not possible to evaluate this application for natural resources impacts. I would request that either exact home site locations be provided and then allow time for comments or that they resubmit their SEPA for the homesites once they have those details established. As to the Forest Practice component, WDFW is part of the Forest Practice Review process with DNR and will evaluate any habitat impacts for that component as part of the Forest Practice permit.

Thank you,

Scott

Scott Downes

Fish & Wildlife Habitat Biologist

From: [Rachael Stevie \(CD\)](#)
To: "Paul Graves"
Cc: [Early, Shane \(DNR\)](#); ["MAUNEY, MARTY \(DNR\)"](#); ["Downes, Scott G \(DFW\)"](#); [Jeremy Johnston](#)
Subject: SE-22-00057 Downs - Returning SEPA Checklist & Refunding Fee
Date: Monday, July 11, 2022 3:28:00 PM
Attachments: [image001.png](#)

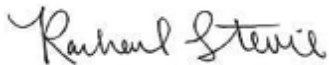
Good afternoon Mr. Graves,

After a discussion with Mr. Early from the Department of Natural Resources, it has been determined that your current project of 40% thinning of timber only requires a Class III Forest Practices application which does *not* require a SEPA review. If, at any point in the future, your clients decide to convert a portion of the land to a residential use, at that point they will need to apply for a Class IV Forest Practices application which will require a SEPA review. There would be no six year waiting period or building moratorium as long as all required permits are properly obtained. Mr. Early said he would be happy to discuss this with you further.

Any refunds need to be authorized by the CDS Director, who is out of the office today. Since a SEPA review is not required for Class III FPA, which your project requires, CDS staff has determined the best course of action is to return your SEPA checklist and refund the associated fee as long as it is approved by the Director.

I will reach out to you directly to advise whether or not the Director authorizes the refund upon his return. Please do not hesitate to contact me if you have further questions.

Thank you,



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

From: [Deb Busick](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [Deb Busick](#)
Subject: Downs (SE-22-00057)
Date: Tuesday, July 12, 2022 11:07:49 AM

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Hello Rachael. I'm writing regarding the so-called thinning of some magnificent Douglas fir and other tree species. Why? For development purposes? Do these (new) people know this is a migratory corridor for elk? I've only lived here for 22 years but the flora and fauna have been here forever and we humans continue to encroach on their habitat.

My husband and I are against this proposed action.

Please keep us apprised of this situation and feel free to call or write if you have any questions.

Thank you.

Sincerely,
Debra and Steve Busick
1560 Upper Peoh Point Rd
Cle Elum
509 260-1231

From: [Jeremy Downs](#)
To: [Rachael Stevie \(CD\)](#)
Subject: SE-22-00057 Downs
Date: Tuesday, July 12, 2022 2:38:33 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Rachael,

It was really nice to talk to you just now. I feel a lot more comfortable about not having the risk of a moratorium being placed on the property if we thin via Class III instead of Class IV. As discussed, please forward the correspondence from DNR and WDFW and add me to the communication loop moving forward.

Also, as discussed, please do not hesitate to call me if you have any questions with the pole barn application that will be coming in soon or with any other submittals we may come up with later as we sort out how to best manage the farm.

Thanks!



Jeremy Downs
Principal

Soundview Consultants LLC

a: 2907 Harborview Drive, Suite D, Gig Harbor, WA 98335

a: 300 South 1st Street, Suite 206, Mount Vernon, WA 98273

e: jeremy@soundviewconsultants.com

w: soundviewconsultants.com

p: 253.514.8952 ext. 006



From: [Rachael Stevie \(CD\)](#)
To: ["jeremy@soundviewconsultants.com"](mailto:jeremy@soundviewconsultants.com)
Subject: FW: SE-22-00057 Downs - Returning SEPA Checklist & Refunding Fee
Date: Tuesday, July 12, 2022 2:40:00 PM
Attachments: [image001.png](#)

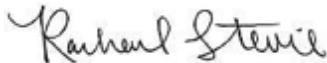
Good afternoon Mr. Downs,

I received your email, thank you! Per our phone conversation, please see below correspondence that I sent to Paul Graves yesterday. I have not had your email address until now.

Shane Early at DNR is a great source of FPA knowledge here in the Ellensburg Office. He is familiar with your project and you can reach him at 509-925-0948.

Also, as we talked about, following this email I am going to forward you all previous email correspondence regarding this project.

Thank you so much and have a great rest of your day.



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

From: Rachael Stevie (CD)
Sent: Monday, July 11, 2022 3:28 PM
To: 'Paul Graves' <cascadeservices@comcast.net>
Cc: Early, Shane (DNR) <Shane.Early@dnr.wa.gov>; 'MAUNEY, MARTY (DNR)' <MARTIN.MAUNEY@dnr.wa.gov>; 'Downes, Scott G (DFW)' <Scott.Downes@dfw.wa.gov>; Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Subject: SE-22-00057 Downs - Returning SEPA Checklist & Refunding Fee

Good afternoon Mr. Graves,

After a discussion with Mr. Early from the Department of Natural Resources, it has been determined that your current project of 40% thinning of timber only requires a Class III Forest Practices application which does *not* require a SEPA review. If, at any point in the future, your clients decide to convert a portion of the land to a residential use, at that point they will need to apply for a Class IV Forest Practices application which will require a SEPA review. There would be no six year waiting period or building moratorium as long as all required permits are properly obtained. Mr. Early said he would be happy to discuss this with you further.

Any refunds need to be authorized by the CDS Director, who is out of the office today. Since a SEPA review is not required for Class III FPA, which your project requires, CDS staff has determined the best course of action is to return your SEPA checklist and refund the associated fee as long as it is