

## 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***

1. Name of proposed project, if applicable: Viridian
2. Name of applicant: Seawest Investment Associated, LLC

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CHELAN COUNTY  
COMMUNITY DEVELOPMENT

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

Applicant: Mr. Matt Aatai  
Seawest Investment Associated, LLC  
Akron Plaza  
13120 N.E. 70<sup>th</sup> Pl., Suite 201  
Kirkland, WA 98033  
(425) 766-6630

Contact: Mr. Bob Culp P.E.  
Munson Engineers, Inc.  
P.O. Box 3796  
Wenatchee, WA 98807  
(509) 663-0544

4. Date checklist prepared: January 7, 2019

5. Agency requesting checklist: Chelan County Planning

6. Proposed timing or schedule (including phasing, if applicable): 2019

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

No.

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

Critical Area Report, Drainage Study, Traffic Study

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

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

Preliminary plat approval, construction drawing approval, availability of domestic water, availability of wastewater disposal, water recreation facility approval, connection to State Highway approval, stormwater treatment approval, plat recording.

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.)

Forty residential lots and three tracts are proposed to be located on three adjacent parcels of land that have a combined area of twelve acres. Two tracts will be used for landscaping and stormwater management. The third tract will be used for community recreation and will include a water recreation facility. The forty lots will have a single point of access to State Highway SR 150. The ground will be terraced to allow unobstructed view of the south shore and uplands from each proposed lot. Lot uses will be targeted to primary residences.

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.

The proposal is located east of Manson in Section 36, Township 28 North, Range 21 East, Willamette Meridian. The street address of the undeveloped parcel is 1000 East Wapato Way, Manson, Washington. The legal description, site plan, vicinity map and topography contours are included on the Preliminary Plat Map, submitted concurrently with this Environmental Checklist.

## **B. Environmental Elements**

### **1. Earth**

a. General description of the site:

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

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

17 percent

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.

The U.S. Department of Agriculture Natural Resources Conservation Service mapped five different soil types within the site. They are: Antilon gravelly sandy loam, 0 to 3 percent slopes; Antilon gravelly sandy loam, 3 to 8 percent slopes; Antilon gravelly sandy loam, 8 to 25 percent slopes; Chelan gravelly sandy loam, pumiceous, 8 to 15 percent slopes; and Entiat-rock outcrop complex, 25 to 65 percent slopes. The proposal does not result in removing a soil type from the site. On site grading will occur.

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

No.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Grading will occur. The purpose of grading is to construct the road alignment, terrace the site to maximize view potential, and to encapsulate surface soil beneath paving and caps of subsoil in the retention areas in case there are latent pesticides adsorbed to the surface soil. Grading will affect all twelve acres. Grading is estimated to affect approximately 3500 cubic yards of soil.

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

No. The procedures outlined in the drainage report and Stormwater Pollution Prevention Plan assure that erosion will not occur.

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

Approximately 60 percent of the site will be covered with impervious surfaces after construction.

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

Measures to control erosion, as recommended by the Stormwater Management Manual for Eastern Washington, are addressed in the Drainage Report, and primarily consist of installation of silt fencing, catch basins, related piping, and infiltration ponds.

## **2. Air**

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

Air emissions that would occur during the construction phase of development could consist of exhaust from powered construction equipment and fugitive dust. When the site is occupied, additional contributions potentially include automobile exhaust, home cooking fumes, heating combustion products and recreational equipment emissions.

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

No.

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

Measures to control fugitive dust are presented in the Drainage Report.

### 3. Water

a. Surface Water:

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

The project is located in the Lake Chelan basin.

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

No.

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

None.

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

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

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

No.

b. Ground Water:

- 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.

Storm water will be treated and infiltrated into the ground utilizing infiltration ponds.

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.

Storm water will be generated on site with small offsite contributions that are not intercepted by adjacent development. Storm water runoff on site will be intercepted by roadside gutters. Gutter flow will be intercepted by inlet basins and catch basins and be piped to infiltration ponds. Storm water will infiltrate on site.

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

Catch basins will intercept and remove suspended solids in runoff. Vegetation, root uptake and adsorption to soil particles will reduce the concentration of waste materials that are carried along by runoff.

- 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:

Best management practices as defined by the Stormwater Management Manual for Eastern Washington will be used to reduce and control runoff impacts, including catch basins and infiltration ponds.

#### 4. Plants

a. Check the types of vegetation found on the site:

\_\_\_deciduous tree: alder, maple, aspen, other

\_\_\_evergreen tree: fir, cedar, pine, other

x shrubs

x grass

- \_\_\_ pasture
- \_\_\_ crop or grain
- \_\_\_ Orchards, vineyards or other permanent crops.
- \_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- \_\_\_ water plants: water lily, eelgrass, milfoil, other
- \_\_\_ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Nearly all current vegetation will be removed from the site.

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

None.

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

Landscaping will be used on the three tracts, the two at the entrance and the third that will house the recreation facilities.

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

None.

## 5. **Animals**

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:  
 mammals: deer, bear, elk, beaver, other:  
 fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site. None.

c. Is the site part of a migration route? If so, explain. No.

d. Proposed measures to preserve or enhance wildlife, if any: None.

e. List any invasive animal species known to be on or near the site. None

## 6. **Energy and Natural Resources**

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

Electric, propane, gasoline and oil, wood and charcoal will be used to meet the completed project's energy needs. Uses will be cooking, heating, transportation and recreation.

- 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**

- 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.

For a short time in the middle of the previous century, some orchardists used lead arsenate as a pesticide. Lead and arsenic have concentrations listed in the Model Toxics Control Act that establish toxic levels of these two elements. It is unknown if any such chemicals were used on this property or, if so, if their concentrations reached toxic levels. Both elements adsorb instantly to soil, so if they do exist, their presence would be limited to the top three inches of soil beneath the orchard trees.

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

Contamination would exist from spraying limbs and trunks of orchard trees with pesticide by hand operated plungers, and that, if used, this lead arsenate would wash off the limbs and trunks and instantly adsorb to the soil particles below. If the application lasted enough years and the concentration accumulated that exceeded the allowable levels identified in the Model Toxics Control Act, contamination could exist at the site.

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

The design will be affected by proposing encapsulation of any soil that might have been exposed to lead arsenate in the middle of the last century for a few years. There are no hazardous liquid or gas underground transmission pipelines within the project area and vicinity.



- 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.

No hazardous chemicals will be stored, used, or produced during the project's development or construction.

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

The project may require fire suppression, police, or ambulance services.

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

The top three inches of soil will be excavated, segregated and used as fill under road paving or capped by two feet of clean soil below retention ponds. If lead and arsenic exist on the property, the characteristics of these two elements will keep them adsorbed to the soil particles, they will not disperse or migrate, and they will be protected from accidental disturbance.

#### ***b. Noise***

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

Noise will not affect the project. There will be ambient noises typical of civilization such as traffic, water recreation, air travel, weather, construction equipment operation and social activities.

- 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.

Additional noise will be created by construction activity, increased traffic, increased recreational activity, and increased social activity. Noise of variable intensity could come at any hour.

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

None.

### **8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is surrounded by residential properties. The site is vacant. The proposed use will have no affect on current land uses nearby other than proximity.

- 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?

The project site may have been used as commercial orchard property long ago.

- 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:

The proposal is not in the vicinity of any working farm or forest land.

- c. Describe any structures on the site.

None.

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

None.

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

Urban Residential 2

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

Urban Residential 2

- 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.

A Critical Area Report has been prepared. The finding was that the classification should be "No Risk."

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

Approximately 90 people will reside in the completed project.

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

No one will be displaced by the completed project.

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

No one will be displaced.

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

The project mirrors surrounding land uses. It complies with current zoning and comprehensive plans.

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

None

## **9. Housing**

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

Lots for forty housing units will be provided. They will be in the middle-income range.

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:

The proposal will help attenuate a housing shortage in the area.

## **10. Aesthetics**

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

Housing heights will comply with the zoning regulations at the time of building permit application.

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

The project will be terraced, to enhance view opportunities on site and offsite.

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

The project will be terraced, to allow homes to have enhanced view capability.

## **11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
Vehicular light and home indoor and outdoor lighting will occur mainly in the evening and early morning hours.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
No.
- c. What existing off-site sources of light or glare may affect your proposal?  
Lighting from around the lake will be visible from the site.
- d. Proposed measures to reduce or control light and glare impacts, if any:  
None.

## **12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
Water recreation, cycling, hiking, and commercial recreation are available in the vicinity.
- 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:  
The project will feature a recreational tract for this use of plat residents. The recreational tract will include a limited access community swimming pool.

## **13. Historic and cultural preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.  
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.  
The area has been associated with Native American activity.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.  
None.

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

None.

#### **14. Transportation**

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

The site fronts along SR150, Wapato Way.

- 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?

A public transit stop is directly across Wapato Way from the site.

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

The completed project would distribute 80 new parking spaces across the site. No parking spaces would be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The proposal includes construction of a private road to serve the lots.

- 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?

400 vehicular trips per day would be generated by the completed project. Peak volumes would occur in the evening. The estimate was made on the basis of 10 average daily trips per residential lot. Truck traffic would be minimal. A transportation study has been prepared for this project.

- 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:

Construction of new roads will control transportation impacts.

### 15. Public Services

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

Yes. Fire protection, police protection, health care and schools are needed.

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

The increased need for public services are all funded by the property tax base. The area of coverage for public services extends around the entire perimeter of the proposal.

Increased property taxes generated by improving the use of the property will increase the ability of public services to operate in an area they already serve.

### 16. Utilities

- a. Circle utilities currently available at the site:

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

- e. 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.

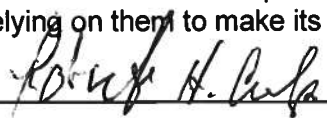
Domestic water  
Sanitary sewer  
Power  
Refuse service

Lake Chelan Reclamation District  
Lake Chelan Reclamation District  
Chelan County PUD  
Waste Management

### C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_



Name of signee Robert H. Culp

Position and Agency/Organization Civil Engineer/Munson Engineers, Inc.

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