

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.

The City has provided the attached SEPA checklist as a fillable form to ensure consistent formatting throughout the document. **It is required that the attached SEPA checklist is used for all SEPA review applications** and if it is not used, the application will be deemed incomplete. If the provided space is not enough to fit your answer in, attach your full answer to the end of the SEPA checklist.

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 [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Rainier Lodging Phase 2 Stockpile

2. Name of applicant:

Foothill Ridge, LLC

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

- Contact Person: Darrel Dickson

- Address: 718 Griffin Ave #238
Enumclaw, WA 98022

- Phone #: 510-757-6715

- Email: darrel@pcmigroup.com

4. Date checklist prepared:

December 17, 2025

5. Agency requesting checklist:

City of Enumclaw

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

No phasing. Construction will start upon the receipt of permit.

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

Yes, the property will be permitted a later date for multi-family development.

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

Wetland Delineation Report - Ecological Land Services - March 2025

Buffer Enhancement Plan - Ecological Land Services - June 2025

Geotech Report - Atlas Technical Consultants - April 2022

Geologic Hazard Areas Letter - Atlas Technical Consultants - June 2025

Traffic Impact Analysis - Heath and Associates - May 2025

For Applicant

For City Use

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.
Boundary Line Adjustment with adjoining vacant parcel 1920079070
Phase 2 Multi-Family Development

10. List any government approvals or permits that will be needed for your proposal, if known.
LDA (stockpile permit); ROW permit;

11. Give a 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.)

The proposal includes placing a 10,000 cubic yards material stockpile on site, and installing erosion control BMPs, including a rock construction entrance. This material is coming from the adjacent Phase 1 and will be a temporary placement for use during Phase 2 construction. Material will be loaded into trucks with excavators and transported between the two phases.

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.

- Address: 2005 Farman St

- Parcel #: 1920079136 (as adjusted post-BLA)

- Legal Description

LOT 2 OF ENUMCLAW SP #8704 REC #8705290180 SD SP DAF - LOT 4 OF
ENUMCLAW SP - #8009 REC # 8009220540 BEING A POR OF SW 1/4 OF SE
1/4 LESS POR FOR ROAD

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

Flat, rolling, hilly, steep slopes, mountainous, other:

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

In general, the property is flat with isolated slopes near the perimeters approaching 30% and 15' H.

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.

Enumclaw soils are typically Buckley-Alderwood soil association, which consists of poor to moderately drained soils. Site specific investigations reveal the site is underlain by silt-sand-gravel mixtures conducive to infiltration. See geotech reports on file by Atlas Technical Consultants for more detailed information.

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

Per Atlas Technical Consultants letter June 2025, no landslides are mapped in the vicinity of the site and no evidence of slope instabilities were noted during their geotechnical investigations.

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 activity (fill) approximately 10,000cy. With imported material expected less than 20,000 cy. Source of fill will be Phase 1.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

There could be a short-term increase in the potential for on-site erosion where soils are exposed during site preparation and construction. However the Project will comply with all applicable mandated erosion control measures, short and long term.

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

There is no proposed impervious area with this application.

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

A temporary erosion control plan will be implemented. Erosion control measures include the following: project limits, silt fences, stabilized construction entrance, controlled surface grading, topsoil stockpile covering.

2. [Air Find help answering air questions](#)

- 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.

Short term emissions will be those associated with construction and site development activities. These will include dust and emissions from construction equipment. The project will not result in any known long-term air emissions.

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

Off-site sources of emissions or odors are those that are typical of residential neighborhoods. These will include automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.

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

The Washington Clean Air Act required the use of all known, available, and reasonable means of controlling air pollution, including dust.

3. [Water Find help answering water questions](#)

- a. [Surface Water: Find help answering surface water questions](#)

- 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.

Yes, small Category 4 wetland delineated by Ecological Land Services in April 2020.

- 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, See Critical Area Report March 2025 and submitted plans. grading activity will occur adjacent (not within) the adjusted buffer area of the subject cat 4 wetland

- 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 proposed.

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

None proposed.

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

There are no FEMA mapped flood plains within the site.

- 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.

As long as prescribed BMP's are followed during construction, there is negligible risk of any discharge of waste materials to surface water.

b. Ground Water: [Find help answering ground water questions](#)

- 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 a general description, purpose, and approximate quantities if known.

No well.

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

No septic.

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.

Upon project completion, on site stormwater will continue to flow the same as existing conditions.

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

Not anticipated, however, standard spill prevention BMPs to be employed during construction.

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

No.

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

Temporary erosion and sediment control facilities will be used to control surface runoff during construction and after stockpile placement.

4. [Plants](#) [Find help answering plants questions](#)

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?

Existing brush and grass/weeds will be cleared at start of construction. Post construction landscaping will re-vegetate and replant the project site. See submitted landscape plans.

For Applicant

For City Use

- 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.

The stockpile will be re-vegetated.

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

Tansy Ragwort may be present per King County GIS. Proposed project and associated landscaping and maintenance would be expected to effectively remove any invasive species.

5. [Animals Find help answering animal questions](#)

- a. List any birds and other animals that 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:

Deer, raccoon, songbird, small mammals, and transient geese.

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

No threatened or endangered species are known to be on or near the site.

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

Western WA is known to be within the Pacific Flyway, a bird migration route.

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

None proposed.

For Applicant

For City Use

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

None known.

6. [Energy and Natural Resources](#) [Find help answering energy and natural resource questions](#)

- 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 proposed.

- 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.

Not applicable.

7. [Environmental Health](#) [Find help with answering environmental health questions](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

No

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

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

There are no on site environmental health hazards known to exist today, and none will be generated as a direct result of this proposal.

- b. 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 are proposed.

- c. Describe special emergency services that might be required.

None anticipated.

- d. Proposed measures to reduce or control environmental health hazards, if any.

Special measures are not anticipated.

b. Noise

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

The primary source of off-site noise in the area originates from vehicular traffic present on adjacent streets.

- 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 impacts will result from the use of construction equipment during construction. Heavy equipment, and the transporting of construction materials generate construction noise. There are no anticipated long term impacts.

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

Construction will be performed during normal daylight hours and in compliance with all noise ordinances.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

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

The site is currently vacant and there are no anticipated impacts of the proposed stockpile to current adjacent land uses.

For Applicant

For City Use

- 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 because 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?

Not to our knowledge.

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?

No.

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

R-4 Multi-family residential.

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

No Shoreline.

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

Not applicable.

For Applicant

For City Use

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

There is a small wetland near Farman Rd. Please refer to March 2025 wetland delineation report by Ecological Land Services.

See also Geologic Hazard Areas Letter - Atlas Technical Consultants - June 2025

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

None.

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

There is no displacement.

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

Not applicable.

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

Compliance with City Land Use requirements and development standards.

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

None.

9. [Housing Find help answering housing questions](#)

- 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.

None.

10. **Aesthetics** [Find help answering aesthetics questions](#)

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

Not applicable.

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

The proposed stockpile is not anticipated to impact views in the immediate vicinity because the adjacent properties are the same height or higher than the stockpile.

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

None proposed.

11. **Light and Glare** [Find help answering light and glare questions](#)

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

Not applicable.

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

Not applicable.

- c. What existing off-site sources of light or glare may affect your proposal?
The primary off-site source of light and glare will be from vehicles traveling along the adjacent roadways and streetlights. Also adjacent residential uses and streetlights may create light and glare typical of such uses.

- d. Proposed measures to reduce or control light and glare impacts, if any.
None proposed.

12. Recreation [Find help answering recreation questions](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Enumclaw dog park is located north of the site 0.63 Miles and Pinnacle Peak Mountain is located 2 miles to the south.

- 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 proposed.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
The surrounding residences are less than 45 years old and are not listed in preservation registries.

- 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.

See Cultural Resources Report by HRA on file at City.

- 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.

Data Source: Washington State Department of Archeology & Historic Preservation database via the Washington Information System for Architectural & Archaeological Records Data (WISAARD)
See Cultural Resources Report by HRA on file at City.

- 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.

There are no known impacts. If an archaeological site is found during the course of construction, the State Historic Preservation Officer will be notified.
See Cultural Resources Report by HRA on file at City.

14. **Transportation** [Find help with answering transportation questions](#)

- 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.

From SR410/Roosevelt Ave E., to Farman St

- 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?

The site is not served by public transit.

- c. 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.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- e. 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?

The stockpile will not generate vehicular trips.

- f. 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.

None affected.

- g. Proposed measures to reduce or control transportation impacts, if any.

None proposed.

15. [Public Services](#) [Find help answering public service questions](#)

- 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.

None proposed.

For Applicant

For City Use

16. **Utilities** [Find help answering utilities questions](#)

a. 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.

Water service may be needed during construction.

C. Signature [Find help about who should sign](#)

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.

Type name of signee: Darrel Dickson

Position and agency/organization: Owner

Date submitted: 12/17/25

For Applicant

For City Use

16. Utilities Find help answering utilities questions

a. 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.

Water service may be needed during construction.

C. Signature Find help about who should sign

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.



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