



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

## SEPA ENVIRONMENTAL CHECKLIST

### **Purpose of checklist:**

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

### **Instructions for applicants:**

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

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

### **Instructions for Lead Agencies:**

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

### **Use of checklist for nonproject proposals:** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

### **APPLICATION FEES:**

\$600.00 Kittitas County Community Development Services (KCCDS)\*\*

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

\$275.00 Kittitas County Public Health

**\$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

|   |                                    |  |   |
|---|------------------------------------|--|---|
| <p>Application Received by (CDS Staff Signature):</p> <p><i>Lail Weyand</i></p> | <p>DATE:</p> <p><u>7-21-22</u></p> | <p>RECEIPT#</p> <p><u>0022-02405</u></p> | <p><b>RECEIVED</b></p> <p>JUL 21 2022</p> <p>Kittitas County CDS</p> <p>DATE STAMP IN BOX</p> |
|---|------------------------------------|--|---|

**A. Background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

WHITE, CARY - New 2779 SQFT SFR W/attached Garage

2. Name of applicant: [\[help\]](#)

Cary J White

3. Address and phone number of applicant and contact person: [\[help\]](#)

8404 NE 140TH ST      425-269-6359      cary@usidesigns.com  
Kirkland WA 98034

4. Date checklist prepared: [\[help\]](#)

7/15/22

5. Agency requesting checklist: [\[help\]](#)

Department of Natural Resources

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Ideal and realistic start of 4/15/23, pending permit approval and weather allowing. Building shall be completed within (7) months

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No, project will be complete after the build and final of the proposed SFR

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

PSA-22-00360

Visit and email from Fish and Wildlife stating "there are no regulatory watercourses on your parcel" - see email attached

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. [\[help\]](#)

There are none

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Forest Practices Act, WUIC Mitigation, Septic Approval, AWSD, Access/Approach Permit & Building 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.) [\[help\]](#)

Clear (1) acre of forestry (209' Diameter), converting to buildable land for the proposed 2779 SQFT Single Family Residence and attached garage. Additionally proposing a driveway with an access point approx. 50' wide and a average width of 20' and 180' of length

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Parcel 641634 Map# 20-13-12030-0029 TBD HAWTHORN LN EASTON WA  
ACRES 5.03, CD. 5613-1-3; SEC.12; TWP.20; RGE.13; PTN. SE1/4 NW1/4 & NE1/4 SW 1/4

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

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

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

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

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

0-2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

[\[help\]](#)

Peat Soil

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

None

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

There will be no filling or excavation

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

None anticipated due to lack of watercourses or slope

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

4%

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

None planned unless specifically recommended by any county agencies

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

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Minimum residential construction emissions and, after project completion, standard single family residence

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

None, all operations will be on site

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

None due to lack of anticipated impacts to air quality

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

#### a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

None; please see attached email from Fish and Wildlife regarding a non-existent watercourse previously mentioned

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No described waters exist on property

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

No surface water or wetlands exist on property

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

No surface water or wetlands exist on property

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

No floodplain exists on property

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No surface water or wetlands exist on property

#### b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

A well will be drilled for the proposed Single Family Residence and water drawn only for standard living purposes

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

domestic sewage into a proposed 4 bedroom septic tank

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

No anticipated storm water run off on property

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

No anticipated waste materials entering ground of surface waters

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

No proposed alterations

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

None due to no proposed alterations to surface, ground, or runoff water

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

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

- deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other  
 shrubs  
 grass  
 pasture  
 crop or grain  
 Orchards, vineyards or other permanent crops.  
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
 water plants: water lily, eelgrass, milfoil, other  
 other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

1 acre of evergreen trees, approximately 40 trees per acre with tree diameter under 10" per

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

No threatened or endangered species known

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

Evergreen bushes and native/existing evergreen trees

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

No noxious weeds or invasive species

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

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

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

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

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

hawk, eagle, songbirds, humming birds  
deer, bear, elk, bobcat, wild cat, coyote, squirrel

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

None known

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

None known

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

Minimal invasion of habitat

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

No invasive animal species

## 6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Gas and diesel fuel will power construction vehicles during building, electricity for building tools and the proposed residence

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

No, the project will not be a height that would surpass the existing trees and/or block any solar power use

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

electric furnace within insulated space, Tier Three Electric Water Heater, Energy Star rated appliances

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

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No anticipated environmental health hazards

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

No known or possible contamination, past or present

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None existing

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

The only potential will be the proposed septic tank, which will be contained and meet all requirements

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

There is always a fire risk that would require emergency services. General construction health risk with standard precautions

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

Follow all guidelines and regulations

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

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

Minimul traffic noise, non existant operation or construction noise. Standard forest, animal, and residential noise

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Standard traffic and construction and machinery noise for the months required to build during the hours of 7am-7pm

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

Limiting hours of operation to show consideration to neighbors and nature

## 8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Residential and undeveloped forest

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Project site is undeveloped forest land. 4 acres will remain forested while 1 acre will be converted to residential developement for one single family residence. Forest Land tax #604938046. All cleared trees will remain on property for personal use.

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

surrounding forest is undeveloped and will not be affected

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

No existing structures

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

No existing structures requiring demo

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

91 - undeveloped land

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

Rural Residential

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

Not Applicable

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

Yes, the PSA states there is a stream through the property. Fish and Wildlife visited the property and determined the stream is non-existent  
The property is also within the Forest Protection Act

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

(4) persons

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

None, as the proposed project will create a new residence

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

None required, no displacement

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

Completing this form and pursuing all required permits and documentation along with following all pertaining regulations



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

Completing this form, pursuing all required permits and documentation, following all pertaining regulations

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

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

(1) medium sized dwelling for mid-income household

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

None exist to be eliminated

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

Additional housing to be created, limiting housing impacts

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

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

22 feet in height

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

The building will not exceed the height of the surrounding forestry, resulting in no altered or obstructed views

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

None required, no aesthetic impacts

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

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

Standard residential light and glare during waking hours

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

No, due to the distance between neighbors, the road, and the shelter of existing forestry

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

All sources of light and glare will remain on property

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

Proposed distance between neighbors and street and keeping most trees in tact

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

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

Hiking and Exploring

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)  
No existing recreational uses directly on property.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)  
Property will be available for private recreation of exploring

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

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)  
None existing
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)  
None visible
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)  
historic maps and GIS data. If necessary, a consultation will be made
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)  
Forest Protection Acts Permit and possible consultation with pertaining departments

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)  
Hawthorn Lane leads to the property. A driveway averaging 20' wide and 180' long with a 50' road approach is being proposed
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)  
The site is not currently 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? [\[help\]](#)  
3-car garage and circular parking for up to 6 vehicles
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)  
Hawthorn Lane requires no known improvements besides the proposed driveway and access point

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

No transportation besides standard road vehicle will be used

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

Standard work commute for two adults with weekend activity

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No agricultural or forest product movement to be affected

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

No impact proposed

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

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

No, all existing public services are adequate

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

None required, no additional impact anticipated

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

a. Circle utilities currently available at the site: [\[help\]](#)

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

None existing. Well, Septic, and Electric proposed

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

Well, Septic, and Electric proposed

### 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: \_\_\_\_\_

*Cary J. White*

Name of signee \_\_\_\_\_

CARY J. WHITE

Position and Agency/Organization \_\_\_\_\_

PROPERTY OWNER

Date Submitted: \_\_\_\_\_

7/18/2022

## 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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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