

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

Manzanita Reservoir and Booster Pump Station

2. Name of applicant:

Mason County PUD No. 1

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

Kristin Masteller

General Manager

21971 N. Hwy 101

Shelton, WA 98584

(360) 877-5249 ext. (202)

4. Date checklist prepared:

February 10, 2025

5. Agency requesting checklist:

Mason County

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

Summer 2025

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

Yes, future plans exist for a 4,000 square foot shop/warehouse building to be constructed at the same location as the proposed project.

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

The project is not located in an environmentally critical location.

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 at this time.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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

Mason County Building Permit

Mason County Land Modification Permit

Mason County Right-of-Way 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.)

Mason County PUD No. 1 proposes to construct two new reservoirs and a booster pump station on PUD-owned property near Union CDP in Mason County. Construction of the two 200,000-gallon concrete reservoirs will include site preparation and restoration as well as the installation of telemetry, on-site piping, fencing, and emergency power generation. The booster station will be put into service upon project completion as part of the Highland Park closed pressure zone, while it will be adequately sized for future pumps to serve the Alderbrook Water System. One reservoir is intended to support the Highland Park distribution system and one reservoir is intended to support the Alderbrook distribution system. The two reservoirs function independently of each other. Stormwater management will be provided for the entire project site, including site areas designated for a future proposed shop building and the existing electrical sub-station. For context, approximately 2,700 feet of 6-inch water piping will also be constructed to connect the proposed reservoirs to the existing Highland Park well and to connect the proposed booster station to the existing Highland Park distribution system, however this work is considered a categorical exemption from SEPA under WAC 197-11-800(22)(b).

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 main project site address is located at 1681 E McReavy Rd, Union, Washington 98592, which is accessible via State Route 106. This project is primarily located on parcel no. 321053100000 in the SW quarter of Section 5, Township 21N, Range 3W.

Minor utility construction will be performed to the north in easements and on parcel no. 321055100019 at 222 E Arellem Road. However, this work is considered a categorical exemption from SEPA under WAC 197-11-800(22)(b).

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

a. General description of the site:

Circle or highlight one: **Flat**, rolling, hilly, steep slopes, mountainous, other:

The site is predominantly flat, though it features a characteristic slope, sloping to the west and to the north from a high point near the southeastern corner of the parcel. The parcel is about 5.8 acres in size; a vast majority of this area was cleared of large trees, though they remain in an approximately 36,000 SF area on the west side of the parcel.

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

The steepest slope within the clearing limits is around 8%, with an average ground slope of approximately 2-4%.

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.

According to the geotechnical report prepared for the site, the upper 6 to 12 inches of soil generally consists of loose silty sand with gravel or medium stiff sandy silt that is in a disturbed condition as a result of forest clearing on the site. Glacial till was observed underneath the near-surface soils; this glacial till consists of very dense silty sand with gravel and silty gravel with sand. Woody debris was occasionally observed, believed to be left-over roots from the trees previously cleared from the area. The soils appear to possess a low infiltration capacity. This soil is not believed to have had long-term commercial significance.

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

Near-surface soils are in a fairly weathered or disturbed condition as a result of tree removal on the site and may require stripping to provide a bearing surface for foundations; they may also require stabilization via hydroseeding.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- 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 be performed within an area of approximately 44,700 SF. The project will require approximately 2,250 CY of cut and 1,550 CY of fill.

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

The weathered/disturbed soils may be eroded by construction activity, necessitating the implementation of proper erosion control measures during construction.

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

The entire site parcel features approximately 57,400 SF of gravel surfacing that is considered impervious, with a majority of this area having been added during the recent construction of the electrical substation on the parcel. A detention pond was sized and built to accommodate surface runoff from this impervious surfacing and is now existing on the site.

The only impervious surfacing within the clearing limits is a 4,935 SF residential home that will be demolished as part of construction, to be replaced with a total of 16,490 SF of gravel surfacing considered impervious. An additional storm pond will be constructed as part of this project to impound reservoir overflow in addition to any increases in surface runoff.

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

During construction, an approved stormwater pollution prevention plan will be in place, and the contractor will designate a Certified Erosion and Sediment Control Lead for the full duration of the contract.

2. Air

[Find help answering air questions⁴](#)

- 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 are anticipated to be produced by engines and other construction equipment during project construction; these emissions are expected to be typical of a project of this size. Operation and maintenance of the completed project is not associated with any continuing sources of air emissions.

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

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

There are no known off-site sources of emissions or odors. Emissions from the surrounding area are not expected to affect the project.

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

Use of construction equipment will be managed to minimize the amount of exhaust and dust emissions produced. Vehicles and equipment will be turned off when not in use, idling of vehicles and equipment will be minimized, and watering will be used to control fugitive dust when necessary.

3. Water

[Find help answering water questions⁵](#)

a. Surface:

[Find help answering surface water questions⁶](#)

- 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.**

There are no bodies of water in the immediate vicinity of the site. Surface runoff is channeled into an on-site drainage system, where it can be impounded in an existing non-natural storm pond. Off-site drainage systems in the vicinity generally direct runoff towards the Hood Canal to the north, about 1.5 miles away.

- 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.**

N/A

- 4. Will the proposal require surface water withdrawals or diversions? Give a 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.

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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:

[Find help answering ground water questions](#)⁷

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.

Groundwater withdrawal is not directly related to this project proposal. This project will construct reservoirs that will be used to store water withdrawn from existing wells according to established flow rates and annual quantities.

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.

An existing residential home on the site is serviced by an existing septic tank with an associated drainfield. This septic system is to be decommissioned, removed, and wastehailed as part of the demolition of the home.

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.

The source of runoff will be precipitation collected on impervious surfaces. Runoff will sheet flow to either east and west stormwater ponds. These ponds will be combined detention/wet pond facilities that are sized to treat and store stormwater to reduce impacts.

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.

The general site topography and drainage patterns will remain unchanged, while runoff from on-site driveways (as well as overflow from the reservoirs) will be channeled into on-site drainage ponds.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

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

The design of stormwater and drainage is to be performed in accordance with the Best Management Practices outlined in the Stormwater Management Manual of Western Washington (2019) to reduce impacts to water resources.

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 grasses and shrubs will be removed within the project clearing limits for the construction of a permanent reservoir compound and a drainage pond.

- 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.**

All disturbed areas not with crushed surfacing will be stabilized with regionally appropriate hydroseeded.

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

None known.

5. Animals

[Find help answering animal questions](#)⁸

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

- 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:

No animals have been directly observed making habitats on or near the project site. Western Washington's overlap with the Pacific Flyway suggests that various species of birds may take residence in the forests surrounding the site throughout the year.

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

The United States Fish and Wildlife Service Information for Planning and Consultation website suggests that the following species could potentially be affected by activities in the project area:

- Birds
 - Marbled Murrelet
 - Yellow-billed Cuckoo
- Reptiles
 - Northwestern Pond Turtle
- Fish
 - Bull Trout
 - Dolly Varden
- Insects
 - Monarch Butterfly

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

The site is within the Pacific Flyway that overlaps western Washington. It is not recognized as a significant destination for any migratory birds.

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

None planned.

- 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](#)⁹

- 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.

Electricity will be used to enable on-site utility functions, including the operation of pumps and other miscellaneous controls. There will additionally be an emergency propane generator installed as part of the booster pump station, though it will be used in emergencies only and not during regular utility operation.

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

No impact on solar availability is anticipated.

- 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.

The pumps selected for this project have been chosen to optimize energy usage to meet project needs.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- 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.

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 known.

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.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

Hazardous materials will generally be kept away from the water utility infrastructure that is to be constructed. Fuel may be stored in small quantities to power emergency equipment such as generators, and the site is accessible by fuel-powered vehicles.

4. Describe special emergency services that might be required.

No special emergency services are anticipated to be necessary.

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

Any hazardous materials to be stored on site for any length of time during construction or otherwise throughout the lifetime of the finished project will be properly contained according to best management practices.

b. Noise

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

This project is adjacent to two moderately trafficked arterial routes which may produce occasional traffic 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)?

Clearing and grading of the site will require operation of chainsaws, excavators and graders during normal, daylight work hours. Operation of the reservoir and the booster pumps may require occasional operation of electrical pumps and motors 24 hours per day.

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

Construction activities will be limited to normal daylight working hours to minimize any potential disturbance to noise-sensitive wildlife. Mufflers and other noise-abatement equipment will be properly operated and maintained during construction to minimize any potential wildlife disturbance.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

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 used for electrical and water utilities. Additionally, there is a vacant single-family home on the site itself. Surrounding properties are predominantly residential, with more utility parcels nearby along Manzanita Drive. A few parcels about 500 feet to the west of the site contain designated commercial tree areas but are not

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

directly adjacent to the site. Expanded usage of the site for utilities is not anticipated to substantially affect the land uses on any nearby properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses 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?**

The site is not currently used as farmland or forest land.

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

On-site activity is not anticipated to be reasonably affected by surrounding properties and is conversely not anticipated to restrict commercial business on surrounding properties.

- c. Describe any structures on the site.**

On the south parcel, there is a vacant single-family home on with a septic tank and septic drainfield. There is also a recently-constructed electrical substation and a storm drainage pond to the east.

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

The existing single-family home on the site will be demolished.

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

The site is currently zoned as Rural Residential 5 Acres.

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

The site is currently designated as a rural area.

- 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?**

Individuals or small teams may be intermittently and temporarily present on the site of the completed project for the purposes of maintenance. The site will not be used for permanent residence.

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

Nobody is anticipated to be displaced by the completed project; the existing home on the property to be demolished is currently vacant.

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

None proposed.

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

None proposed. Site land usage will be generally unchanged by the project.

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

None proposed. On-site activity is not anticipated to adversely impact nearby commercial land.

9. Housing

[Find help answering housing questions](#)¹²

- 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.**

An existing middle-income single-family housing unit will be demolished by the proposed project.

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

None proposed.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

The proposed project will construct two water reservoirs that are 40 feet in height.

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

The heights of the new water reservoirs are comparable to the heights of existing trees and electrical structures. Existing views are anticipated to remain unchanged.

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

None proposed.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

Structures may be equipped with exterior security lighting that will light the vicinity of these structures at night.

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

The finished project is not anticipated to produce substantial amounts of light or glare that would interfere with the usage of the surrounding areas.

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

Operation of the finished project will not be affected by light or glare.

- 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?**

The nearest public parks are about a mile north of the site in Union CDP. There is a golf course and other private amenities about a mile east of the site.

- 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](#)¹⁵

- 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.**

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

There is currently a vacant single-family residential home on the site that was originally built in 1978. The nearest historical register properties are over a mile to the north in Union CDP.

- 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 DAHP WISAARD map indicates that the site exists in an area between risk scores 3 (moderate risk) and 4 (high risk) as determined by the *Environmental Factors with Archaeological Resources* predictive model. Currently, there are no artifacts or other indicators of historic usage currently known to exist on the site. The site has been developed previously, originally for residential construction and more recently for utilities.

- 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.**

Potential impacts were assessed using information from previous projects as well as consulting with DAHP resources, such as the WISAARD online map.

- 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.**

Despite previous development, it is understood that there is a potential for the discovery of archaeological resources during this project. Appropriate action regarding the stoppage of construction upon discovery of any artifacts will be taken to minimize or prevent any loss of cultural resources, and the applicant will otherwise defer to guidance from the DAHP and any impacted tribes based on the submittal of this SEPA document.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

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

The site is primarily accessible from State Route 106 and is adjacent to E McReavy Road, E Manzanita Drive, and E Arellum Road south of Union CDP.

- 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?**

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

The site is somewhat remote and is not served by public transit. The nearest bus stops are in Skokomish to the west on State Route 101 (about 3 miles) and Allyn to the east on State Route 3 (about 13 miles).

- 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 improvements to existing roads or transportation systems will be necessary as the site will primarily be used for utilities and inaccessible to the general public.

- 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 project is not anticipated to cause any increase in traffic volumes.

- 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.**

No impacts anticipated.

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

None necessary.

15. Public services

[Find help answering public service questions¹⁷](#)

- 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.**

The site will primarily be used for utilities, and the finished project is not anticipated to require any expansion of public services.

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

None proposed.

16. Utilities

[Find help answering utilities questions¹⁸](#)

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Electricity, water, telephone, fiber and onsite septic system (which will be decommissioned and removed as part of the house demolition).

- 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.

An existing residence on the site is currently served by water, fiber and telephone lines that will be abandoned in place, while an existing septic tank will be decommissioned. The project will construct new water lines, reservoirs, a booster pump station and electrical service that will be an integral part of the water system owned and operated by the applicant (Mason County PUD No. 1). Electrical utilities on the site are existing and are also owned and operated by the applicant.

C. Signature

[Find help about who should sign](#)¹⁹

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.

X 

Type name of signer: KRISTIN MASTELLER

Position and agency/organization: GENERAL MANAGER/MASON CO. PUD NO. 1

Date submitted: 2/10/2025

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)²⁰

Do not use this section 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.

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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.