

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: Vertical Bridge US-WA-5105 Cle Elum DT
2. Name of applicant: Vertical Bridge c/o Technology Associates EC Inc., Meghan Howey
3. Address and phone number of applicant and contact person:

(253) 682-8556, 9725 3rd Avenue NE, Ste 410, Seattle, WA 98115

4. Date checklist prepared: November 24, 2020
5. Agency requesting checklist: City of Cle Elum
6. Proposed timing or schedule (including phasing, if applicable): No phasing is proposed. The proposed project is scheduled for construction February 23, 2021.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. There are no current plans for additions; however, the facility is designed so that other carriers may co-locate. There would be no expansion of the proposed compound for collocations.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Lotis Environmental prepared a Phase I Environmental Site Assessment on September 14, 2020.
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. There are no other known applications pending governmental approval or other proposals directly affecting the property covered by this proposal.
10. List any government approvals or permits that will be needed for your proposal, if known. There are a number of governmental approvals required for this project, including a Pre-application Conference, Site & Design Review, Variance Type III, Floodplain Permit Type II, and a Building Permit.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) Vertical Bridge proposes a new 160' steel monopole, 50x50 fenced compound, and T-Mobile wireless telecommunication facility per plans. The subject parcel is 18.17 acres, but this project will only affect a small portion of this.
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 proposed project is located in the northwest corner of 200 South Pennsylvania Avenue, Cle Elum, WA 98922 / parcel 303134. The facility will be accessed from South Oaks Avenue. Legal descriptions, boundaries, site plan, vicinity map, and topographic map are included in the attached plan set.

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

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

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)? The steepest slope is approximately 1% or less.

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. Dirt and gravel are surface soils. Loam is generally found at this site in the first and second layers of soil (0-17 inches). The third layer is fine-sandy loam (17-39 inches). The fourth and final layer is extremely gravelly – sand (39-60 inches).

Onsite compensatory mitigation equivalent to fill above grade will be required, per the floodplain permit (FP-2020-004).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. There are no surface indications or history of unstable soils in the immediate vicinity.

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. In the 50x50 proposed compound area, excavation, grading, clearing, and debris removal is proposed. There is no fill placement proposed. Compensatory storage is not necessary. All spoils will be removed from the site – 6” of soil will be replaced by compacted gravel. Please reference the last sheet of submitted plan set titled “Drainage, Grading, Tesco, & SWPP Plan”.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Erosion could not occur as a result of clearing, construction, or use.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 500 square feet will be covered by impervious surfaces after project construction.

The entire project will include 2,000sf of impervious surfacing.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: There are no proposed measures to reduce or control erosion or other impacts to the earth.

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

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. No emissions to the air would result from the proposal during construction, operation, and maintenance outside of minor emissions from a few vehicles traveling to the site.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. There are no off-site sources of emissions or odors that will affect this proposal.

Diesel generators may be used onsite as emergency power back up. Impacts are anticipated to be negligible.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: There are no proposed measures to reduce or control emissions or other impacts to the air.

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

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. The Yakima River is near this site. I-90 provides a barrier between the proposed project and the river. There is a pond on the opposite side of the 18 acre parcel.
- 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. The site is approximately 900 feet from the river and approximately 600 feet from the pond.
- 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. No fill or dredge material would be placed on or removed from surface water or wetlands.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. The proposal will not require surface water withdrawals or diversions.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. Yes, the proposal lies within a 100-year floodplain. A floodplain application has been submitted and a design to compensate for this has been incorporated into the drawings.
- 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. The proposal does not involve discharges of waste materials to surface waters.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No groundwater will be withdrawn from a well for drinking water or other purposes.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. There will be no waste material discharged into the ground from septic tanks or other sources.

c. Water runoff (including stormwater):

The entire project will include 2,000sf of impervious surfacing.

- 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. Minor water runoff from the 500 square foot compound will collect in the surrounding soil.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. No waste materials could enter ground or surface waters.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. The proposal does not alter or otherwise affect drainage patterns in the vicinity of the site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: There are no proposed measures to reduce or control surface, ground, and runoff water, and drainage impacts.

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

- a. Check the types of vegetation found on the site:
 - deciduous tree: alder, maple, aspen, other
 - evergreen tree: fir, cedar, pine, other
 - shrubs
 - grass
 - pasture
 - crop or grain
 - Orchards, vineyards or other permanent crops.
 - wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 - water plants: water lily, eelgrass, milfoil, other
 - other types of vegetation
- b. What kind and amount of vegetation will be removed or altered? Shrubs and grass will be removed for the 50x50 compound and access road.
- c. List threatened and endangered species known to be on or near the site. There are no threatened and endangered species known to be on or near the site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: There is no proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site.
- e. List all noxious weeds and invasive species known to be on or near the site. There are no noxious weeds and invasive species known to be on or near the site.

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

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. There are no known birds or other animals observed 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. There are no threatened and endangered species known to be on or near the site.
- c. Is the site part of a migration route? If so, explain. The site is not known to be part of a migration route.
- d. Proposed measures to preserve or enhance wildlife, if any: There are no proposed measures to preserve or enhance wildlife.
- e. List any invasive animal species known to be on or near the site. There are no invasive animal species known to be on or near the site.

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

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electric energy would be used to meet the completed project's energy needs.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. The project would not use solar energy by adjacent properties.
- 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: There are no conservation features included in the plans of this proposal.

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

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

If so, describe. There are no known environmental health hazards that could occur as a result of this proposal.

- 1) Describe any known or possible contamination at the site from present or past uses. There is no known or possible contamination at the site from present or past uses.
- 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. There are no existing hazardous chemicals/conditions that may affect project development and design.
- 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. There are no toxic or hazardous chemicals that may be stored, used or produced during the project's development or construction.
- 4) Describe special emergency services that might be required. A fire extinguisher is kept at the site in case of fires.
- 5) Proposed measures to reduce or control environmental health hazards, if any: There are no proposed measures to reduce or control environmental health hazards.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? There are no types of noise that exist in the area which may affect this project.
- 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. There is extremely minimal noise created by the equipment cabinets which is within code limits. The noise from the construction will be within normal working hours and should not create a problem since the project is in an industrial area bordered by I-90 and railways.
- 3) Proposed measures to reduce or control noise impacts, if any: There are no proposed measures to reduce or control noise impacts.

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

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. The site is currently vacant. The adjacent properties are used for industrial and general commercial purposes. The site is also bordered by railway and an I-90 corridor.

- 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 is not used as working farmlands or working forest lands.
- 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 will not affect or be affected by surrounding working farm or forest land normal business operations.
- c. Describe any structures on the site. There are no structures on the site currently.
- d. Will any structures be demolished? If so, what? No structures will be demolished.
- e. What is the current zoning classification of the site? The current zone is Industrial (I).
- f. What is the current comprehensive plan designation of the site? The current comprehensive plan designation of the site is unknown.
- g. If applicable, what is the current shoreline master program designation of the site? There is no shoreline master program designation for this site.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. 600 feet away from the construction site is a pond that is designated as wetland by the City.
- i. Approximately how many people would reside or work in the completed project? No one would work or reside in the completed project.
- j. Approximately how many people would the completed project displace? This project would not displace anyone.
- k. Proposed measures to avoid or reduce displacement impacts, if any: There are no proposed measures to avoid or reduce displacement impacts.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: There are no proposed measure to ensure the proposal is compatible with existing and project land uses and plans.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: There are no proposed measure to reduce or control impacts to agricultural and forest lands of long-term commercial significance.

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

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. There are no units that would be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. There are no units that would be eliminated.

c. Proposed measures to reduce or control housing impacts, if any: There are no proposed measures to reduce or control housing impacts.

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

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? The proposed monopole is 160' high. The principal exterior building materials are steel.

b. What views in the immediate vicinity would be altered or obstructed? Views from adjacent industrial and general commercial properties would be very minimally impacted. The facility is largely obscured by trees and existing vegetation.

b. Proposed measures to reduce or control aesthetic impacts, if any: The existing vegetation and trees will largely screen the facility from view.

All structures onsite will be color matched to the existing surrounding native

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

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? No light or glare will be produced by this project.

b. Could light or glare from the finished project be a safety hazard or interfere with views? There is no light or glare from the finished project so no safety hazard is present.

- c. What existing off-site sources of light or glare may affect your proposal? There is no off-site source of light or glare.
- d. Proposed measures to reduce or control light and glare impacts, if any: There are no proposed measures to reduce or control light and glare impacts.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? There are no designated and informal recreational opportunities in the immediate vicinity.
- b. Would the proposed project displace any existing recreational uses? If so, describe. The proposed project would not displace any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: There are no proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project.

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

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. There are no 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.
- 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. There are no landmarks, features, or other evidence of Indian or historic use or occupation.
- 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. There are no methods used to assess the potential impacts to cultural and historic resources on or near the project site.

- 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 proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources.

An inadvertent discovery plan will be kept onsite at all times during ground disturbing activities.

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. S Oakes Avenue and an on-ramp to I-90 is serving the site and affected geographic area. The site will be accessed from S Oakes Avenue.
- 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 or affected geographic area is not currently served by public transit.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? No additional parking spaces are proposed.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities are required.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. The proposal will not occur in the immediate vicinity of water, rail or air transportation. Water is 600 feet away from this project.
- 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? Minimal vehicle trips will be generated to construct the project. After that the site would be visited for maintenance minimally. There would be no vehicle trips per day generated.
- 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. The proposal will not interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

h. Proposed measures to reduce or control transportation impacts, if any: There are no proposed measures to reduce or control transportation impacts.

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

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. The project would not result in an increased need for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any. There are no proposed measures to reduce or control direct impacts on public services.

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

a. Circle utilities currently available at the site:

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

c. 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 utility pole on S Oaks Avenue will be used for T-Mobile power and as a Telco service point.

C. Signature [\[HELP\]](#)

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



Signature: _____

Name of signee Meghan Howey

Position and Agency/Organization Real Estate Specialist II, Technology Associates EC Inc.

Date Submitted: 11/25/2020

Annotations added
1/27/21 by City
Planner Lucy
Temple based on
additional
information from
the applicant.

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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