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SEPA Environmental Checklist
for
Phase 3, a Planned Action of City Heights

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.

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A. BACKGROUND

1. Name of proposed project, if applicable:

City Heights Phase 3, a planned action/implementing proposal of the City Heights master planned mixed use development. This phase is referred to as the "proposed planned action" throughout this document.

2. Name of applicants:

City Heights Holdings, LLC; The Blueline Group, LLC (as authorized agent for City Heights Holding, LLC) (Note the term "Project Sponsor" has been used throughout this document to refer to City Heights Holdings, LLC)

3. Address and phone number of applicants and contact person(s):

City Heights Holdings, LLC Contact: Barbara Rodgers
405 NW Gilman Blvd, Suite 102
Issaquah, WA 98027
425 923-9610

Blueline Contact: Jake Drake
25 Central Way
Suite 400
Kirkland, WA 98033
425-250-7248

4. Date checklist prepared:

January 19, 2023

5. Agency requesting checklist:

City of Cle Elum

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

Ongoing throughout the Buildout Period. As defined in the Developer's Agreement (DA), executed on November 8, 2011, "Buildout Period" refers to:

> *The period during which the Development Standards for the Property shall not be modified except as expressly stated in this Agreement, which period shall be the earlier of: (a) twenty (20) years from the recording of the first final plat for the Property under this Agreement, or (b) twenty-five (25) years from the date that Ordinances have been adopted and all applicable appeal periods have elapsed.*

The current phase is anticipated to start construction upon receiving necessary permit approvals anticipated to be spring of 2023.

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

This planned action is part of City Heights, a 358-acre master planned mixed use development that will be built in phases over many years. Additional phases will eventually be permitted.

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

The City issued a Draft Environmental Impact Statement (DEIS) for the City Heights Development Agreement/Master Site Plan on April 23, 2010. The Final Environmental Impact Statement (FEIS) was issued on November 12, 2010. On November 8, 2011, City Council passed Ordinance 1352 ("Planned Action Ordinance") designating City Heights as a planned action under SEPA. Also on November 8, 2011, the City and the proponent of City Heights executed a Development Agreement (DA) for City Heights. The DA sets forth certain development standards that affect the environment and incorporates mitigation measures identified in the DEIS as "Mitigation Measures Included in Development Proposal." These measures are quoted and addressed below.

In addition to the aforementioned documents are the following environmental documents specific to this planned action:

- Storm drainage report prepared by Blueline January 19, 2023
- Geotechnical Report prepared by Terra Associates June 2020
- Wetlands and Wildlife Habitat Report prepared by Sewall Consulting October, 2009 (from EIS)

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.

- The boundary of Phase 3 coincides with proposed tracts A,R and T of the pending City Heights Phase 2 Final Plat.
- The water main provided to Phase 3 is served by the Zone 3 Water Main Extension which is pending approval with the city.
- The roads and infrastructure surrounding Phase 3 were approved for construction with the City Heights Phase 2 Clearing, Grading and Infrastructure Plans with construction starting in Spring 2023.

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

For this phase, the project will need Preliminary plat approval, construction/engineering permits, final plat, and building permits.

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.)

City Heights is a 358-acre master planned mixed use development in the City of Cle Elum with approvals to include more than 900 residences including single family detached, single family attached

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and multi-family residences. Two neighborhood commercial spaces are proposed with 20,000 sq ft of floor space. The community will include a series of public parks and amenity areas joined by trail systems planned to allow for pedestrian corridors throughout the site. An emphasis is placed on preserving the mature conifer trees within open space zones, maintaining steep critical slopes onsite, and preserving natural streams and wetlands. The project will set aside at least 125 acres for parks, open space, natural areas, recreational areas, village greens, commons or otherwise undeveloped space

The current planned action proposal, Phase 3, includes platting three tracts set aside as part of the City Heights Phase 2 Final Plat (Tracts A, R, & T) totaling 2.14 acres. The phase will result in 19 residential lots, tracts set aside of open space and trails, and right of way dedication. Phase 3 does not contain any critical areas or steep slopes and is contained inside the limits of previously approved Phase 2 of City Heights.

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 City Heights development is generally located north of downtown Cle Elum. The current planned action (Phase 3) is located in City Heights Development Pod B 5, as delineated in the approved Master Site Plan. The development area includes future development Tracts A, R, and T as approved in Phase 2 to include portions of parcels 956732/956733 & 956734/956735 (these TPNs are current as of this date however will be changing as the Final Plat of City Heights Phase 2 is recorded in Kittitas County).

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site.

Check <u>one</u>:

____Flat
____rolling
__x_**hilly**
___steep slopes
____mountainous
____other: _____

The site's topography varies significantly with flat, hilly and steep slope areas.

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

The steepest slope for Phase 3 is less than 35%.

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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.

City Heights includes no agricultural lands.

Existing soils as identified in the Geotech report vary across the site. In general, soils at Phase 3 may consist of varying degrees of fill (modified land), alluvium of Yakima River/Ronald subdrift, and Rosalyn formation.

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

The overall City Heights site contains areas with slopes greater than 25 percent and ravines along Deer Creek with slopes of 70 percent. These would be classified as erosion hazard areas per CEMC. Shallow land sliding was observed on site and multiple areas on site would be classify as landslide hazard areas per CEMC, as well. However, the areas planned for development in general have slopes of less than 35 percent with gentle to moderate slope inclinations which are considered low erosion/landslide hazard. The Phase 3 area does not have slopes in excess of 35%.

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.

The planned action, Phase 3, will have approximately 6,900 cubic yards of cut and 900 CY of fill with excess material. The grading will create suitable areas for residential homes and roadways. Fill material is anticipated to be sourced from the City Heights site (phases 1 and 2) and excess material is anticipated to be placed on the City Heights site (phases 1 and 2).

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

Yes, erosion could occur. However, it will be minimized and controlled as described below in the Mitigation Measures in subsection h.

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

The limits of the current phase total 2.14 acres. Approximately 46% of the site will covered with impervious surfaces however the Development Agreement does allow development pods to have up to 85% impervious coverage.

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

The DEIS for City Heights contains mitigation measures that were incorporated into the DA. Those broadly applicable mitigation measures are quoted below in *italics*, followed by regular text describing how this specific planned action will comply with that mitigation measure.

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EARTH MITIGATION MEASURE 1: TOPOGRAPHY

Development would be clustered on existing prominent terraces to the maximum extent practicable in order to minimize development in steeper areas that would require more grading. Under Alternative 1, 2, or 3A, a substantial portion of the Red Rock waste rock pile area would be preserved in a park, rather than grading its slopes to make it suitable for development. Potentially unstable slopes in the waste rock pile would be graded as necessary to improve public safety.

This proposed planned action will comply with this mitigation measure as it is located in the clustered development area known as Development Pod B5. Red Rock Park is not located within the boundaries of Phase 3.

EARTH MITIGATION MEASURE 2: TOPOGRAPHY

Additional geotechnical investigations will be performed in proposed Development Area A to determine best construction practices as they relate to the coal waste pile. Engineering solutions could involve measures to either strengthen the soil or to transmit structural loads to the underlying native soil. Driven piles are a typical solution for supporting residential structures located on weak soil. Ground improvement options could include a preload surcharge, where excess fill would be placed on proposed building areas to compress and densify the soil over time, producing a stronger, less compressible subgrade. Ground improvement, over-excavation or a combination of these methods would likely be required to provide a stable subgrade for the construction of roads and utilities through the area where the coal waste pile is located. Specific geotechnical recommendations for pavements and utilities will be developed in the design phase if development is proposed within Area A.

These mitigating measures do not apply to the proposed planned action as the proposal site is located outside of Development Area "A".

EARTH MITIGATION MEASURE 3: TOPOGRAPHY

The applicant proposes to maximize use of on-site sources of fill material to minimize the number of haul trips to/from the site. The proposal also includes using excess excavated material and stockpiled soils to reclaim on-site borrow areas. Under Alternative 1 or 2, construction haul routes and plans will be submitted to the City of Cle Elum Public Works Director for approval prior to the start of construction activity.

This proposed planned action will utilize onsite soils for fill sources where practical to minimize haul trips. A Haul Route will be defined and approved with the city prior to the start of construction.

EARTH MITIGATION MEASURE 4: TOPOGRAPHY

As development proceeds, if it is determined that blasting will be needed in localized areas, a detailed blast specification would be prepared by a Project Engineer to

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integrate the findings and recommendations of the Geotechnical Evaluation (Aspect Consulting, October 2009) and the Coal Mine Hazards Risk Assessment (Subterra, Inc., October 2009), and to outline blasting objectives and activities for the project. The blasting contractor would then prepare a site-specific blast plan that identifies all details and procedures for blasting on-site.

This proposed planned action will not address this mitigation as the proposal does not require blasting.

EARTH MITIGATION MEASURE 5: TOPOGRAPHY

Soil and rock slopes created by blasting (if any) shall be maintained according to the recommendations of the Geotechnical Engineer. Slope inclinations may have to be modified by the blasting contractor if localized sloughing or rockfalls occur. In order to minimize the potential for erosion from areas where blasting is performed, erosion control measures would be installed as soon as practicable, surface water would be diverted away from blast areas, and slopes would be inspected daily until stabilized.

This proposed planned action will not address this mitigation as the proposal does not require blasting.

EARTH MITIGATION MEASURE 6: TOPOGRAPHY

Consistent with conditions of the property owner's easement to Puget Sound Energy (Kittitas County Auditor, April 14, 1986), no blasting shall be done within 300 feet of the electrical transmission line corridors through the site without PSE's written consent, and PSE shall not unreasonably withhold this consent.

This proposed planned action will not address this mitigation as the proposal does not require blasting.

EARTH MITIGATION MEASURE 7: GEOLOGY AND SOILS

Design of structures to be built within the project would comply with applicable seismic design codes.

This proposed planned action will meet this mitigation measure at the time of building permit, and building permits applications will comply with all applicable codes, including seismic design codes.

EARTH MITIGATION MEASURE 8: EROSION

Elements of the proposed City Heights development would eliminate or minimize erosion from existing unstable soil areas of the site. The proposal includes re-grading the Stream C gully concurrent with site improvements in proposed Development Area D1, constructing a coordinated stormwater management system, and eliminating, regrading and/or paving unimproved dirt roads. Proposed stormwater management measures to avoid or minimize erosion and sedimentation (described in Draft EIS Section 3.18.3) would also minimize potential adverse effects to topography and soils.

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This proposed planned action will comply with this mitigation measure during construction through meeting the Ecology NPDES construction permit requirements, and approval and implementation of a Temporary Erosion and Sedimentation (TESC) plan with engineering and construction plans. The proposal is outside the areas including unstable soils. Long term, the project complies with this mitigation measure as the stormwater system for this Phase will collect stormwater via thickened edge and route to a water quality treatment facility and detention pond (Pond B7-B) that will outfall to Stream C via dispersion trench.

EARTH MITIGATION MEASURES FOR COAL MINE HAZARD AREAS. The applicant proposes to implement mitigation measures for the six different categories of Coal Mine Hazard Areas (CMHAs) identified in the *Coal Mine Hazards Risk Assessment* (SubTerra, Inc., October 2009) as follows. Phase 3 is located in CMHA 5 and will follow mitigating measures below.

EARTH MITIGATION MEASURE 9: CMHAS 1 AND 2

Drill and grout remnant voids beneath the site and seal air shafts and adit/decline/incline portals. If grouting or some similar method of fill is applied in conjunction with additional proof-drilling and stability analyses, Area K2 at the east end of the site would be developable under the criteria for CMHA 2.

EARTH MITIGATION MEASURE 10: CMHAS 1 THROUGH 4

Additional development criteria and mitigation for construction in CMHAs 1 through 4 include:

- *Building designs shall accommodate standard requirements for construction in abandoned mine areas including, at a minimum, the use of rigid foundations (conventional reinforced concrete spread footings) supporting a flexible superstructure (metal or wood frame).*
- *Concrete slab-on-grade construction should use rebar rather than wire mesh for added strength.*
- *There would be no brick or rock construction in CMHAs 1 through 4 other than for fireplaces, nonstructural facades, or landscape features.*

EARTH MITIGATION MEASURE 11: CMHAS 3 THROUGH 5

Clean up abandoned mine structures.

EARTH MITIGATION MEASURE 12: CMHA 6

Completely or partially remove coal waste (spoil) material from the proposed development area to the satisfaction of the qualified Geotechnical/Civil Engineer. Guidance on coal mine spoil pile hazard mitigation is provided in King County guidelines attached to the Coal Mine Hazards Risk Assessment (SubTerra, Inc., October 2009).

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EARTH MITIGATION MEASURE 13: HAZARDOUS SUBSTANCES INVESTIGATION

The applicant proposes to comply with the recommendations of the Geotechnical consultant with regard to handling, disposal, compaction, and/or capping (as necessary) coal waste deposits on the site. A common approach for addressing soils that present only a direct-contact risk is to cap these areas with clean soils to prevent contact. This would be consistent with both the Washington State Model Toxics Control Act (MTCA) (Chapter 70.105D Revised Code of Washington (RCW), and Chapter 173.340 Washington Administrative Code) remediation requirements and coal mine waste reclamation practices. Alternatively, this material may be excavated and disposed off-site as a non-hazardous waste at a Subtitle D landfill (Aspect Consulting, November 2009).

N/A – Phase 3 does not contain coal waste deposits.

EARTH MITIGATION MEASURE 14: HAZARDOUS SUBSTANCES INVESTIGATION

Measures to address potential future settlement in areas where coal waste rock would remain on the site will be addressed by additional geotechnical evaluation and engineering design at the time of actual site development applications for proposed Development Areas A and D2.

These mitigating measures do not apply to the proposed planned action as the proposal site is not located in Development Areas A and D2.

2. Air

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

Site construction will include heavy machinery emitting exhaust, and subject to erosion and dust control measures, there is the potential for dust. Following construction, normal emissions from a residential neighborhood are expected.

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

None known.

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

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The DEIS for City Heights contains mitigation measures that were incorporated into the DA. Those broadly applicable mitigation measures are quoted below in *italics*, followed by regular text describing how this specific planned action will comply with that mitigation measure.

AIR QUALITY MITIGATION MEASURE 1

> *The project proponent (Northland Resources) has committed to prohibit residential wood-burning devices for space heating or aesthetics, and outdoor burning through Covenants, Conditions & Restrictions (CC&Rs) to be enforced by the Homeowners Association. The City will further enforce these restrictions through plat conditions and/or building permit conditions. These commitments will preclude the discharge of potentially significant sources of fine particulates and other pollutants to the air with Alternative 1, 2 or 3A. It is not known at the time of this writing whether there will be any additional features incorporated into the proposed development to minimize potential greenhouse gas emissions. The analysis identifies no need to mitigate traffic-related emissions for purposes of maintaining good air quality, based on acceptable Level of Service operating conditions at signalized intersections within the study area.*

This proposed planned action comply with this measure, by including the necessary restrictions in the CC&Rs.

3. Water

a. Surface Water:

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

There are no surface waterbodies located in the immediate vicinity of Tracts A, R, & T where Phase 3 is to be developed. Runoff from Phase 3 will connect to infrastructure installed with Phase 2 (Phase 2 infrastructure was sized to include runoff from Phase 3). There is a Type 4 stream, referred to as Stream C, in the vicinity of the proposal area but it is not located within the boundaries of Phase 3.

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.

No fill and dredge material will be placed in or removed from surface water or wetlands.

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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.

The project does not lie within a 100-year floodplain.

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 intend to discharge waste materials to surface waters.

b. Ground Water:

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

Though unlikely, it is possible that existing water rights will be utilized to provide a well for onsite irrigation use. Withdrawals would not exceed existing water rights and restrictions. This option is being evaluated further.

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.

None. The proposal will be served by sewer.

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 only expected source of runoff is stormwater. In general, stormwater from developed areas will be collected and conveyed to storm water facilities that provide flow control and water quality enhancement. Stormwater designs are discussed further, below, under Water Mitigation Measures 3 and 4.

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

Waste water will not enter ground or surface waters.

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

It is not anticipated that the proposal will alter or otherwise affect drainage patterns. In general, stormwater will be collected and connected to the adjacent infrastructure approved with Phase 2.

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

The DEIS for City Heights contains mitigation measures that were incorporated into the DA. Those broadly applicable mitigation measures are quoted below in *italics*, followed by regular text describing how this specific planned action will comply with that mitigation measure.

WATER MITIGATION MEASURE 1: WATER SUPPLY EFFECTS

> *The Mitigation Measures: Applicable Regulations subsection below* [in the DEIS] *describes the process by which new water rights or authorization to use permit-exempt wells would be obtained. The process for achieving water-budget-neutral use of groundwater wells is also described in the same subsection.*
>
> *The City Heights proposal includes two options for a "water budget neutral" approach to the provision of water supply to Alternative 1, 2, or 3A of the development. These are described below* [in the DEIS] *under Applicable Regulations. Proposed development under Alternatives 1 or 2 would incorporate low-flow faucets, toilets and similar fixtures to minimize domestic water supply requirements.*

This proposed planned action will be part of Alternative 1. The use of low-flow fixtures will be addressed as part of the building permit process. The 19 ERUs associated with phase 3 bring the current ERUs at City Heights to be approximately 141 (see project description attached to Permit Application for details) which is excess of the 140 ERU threshold described in the DA. As such, the City and Project Sponsor will need to collaborate, in accordance with Appendix E of the DA, to determine (1 If the City's water supply infrastructure (WSI) and water treatment plant (WTP) have adequate capacity for Phase 3, 2) at what ERU level the capacity of the WSI and WTP will be exceeded, 3) next steps to determine what, if any, incremental improvements to the WSI and/or WTP are necessary to Serve the remainder of City Heights.

Per Appendix E, prior to Final Plat approval the Project Sponsor will either convey water rights adequate to cover Phase 3 or pay a fee in lieu of conveying rights.

WATER MITIGATION MEASURE 2: SEWAGE DISPOSAL EFFECTS

> *No mitigation measures for groundwater quantity or quality would be required for a wastewater collection and treatment option to serve Alternative 1, 2, or 3A (i.e., a Public System Option, or MBR System Option). If Alternative 3A or 3B were selected for implementation, and if on-site sewage disposal systems were selected as the means for wastewater treatment, these systems would be sited, designed, constructed, and maintained in accordance with all applicable State and local regulations to*

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assure proper function. Due to the residential density of Alternative 3A, community on-site sewage disposal systems to serve this alternative would be maintained by a management entity approved by Kittitas County.

The proposed planned action is part of Alternative 1 for City Heights, including service by sewers. Thus, no mitigation measures for groundwater quantity or quality are required.

WATER MITIGATION MEASURE 3: STORMWATER EFFECTS

Construction contractors would be required to comply with applicable State and local regulations and permit requirements (described below [in the DEIS]*) to mitigate potential construction-related impacts to groundwater quantity or quality.*

Potential impacts to groundwater quantity due to reduced recharge in the developed-condition of the site would be offset in part or in whole by the following features of the Planned Mixed-Use development:

- *The open space proposal under Alternative 1, 2 or 3A would retain approximately 43 to 45 percent in a condition where the natural process of groundwater recharge would continue to occur.*
- *To the extent that parks and residential landscaping are irrigated, this would locally increase groundwater recharge.*
- *The on-site stormwater infiltration proposal would increase groundwater recharge due to the increased volume of runoff from the developed condition of the site*

This proposed planned action will comply with the mitigation measures above to the extent possible. The site area is approximately 2.14 acres and there will be 0.49 acres of open space set aside in tracts Parks (open space) and residential landscaping will irrigate their landscaping to the extent possible, locally increasing groundwater recharge. The soils in the site area are variable and in general do not allow for significant opportunities for on-site stormwater infiltration.

WATER MITIGATION MEASURE 5: WETLANDS

Construction contractors will be required to comply with all applicable permit conditions to avoid inadvertent clearing or compaction within wetlands and their associated buffers. Prior to the start of construction in areas where delineated wetlands occur, wetland boundaries will be flagged and silt fencing will be installed to alert contractors to the "no disturbance" requirement for these areas.

N/A – Wetlands are not located in Phase 3 or immediately adjacent to Phase 3.

WATER MITIGATION MEASURE 6: WETLANDS

Best Management Practices to be implemented during construction, and water quality treatment facilities in the developed-condition stormwater management system, would minimize or avoid water quality impacts to wetlands. These measures would potentially improve water quality discharges over existing conditions, as removal of the off-road vehicle use would reduce the amount of untreated sediment-

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laden runoff that currently flows into creeks and enters wetlands.

Though Phase 3 does not contain wetlands, TESC and related BMPs, as described elsewhere in this checklist, will be implemented during construction to meet this mitigation measure.

WATER MITIGATION MEASURE 7: WETLANDS

Direct impacts to wetlands (i.e., fill at road crossings) will be mitigated at required ratios per City or County Code (depending on the alternative selected for implementation) through wetland creation, likely by expanding the edge of impacted wetlands outside the area of fill. Potential impacts to wetland buffers will be mitigated through buffer averaging as allowed by Code. Buffer averaging allows reduction of a buffer in one area as long as an equal area is added to (or preserved in) the buffer in another location. Under buffer averaging, the actual area of the buffer remains the same as the standard full width buffer.

N/A – Wetlands are not located in Phase 3 or immediately adjacent to Phase 3.

WATER MITIGATION MEASURE 8: WETLANDS

In compliance with Ecology's Stormwater Management Manual for Eastern Washington (SWMMEW), potential impacts to wetland hydrology would be minimized or avoided by the proposed stormwater management system that would re-direct treated water back toward wetlands that received stream hydrology prior to development.

In general, existing drainage patterns are being reasonably maintained. As such, this proposed planned action is not anticipated to alter drainage patterns to wetlands.

WATER MITIGATION MEASURE 9: STREAMS

Potential impacts to streams will be avoided or mitigated through the installation and operation of a stormwater management system on the site – both during construction and in the developed-condition of the project – in accordance with the Washington Department of Ecology 2004 Stormwater Manual for Eastern Washington. The proposed system is described in Draft EIS Section 3.18.3.

This proposed planned action will discharge storm water runoff to a stormwater management system described in Draft EIS Section 3.18.3 (approved with Phase 2) to meet this mitigation measure. Runoff from Phases 2 & 3 and future phases will be collected via thickened edge and routed to a water quality treatment facility and detention pond (Pond B7-B) that will outfall to Stream C via energy dissipating dispersion trench.

WATER MITIGATION MEASURE 10: STREAMS

Construction contractors will be required to comply with all applicable permit conditions for the protection of stream beds, stream banks, and stream water quality.

N/A – Phase 3 does not contain streams.

4. Plants

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

__**d**eciduous tree: alder, maple, aspen, other
__**x**_evergreen tree: fir, cedar, pine, other
_x _**s**hrubs
__**x**_grass
____pasture
____crop or grain
____orchards, vineyards or other permanent crops
____wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

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

To generate the site grade appropriate for the proposed buildings and infrastructure, vegetation within the disturbed area boundaries of the site will be removed.

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 proposed planned action will utilize native plants where feasible to preserve or enhance vegetation on the site.

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

None known.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include birds such as hawk, heron, eagle, songbirds; mammals such as deer, bear, elk, beaver; fish such as bass, salmon, trout, herring, shellfish.

Red-tailed hawk, kestrel, ring-necked pheasant, ruffed grouse, common crow, raven, fench lizards, turkey vulture, red-headed sapsucker, tree swallows, dippers, black capped chickadee, towhee, winter wren, turkey, black bear, mule deer, elk, coyote, bobcat, mountain lion, douglas squirrel,

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raccoon, California quail, magpie, European starling, skunk habitats were all observed on site in 2009 according to the Wetlands and Wildlife Habitat Report dated October 26, 2009.

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

None known.

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

The site is part of the Pacific Flyway Migration Route.

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

The DEIS for City Heights contains mitigation measures that were incorporated into the DA. Those broadly applicable mitigation measures are quoted below in *italics*, followed by regular text describing how this specific planned action will comply with that mitigation measure.

WILDLIFE AND HABITAT MITIGATION MEASURE 1

> *Landscaping to be introduced on the site and restoration plantings would be specified to include native vegetation to the extent practicable. This would partially compensate for the loss of existing wildlife habitat with implementation of any conceptual land use alternative. Target species should include plants particularly beneficial as food sources for wildlife such as chokecherry, serviceberry, and native roses (Rosa pisocarpa; R. nutka; and R. gymnocarpa). Potentially invasive, exotic vegetation would not be allowed in site landscaping (to be enforced through the Covenants, Conditions, and Restrictions of the development), including but not limited to English ivy (Hedera helix), Scott's broom (Cytisus scoparius), Japanese knotweed (Polygonum cuspidatum), baby's breath (Gypsophila paniculata), or any other species on the Kittitas County Noxious Weed List.3.5.2 Wildlife Species Use of the Site*

This proposed planned action will comply by assuring that final landscaping plans include native species, and that the project CC&Rs will prohibit the use of noxious weeds in site landscaping.

WILDLIFE AND HABITAT MITIGATION MEASURE 2

> *It will not be possible to fully mitigate wildlife impacts under any build alternative. Species that use the site will either use the remaining linked habitat areas (wetlands, streams, buffers, and open space corridors), or they will relocate to the north into the large forested area that includes more than 1,000,000 acres of commercial forest and wilderness area. The proposal to retain open space corridors on the site and connection through the development to off-site habitat areas would partially off-set habitat fragmentation that would result from site development. This would retain shelter and sources of food for small mammals and birds, but could have the undesirable effect of also maintaining corridors for large mammals and predators to move through the site.*

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This proposed planned action will provide 0.49 Ac of open space which will provide connections to larger open areas as well as shelter and sources of food for small mammals and birds.

WILDLIFE AND HABITAT MITIGATION MEASURE 3

> *Covenants, Conditions and Restrictions (CC&Rs) to be enforced by the Homeowner's Association with Alternative 1, 2 or 3A would be used to inform residents of wildlife in the area and how to minimize sources of conflict. For example, garbage storage areas can be required to include animal-exclusion features, and a pet leash law could help minimize predation by domestic pets on small mammals and birds on the property, as well as to control these pets to minimize their availability as prey for large native predators. Certain types of landscaping could be discouraged to prevent conflicts with wildlife, such as grassed lawns, fruit trees, and berry bushes.*

This proposed planned action will with this measure as project CC&Rs will include the terms outlined above.

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

None known.

6. Energy and Natural Resources

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

It is expected the development will utilize electric and potentially natural gas or propane service to provide power to the site for typical uses associated with residential development.

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

It is not expected for the development to affect the potential use of 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:

The DEIS for City Heights contains mitigation measures that were incorporated into the DA. Those broadly applicable mitigation measures are quoted below in *italics*, followed by regular text describing how this specific planned action will comply with that mitigation measure.

ENERGY AND NATURAL RESOURCES MITIGATION MEASURE 1

> *Homes and commercial buildings to be constructed within the City Heights development will comply with the most current energy conservation measures specified in applicable codes. The City of Cle Elum Building Code would apply to*

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Alternative 1 or 2; the Kittitas County Building Code would apply to Alternative 3A or 3B. The applicant will also encourage builders to include provisions for the use of solar energy as this technology advances, such as roofing materials with solar power generation capabilities.

This proposed planned action will comply by ensuring the City Heights development adheres to the most current energy conservation measures specified in applicable codes, including the City of Cle Elum Building Code. The applicant will also encourage builders to include provisions for the use of solar energy as mentioned above.

7. Environmental Health

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

N/A – None known.

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

N/A – 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.

There are no existing hazardous chemicals/conditions located within the Phase 3.

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.

Products associated with typical infrastructure construction activities (fuel, exhaust, etc.), building construction (paints and cleaners) and residential use will be utilized at the site.

4) Describe special emergency services that might be required.

The project does not expect to require special emergency services outside of typical police, fire, and aid typical to residential development.

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

Risks associated with any environmental health hazards were analyzed during the EIS process and necessary mitigation measures will be outlined within the Conditions of Approval in the DA. Additionally, mitigation measures regarding the Coal Mine Hazard Areas and coal mine waste piles (CMHA 6) have been addressed above and within the Coal Mine Risk Assessment by Subterra.

b. Noise

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

No external noises are expected to affect the development. Existing sources of noise are typical to residential uses and vehicle traffic.

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.

In the short-term noise associated with construction activities will occur during city approved hours. For the longer-term noise associated with a single-family residential community can be expected.

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

The DEIS for City Heights contains mitigation measures that were incorporated into the DA. Those broadly applicable mitigation measures are quoted below in *italics*, followed by regular text describing how this specific planned action will comply with that mitigation measure.

NOISE MITIGATION MEASURE 1

> *The proposal includes maintaining an existing natural buffer in an area 20 to 80 feet wide along most of the south boundary of the site. In addition to visual screening, this buffer may help dampen noise generated within the project.*

Phase 3 is not located along the south boundary of the City Heights site.

NOISE MITIGATION MEASURE 2

> *A detailed blast specification would be prepared, as needed, by a Project Engineer to integrate the findings and recommendations of the Geotechnical Report (Aspect Consulting 2009) and the Coal Mine Hazards Risk Assessment (Subterra 2009), and to outline blasting objectives and activities. A Blasting Contractor would prepare a site-specific blast plan, as needed, that identifies all details and procedures for blasting on-site.*

This proposed planned action will not comply with this measure as the project does not require blasting.

8. Land and Shoreline Use

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

The site is currently vacant, forested land. The only adjacent land uses are single-family residences to the south.

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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?

Parts of the City Heights site were used in the past as working forest lands. However those lands have not been operational for several years, so no working forest lands will be lost as a result of this proposal.

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 business operations.

c. Describe any structures on the site.

There are no built structures on the Phase 3 site.

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

No, as there are no built structures on the Phase 3 site.

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

PMU – Planned Mixed Use

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

PMU – Planned Mixed Use

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

Not applicable.

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

Phase 3 does not contain any critical areas.

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

Phase 3 proposes 19 residential units. Assuming 2.5 people per unit, approximately 47.5 people will reside in this phase of the project.

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

No displacement would occur, as there are no existing residences located within the boundaries of Phase 3.

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

There are no proposed mitigation measures, as displacement is not a risk associated with the proposal.

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

The DEIS for City Heights contains mitigation measures that were incorporated into the DA. Those broadly applicable mitigation measures are quoted below in *italics*, followed by regular text describing how this specific planned action will comply with that mitigation measure.

LAND USE MITIGATION MEASURES

> *While no adverse impacts requiring mitigation were identified in this section, several of the purpose and objective statements for the City Heights project (listed below) indicate an intent to integrate the project with the existing community consistent with the City's Comprehensive Plan land use goals, and with the purpose and objectives of the City's Planned Mixed-Use district (discussed in Draft EIS Section 3.7.2):*
>
> - *Provide an interconnecting trail system to enhance the ability of the public to travel east and west through the Cle Elum area on trails through open space rather than on roads shared with vehicles.*
> - *Provide connections to existing developed areas within the City for residents to enjoy the public amenities provided within the development, and to facilitate access to the services provided in the commercial core.*
> - *Invigorate the downtown commercial area by increasing the population within the service area.*
> - *Provide neighborhood commercial uses that would not compete with downtown core businesses.*

The existing bike trails throughout the larger City Heights site will be retained as feasible, some of the trails such as the Rat Pac, Up-Down, and Get-Some may be relocated. The bike park, Maximus, Hillbilly Holiday, and the Trax Bike climb will be retained. Walking trails will also be incorporated throughout Red Rock Park. Parts of a trail system known as the Skyline Trail will be added with each phase. At full buildout, the development areas on site will be linked by trail systems that will allow for bike and pedestrian access.

The site's proximity to downtown Cle Elum and use of trail systems and pedestrian amenities throughout will allow for all Cle Elum citizens to enjoy the site's recreational features and create a natural integration into the City's exiting urban fabric.

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The City Heights development will certainly increase the population, creating economic opportunity for the downtown commercial district. Proximity to the site and ease of access will help facilitate this opportunity.

This proposed planned action, Phase 3, is not proposing any commercial uses at this time. However, when commercial uses are proposed, careful thought will be given to the type, so as to limit possible competition with existing businesses in the downtown core.

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

Not applicable because there are no agricultural or forest lands of long-term significance on or on immediately adjacent the property.

9. Housing

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

Phase 3 proposes 19 residential units. The units are expected to be middle-incoming housing.

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

No units will be eliminated.

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

The DEIS does not require any mitigation measures for housing. In any event, this planned action and City Heights in general will help resolve housing supply issues in the City of Cle Elum by providing hundreds of additional housing units.

10. Aesthetics

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

Structure heights will not exceed the maximum building height permitted by the underlying zone, or maximum building heights otherwise specified within the DA.

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

No views in the immediate vicinity will be altered or obstructed.

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

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AESTHETICS MITIGATION MEASURE 1

> *The proposal under conceptual land use Alternatives 1, 2, or 3A includes preserving an existing natural buffer 20 to 80 feet wide along much of the south boundary of the site. Only single-family detached homes are proposed along this boundary, for the most compatibility in use and scale with established neighborhoods at the base of the slope.*

Phase 3 is not located along the south boundary of the City Heights site.

AESTHETICS MITIGATION MEASURE 2

> *Covenants, Conditions, and Restrictions (CC&Rs) and development standards for the project will include requirements to assure that the proposed development will blend with the natural environment to the extent practicable. These measures will include such things as architectural standards for building character, exterior materials and colors; lighting, restoration plantings and screening requirements; and road standards that include provisions for landscaping and pedestrians.*

This proposed planned action will comply with this measure at the time of final plat when CC&Rs are prepared to include these terms.

AESTHETICS MITIGATION MEASURE 3

> *Project CC&Rs would impose measures for the maintenance and upkeep of parks (To the extent that some parks and public amenities within the development are accepted by the City as public areas, the City would maintain these areas.) and common areas, as well as measures that would minimize the visual impacts of construction, upgrades or repairs within the development. The CC&Rs, to be implemented and enforced by the Homeowner's Association, would therefore help to preserve aesthetically pleasing conditions within the development.*

This proposed planned action will comply with this measure at the time of final plat when CC&Rs are prepared to include these terms.

11. Light and Glare

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

Light generated by the proposal will be consistent with that of a single-family residential development.

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

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It is not expected that any light or glare from the finished project will be a safety hazard or interfere with views.

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

The applicant is not aware of off-site sources of light or glare that will negatively affect the project.

d. Proposed measures to reduce or control light and glare impacts, if any:

The DEIS for City Heights contains mitigation measures that were incorporated into the DA. Those broadly applicable mitigation measures are quoted below in *italics*, followed by regular text describing how this specific planned action will comply with that mitigation measure.

LIGHT AND GLARE MITIGATION MEASURE 1

> *The City Heights conceptual land use plans do not yet describe a lighting proposal. These would be evaluated during review of site-specific development proposals. The applicant proposes to minimize the amount of glare, light trespass and sky glow generated by lighting from residential neighborhoods, commercial areas, vehicular and pedestrian corridors through a combination of measures. Representative measures may include:*
>
> - *State-of-the-art lighting system components and controls used for maximum efficiency and effect.*
> - *Light fixture shielding systems to emit light down to areas intended to be illuminated, and not into surrounding areas of the community.*
> - *Use of lighting design principles that focus on appropriate selection of fixtures, levels of lighting, and mounting heights to limit "light spillage" off-site.*
> - *Appropriate selection of painted or treated surfaces for standards and fixtures to minimize the amount of reflected light glare generated.*
> - *Preserving a perimeter buffer of existing vegetation to the extent practicable and restoring cleared areas with landscape plantings to provide visual screening where needed.*

This proposed planned action will consider utilizing the above mitigation measures, during the development of site-specific proposals, where appropriate.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Existing recreational opportunities include the bike trails and the bike parks that will be retained and the pedestrian trail systems that will be improved and expanded throughout the site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No existing recreational uses will be displaced.

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c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The DEIS for City Heights contains mitigation measures that were incorporated into the DA. Those broadly applicable mitigation measures are quoted below in *italics*, followed by regular text describing how this specific planned action will comply with that mitigation measure.

RECREATION MITIGATION MEASURE 1

> *The objectives of the City Heights proposal include several priorities for retaining a significant amount of open space on the site, both to preserve unique features of the property, and to provide recreational opportunities for residents of the project and the community as a whole. Trail corridors to be identified in an early phase of site planning are envisioned to connect parks, open spaces and public amenities both on-site and off-site so that people can flow through the development and have different experiences in different locations. The degree of improvements and amenities in these spaces will be a function of the resources available from the conceptual land use alternative selected for implementation, as described* [in the DEIS]. *Improvements to be made will be specified in the Development Agreement to be negotiated between the City and the project proponent. Some parks and trails within the development may be dedicated to the City also to be negotiated through the Development Agreement.*

As previously mentioned, the existing bike trails throughout the larger City Heights site will be retained, some of the trails such as the Rat Pac, Up-Down, and Get-Some may be relocated. The bike park, Maximus, Hillbilly Holiday, and the Trax Bike climb will be retained. Walking trails will also be incorporated throughout Red Rock Park. Parts of a trail system known as the Skyline Trail will be added with each phase. At full buildout, the development areas on site will be linked by trail systems that will allow for bike and pedestrian access.

Dedication of these facilities to the City will be in compliance with the DA and will be specifically outlined within the Conditions of Approval during Final Plat.

RECREATION MITIGATION MEASURE 2

> *In the event that temporary disruptions to use of the Coal Mines Trail would occur during construction of a west access to serve the City Heights development under Alternative 1, 2, or 3A, the developer would work with the City to publish and post advance notice to trail users.*

N/A for Phase 3. For Future phases, if construction will interfere at any point with access to the Coal Mines Trail, the developer would work with the City to publish and post advance notice to trail users.

13. Historic and Cultural Preservation

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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 known structures on site that would be listed or eligible for listing in a preservation register.

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 applicant is not aware of any features or other evidence of historic significance.

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.

Specific information regarding the City Heights development as a whole and any associated cultural or historic resources can be found in the *Archaeological Review and Inventory of the City Heights Development Project by* Christopher Landreau M.S. dated July 28, 2009.

The proposed planned action does not fall within the two areas the report notes may contain cultural resources (Area A and Area D2).

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.

The DEIS for City Heights contains mitigation measures that were incorporated into the DA. Those broadly applicable mitigation measures are quoted below in *italics*, followed by regular text describing how this specific planned action will comply with that mitigation measure.

HISTORIC AND CULTURAL RESOURCES MITIGATION MEASURE 1

> *If at any time during project development human or unknown bones are uncovered, or deeply buried cultural deposits are encountered, work would be stopped in this area of the site and a professional archaeologist would be contacted to evaluate these findings.*

This proposed planned action will comply with this mitigation measure and halt work if sensitive materials are uncovered.

14. Transportation

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

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The proposed planned action, Phase 3, will gain primary access from Latitude Drive and Discovery Drive (approved for Construction of Phase 2) which connect to Ederra Drive and Sixth Street.

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?

No, the site is not currently served by public transit.

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

The proposal includes 2 on-site parking spaces per single-family home, totaling 38 parking spaces for Phase 3. No parking spaces will be eliminated. On-street parking will also be available on one side of certain roadways within the development allowing additional spaces throughout the site.

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).

New internal roads will be added as part of Phase 3. These roads connect to the roadway system approved with Phase 1 and 2. Trail connections through Phase 3 Open Space tracts will connect to adjacent trail corridors associated with approved Phases 1 and 2. Discovery Drive, a collector road, is adjacent to portions of Phase 3 and will include a hard surface path. Additionally, private access tracts will be added in select places to enhance the street scape and eliminate driveways. Portions of the trail system will be added with each phase. At ultimate buildout, the development will allow pedestrian and bicyclist access, linking areas within the development.

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

The project will not use water, rail, or air transportation.

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?

Phase 3 assumes 9.5 average daily trips per single family home (per ITE), totaling 182 new daily trips a day as a result of the 19 new units. See Transportation Assessment submitted with the Phase 3 Preliminary Plat application for more detail.

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 project will not interfere with or be affected by the movement of agricultural and forest products throughout the area.

h. Proposed measures to reduce or control transportation impacts, if any:

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TRANSPORTATION MITIGATION MEASURE 1

> *Haul routes for construction traffic will be addressed with the Public Works Director prior to the initiation of any construction activity. Provisions will be made in the Development Agreement to be negotiated between the City and the project proponent for restoration of road surfaces damaged by construction traffic (if any).*

This proposed planned action will comply with this measure, as construction haul routes will be determined by the City and complied with by the applicant to minimize impacts to residents and to the City's road surfaces.

TRANSPORTATION MITIGATION MEASURE 2

> [This mitigation measure was adopted for Alternative 1] *New internal roadways and intersections at access points would be constructed to City of Cle Elum standards, or standards negotiated as part of the Development Agreement with the City (see Draft EIS Section 2.9.4.3). Internal roadways would be designed to meet Fire Marshal requirements, emergency access requirements and access for school buses. Snow storage would also be designed into Alternative 1. Proportionate-share mitigation for project impacts to the transportation system would be negotiated as an element of the Development Agreement between the City and the project proponent. (The City Heights proportionate share would be calculated by dividing project traffic volumes by the sum of project traffic plus background traffic volumes.) The proposal includes reconstructing the substandard curve east of the Summit View/W 6th Street intersection to improve sight distance and roadway width.*

This proposed planned action will comply with this measure. Appendix I of the DA contains the transportation mitigation requirements for City Heights, including cost-sharing requirements, that will be imposed on the project, thereby fulfilling this mitigation measure. Internal roadways for this phase are designed to meet previously approved standards. The substandard curve mentioned above is being resolved per negotiations with the City related to the Phase 1 approval.

15. Public Services

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

Yes, the project will result in an increased need for public services required to serve typical single family detached and attached (townhome) residential development.

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

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PUBLIC SERVICES MITIGATION MEASURE 1: GENERAL

> *The City Heights site is within the City of Cle Elum Urban Growth Area, adjacent to the north boundary of the existing incorporated area (see Figure 3.8-1 in Draft EIS Section 3.8). The proposal under Alternative 1 or 2 would implement the basic tenets of the Washington State Growth Management Act, the goals of which are to implement "smart growth." Among these principles are to minimize the cost and optimize the efficiency of providing public services by constructing urban development within or adjacent to areas where urban services are currently available or could logically be extended.*
>
> *The Fiscal Analysis prepared for the City Heights proposal (Property Counselors 2010) estimates that annual tax revenues generated by the project would generate a net surplus in revenue to the City or County compared to the operational requirements of Alternative 1 or 2 (see Tables 3.19-11 and 3.19-13 in Draft EIS Section 3.19 and the preceding discussion). Estimated annual tax revenues generated for the Transportation element of the City's operating budget are projected to be sufficient to fund two additional Public Works staff positions.*
>
> *The Development Agreement to be negotiated between the City and the project proponent if Alternative 1 or 2 is selected for implementation will address project costs for these and other general government services to assure that the development would pay for the cost of services it requires.*

Numerous appendices of the DA contain the proponent's cost-sharing requirements for various public services, fulfilling this mitigation requirement.

PUBLIC SERVICES MITIGATION MEASURE 2: FIRE PROTECTION SERVICES

> *The Fiscal Analysis of the proposed development (Property Counselors 2010) shows that tax revenues generated by the development would generate a net surplus in revenue compared to the operational requirements of Alternative 1 or 2 (see Table 3.19-11 in Draft EIS Section 3.19 and the preceding discussion). Estimated annual revenues that would be allocated to Fire and Emergency Services would fund the cost of 20 additional volunteer members of the Cle Elum Fire Department and a portion of the cost of the salary of a full-time Fire Chief.*

No additional information necessary for this planned action.

PUBLIC SERVICES MITIGATION MEASURE 3: FIRE PROTECTION SERVICES

> *The Development Agreement to be negotiated between the City and the project proponent will establish the terms of the project's proportionate-share cost of capital and operating expenditures for Fire and Emergency Services.*

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Appendix K of the DA contains the proponent's cost-sharing requirements for fire services, fulfilling this mitigation requirement.

PUBLIC SERVICES MITIGATION MEASURE 4: FIRE PROTECTION SERVICES

> *If Alternative 3A or 3B is selected for implementation, conditions of approval to be imposed by the County would consider the project's proportionate-share cost responsibilities for fire and emergency aid services provided by KCFPD #7. The Fiscal Analysis prepared for the project (Property Counselors 2010) shows that tax revenues generated by the development are estimated to slightly exceed the operating expenses of KCFPD #7 to serve Alternative 3A or 3B of the City Heights development (see Table 3.19-15 in Draft EIS Section 3.19 and the preceding discussion).*

The proponent chose Alternative 1 for City Heights. Thus, this mitigation measure is irrelevant.

PUBLIC SERVICES MITIGATION MEASURE 5: FIRE PROTECTION SERVICES

> *Roads within the development will be designed to support the weight, turning radius, and slope requirements of heavy fire suppression apparatus and tenders. Responsibility for maintaining clear roadways for emergency vehicle access will be determined during the development approval process when it is determined whether roads within the project will become public rights-of-way (City or County, depending on the alternative selected), or whether they will remain private and therefore the responsibility of the Homeowners Association. See the Public Service and Emergency Vehicle Access proposal described in Draft EIS Section 3.16.*

The road design and maintenance are or will be described in the planned action plat application. Relevant service providers will be informed of the road designs and maintenance obligations.

PUBLIC SERVICES MITIGATION MEASURE 6: FIRE PROTECTION SERVICES

> *Under Alternative 2 or 3A, Montgomery Avenue would be used for emergency vehicle access only. The east/west Collector Road across the City Heights site (described in Draft EIS Section 2.9.4.3) would be gated at Montgomery Avenue with keyed access for emergency vehicles only.*

The proponent chose Alternative 1 for City Heights. Thus, this mitigation measure is irrelevant.

PUBLIC SERVICES MITIGATION MEASURE 7: FIRE PROTECTION SERVICES

> *The developer (and subsequently the Homeowners Association) will be responsible for installing signage, identifying the location of fire department connections, and providing current, up-to-date maps to emergency service providers to indicate access routes and various locations within the development to facilitate error-free access to requested locations.*

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This proposed planned action will comply with the above mitigation measure when it becomes necessary to post signage within the community.

PUBLIC SERVICES MITIGATION MEASURE 8: EMERGENCY MEDICAL AID SERVICES

> *The Development Agreement to be negotiated between the City and the project proponent if Alternative 1 or 2 is selected, or conditions of approval to be imposed by Kittitas County if Alternative 3A or 3B is selected, would address the project's proportionate-share cost responsibilities for emergency medical aid services provided by Upper Kittitas County Medic One and Hospital District 2.*

Appendix K of the DA contains the proponent's cost-sharing requirements for medical services, fulfilling this mitigation requirement.

PUBLIC SERVICES MITIGATION MEASURE 9: ROADS FOR SERVICE PROVIDERS

> *The proposed internal road system; road standards that would support the weight, turning radius and slope requirements of emergency vehicles; road maintenance including snow removal during winter months; maps and signage that would facilitate error-free access would be beneficial to the provision of law enforcement services as well as fire protection and emergency medical aid. See the description of Mitigating Features Included in the Development Proposal in Section 3.17.2 above* [in the DEIS].

The road design and maintenance are or will be described in the planned action plat application. Relevant service providers will be informed of the road designs and maintenance obligations.

PUBLIC SERVICES MITIGATION MEASURE 10: LAW ENFORCEMENT

> *The Fiscal Analysis of the proposed development (Property Counselors 2010) shows that tax revenues generated by City Heights would result in a net surplus in revenue compared to the operational requirements of Alternative 1 or 2 (see Table 3.19-11 in Draft EIS Section 3.19 and the preceding discussion). Estimated annual revenues that would be allocated to the City's Law and Justice budget would fund the cost of four full-time-equivalent officers (salary, benefits and equipment) and approximately $105,000 per year for jail and dispatch costs. These revenues would also approximately double the City's budget for Municipal Court services, and would enable increasing the Municipal Judge staffing level to 0.6 FTE.*

No additional information necessary for this planned action.

PUBLIC SERVICES MITIGATION MEASURE 11: LAW ENFORCEMENT

> *The Fiscal Analysis shows that annual tax revenues generated by Alternative 3A would be sufficient to fund 3.4 additional fully-equipped officers with the Kittitas County Sheriff's Department (see Table 3.19-13 in Draft EIS Section 3.19 and the discussion that follows).*

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No additional information necessary for this planned action. Also, the proponent chose Alternative 1 for City Heights, so this mitigation measure is irrelevant.

PUBLIC SERVICES MITIGATION MEASURE 12: SCHOOLS

Internal roadways, particularly the Main Access Roads and Collector Roads described in Draft EIS Section 2.9.4.3, would be designed to accommodate Cle Elum School District buses with student bus stops at appropriate locations. Because of low forecast traffic volumes on roadways internal to the City Heights development, it is expected that bus pullouts would not be needed since it would be safer to have the buses stop in-lane and hold all approaching and following traffic while students embark or disembark the bus. (Concurrence received from the Cle Elum-Roslyn School District in the form of personal communication with Brian Twardoski, Director of Finance, Operations, and Athletics, March 3, 2010.) Cul-de-sac turn-arounds designed for fire equipment would also accommodate the turn-around needs of school buses. Accommodations for school bus access would be the same with any action alternative, since the Cle Elum-Roslyn School District would serve the City Heights site regardless of the City or County jurisdiction in which the site is developed.

The road design and maintenance are or will be described in the planned action plat application. Relevant service providers will be informed of the road designs and maintenance obligations.

PUBLIC SERVICES MITIGATION MEASURE 13: SCHOOLS

If areas under construction have the potential to temporarily affect school bus routes within the project, the developer would be responsible for implementing measures to assure safe and reliable passage for school buses.

This proposed planned action will comply with the above mitigation measures if school bus routes will be affected during construction.

16. Utilities

a. Check utilities currently available at the site:

____electricity
____natural gas
__X__water
____refuse service
____telephone
___X_sanitary sewer
____septic system
____other: _____

The site does not currently have any utilities available.

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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.

The project will likely consist of sanitary sewer, water, electric, natural gas, telephone, internet, cable, and refuse service.

c. Utilities mitigation measures.

The DEIS for City Heights contains mitigation measures that were incorporated into the DA. Those broadly applicable mitigation measures are quoted below in *italics*, followed by regular text describing how this specific planned action will comply with that mitigation measure.

UTILITIES MITIGATION MEASURE 1: WATER SERVICE

> *It is typical that as development occurs within local communities, developers are responsible for the initial capital investment costs of infrastructure improvements to mitigate their impacts as part of project approval conditions. It is anticipated that an agreement will be created between the City of Cle Elum and the project proponent to indicate that the costs of improvements required within the City's water system to serve Alternative 1 or 2 of City Heights and all on-site improvements required to supply water to City Heights will be paid by the project proponent and not directly by the City of Cle Elum. Payment could take the form of direct payment by the project proponent, through some form of City-sponsored financing such as a Local Improvement District sponsored by Cle Elum (completely paid for by the project proponent, not with City funds), or through grant money secured by the City of Cle Elum (with the costs of application and procurement funded by the project proponent and not the City).*

Appendix E of the DA contains the requirements for water rights and water service, fulfilling this mitigation measure.

UTILITIES MITIGATION MEASURE 2: WATER SERVICE

> *The proposed development under Alternative 1 or 2 would incorporate low-flow faucets, toilets, and other similar fixtures to minimize domestic water supply requirements. Water meters would be installed at each building, or at another connection point using water and pipe/meter sizes to be determined on the basis of domestic flow volumes and fire flow needs. Increased operating and maintenance costs accrued by the City would be recovered through utility rates paid by the actual users of the water system.*

This proposed planned action will comply with the above mitigation measures.

UTILITIES MITIGATION MEASURE 3: WATER SERVICE

> *Under Alternative 3A or 3B (to be developed in the County), either a Satellite Management Agency would operate the on-site water system(s), or a Homeowners'*

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> *Association would become a certified operator. In the latter case, three trained employees would be required to manage the system.*

The proponent chose Alternative 1 for City Heights. Thus, this mitigation measure is irrelevant.

UTILITIES MITIGATION MEASURE 4: WATER SERVICE

> *All reasonable efforts will be made to locate new water reservoirs with minimal visual impacts.*

No water reservoirs are proposed for Phase 3.

UTILITIES MITIGATION MEASURE 5: WATER SERVICE

> *Best management practices would be implemented during the construction of utilities to minimize noise, dust, and erosion potential (see Section 3.18.3, below* [in the DEIS]*).*

This proposed planned action will comply with the above mitigation measure by utilizing best management practices during construction.

UTILITIES MITIGATION MEASURE 6: SEWER SERVICE

> *Public System. Mitigation measures for the wastewater collection and treatment requirements of Alternative 1, 2 or 3A would be approximately the same. The Upper Kittitas County Regional Wastewater Treatment Facilities Project Agreement, Development Agreement and Service Agreement, as amended (the Service Agreement), guides the construction, use and operation of the Cle Elum wastewater collection and treatment system. In accordance with the Service Agreement, a Capital Recovery Charge is currently charged by the City of Cle Elum to all new ERUs utilizing the existing system. These funds are remitted to Suncadia. As noted above, the City of Cle Elum does not have any existing wastewater system capacity to allocate to the needs of the City Heights project; therefore, it is presently unclear how the project could be served by the City's wastewater collection system. Any costs associated with allocating existing capacity in the wastewater collection and treatment system to the City Heights project would be imposed through the Development Agreement, requiring the project proponent to reimburse costs as lots were developed and connected to the City's infrastructure.*

The current proposal will address fees and wastewater collection and treatment in accordance with Appendix D of the Development Agreement. This proposed planned action includes 19 ERUs which when combined with ERUs from previously approved Phases 1 and 2 , bring the sewer ERU total to approximately 144 ERUs which triggers the need for the City and Project Sponsor to collaborate in order to determine 1)whether or not the existing regional waste water treatment facility and related systems have capacity to serve ERUs in excess of 140, 2)at what ERU threshold the capacity of the afore mentioned existing facilities is exceeded and 3) what are the next steps to be taken to plan for future improvements or expansion of the existing system to accommodate additional ERUs at City

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Heights. (Refer to the Project Description attached to the permit application for additional background)

UTILITIES MITIGATION MEASURE 7: SEWER SERVICE

If the Borrow Option, Purchase Option, or Infiltration/Inflow Option for the collection system were selected, existing capacity would be rented or purchased and the compensation would be negotiated between the parties.

In the event that collection and treatment system capacity could not be secured on a permanent basis under the Purchase Option or the Infiltration/Inflow Option, then the developer would be responsible for the initial capital investment costs of infrastructure improvements required to serve City Heights as an element of project approval conditions. It is anticipated that an agreement will be created between the City of Cle Elum and the City Heights Planned Mixed-Use development providing that the costs of improvements required within the City of Cle Elum sewer system to serve City Heights and all on-site improvements required to supply service to the project would be paid for by the project proponent and not directly by the City of Cle Elum. Payment could take the form of direct payment by the project proponent, through some form of City-sponsored financing such as a Local Improvement District (completely paid for by the project proponent, not with City funds), or through grant money secured by the City of Cle Elum (with the costs of application and procurement funded by the project proponent, not the City). Under no circumstance would costs to provide sewer service to the City Heights development be borne directly by the City of Cle Elum or existing sewer service customers.

Increased operating and maintenance costs accrued by the City would be recovered by utility rates paid by the actual City Heights users of the wastewater collection and treatment system.

The current proposal will address fees and wastewater collection and treatment in accordance with Appendix D of the Development Agreement. This proposed planned action includes 19 ERUs which when combined with ERUs from previously approved Phases 1 and 2 , bring the sewer ERU total to approximately 144 ERUs which triggers the need for the City and Project Sponsor to collaborate in order to determine 1)whether or not the existing regional waste water treatment facility and related systems have capacity to serve ERUs in excess of 140, 2)at what ERU threshold the capacity of the afore mentioned existing facilities is exceeded and 3) what are the next steps to be taken to plan for future improvements or expansion of the existing system to accommodate additional ERUs at City Heights. (Refer to the Project Description attached to the permit application for additional background)

UTILITIES MITIGATION MEASURE 8: SEWER SERVICE

MBR System. A MBR system could be implemented to serve Alternative 1, 2 or 3A. Proper design and operation of a MBR plant would produce reclaimed water that would meet Class A water quality standards for possible seasonal reuse on-site for landscape irrigation, and for discharge to the Yakima River (subject to obtaining all

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required permits and approvals for a new outfall to the river).

This proposed planned action is not proposing an MBR system.

UTILITIES MITIGATION MEASURE 9: SEWER SERVICE

On-Site Sewage Disposal Systems. On-site sewage disposal systems could be used to serve Alternative 3A or Alternative 3B. When these systems are properly designed, installed, and maintained in accordance with applicable regulations, they would not be a source of impact to the environment until they no longer functioned properly and required upgrade or replacement.

The proponent chose Alternative 1 for City Heights. Thus, this mitigation measure is irrelevant.

UTILITIES MITIGATION MEASURE 10: STORMWATER MANAGEMENT

The City Heights proposal would comply with the requirements of Ecology's 2004 Stormwater Management Manual for Eastern Washington (SWMMEW) to mitigate the potential impacts of surface water runoff described above [in the DEIS]. *Temporary erosion/sedimentation control (ESC) facilities would be installed during construction. ESC measures would minimize soil erosion once the natural vegetative cover has been removed, and would minimize the occurrence of sediment from those same areas migrating into water bodies such as streams. Permanent stormwater management facilities would be created concurrent with residential and commercial development on the site, and technologies associated with sustainable designs would be implemented. Possible treatment methods to accomplish this goal are described below* [in the DEIS].

Approximately 2.14 acres associated with phase 3 will be collected and routed to the storm water management system approved for Phase 2 which was designed in accordance with the DOE manual and provides, among other elements, a water quality treatment facility and detention pond (Pond B7-B) that will outfall to Stream C via an energy dissipating dispersion trench.

UTILITIES MITIGATION MEASURE 11: STORMWATER MANAGEMENT

Based on the proposed design criteria and mitigation measures for stormwater management, it is anticipated that the City Heights project would not adversely affect the existing water quality of Crystal Creek during construction or in the completed condition of the development.

This is not phrased as a specific mitigation measure; however, the planned action will meet the intent of this statement to protect Crystal Creek via implementation of standard stormwater management protocols.

UTILITIES MITIGATION MEASURE 12: STORMWATER MANAGEMENT

Flow control and channel stabilization measures will be implemented throughout the project site in compliance with Ecology's 2004 SWMMEW standards, especially near

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existing critical areas such as wetlands and streams (such as Stream D), to minimize both existing conditions of erosion and sediment transport and conditions that have the potential to be made worse as a result of site development. Representative Best Management Practices are listed below:

- *BMP C102: Buffer Zones*
- *BMP C120: Temporary and Permanent Seeding*
- *BMP C122: Nets and Blankets*
- *BMP C124: Sodding*
- *BMP C200: Interceptor Dike and Swales*
- *BMP C202: Channel Lining*
- *BMP C207: Check Dams*
- *BMP C209: Outlet Protection*
- *BMP C234: Vegetated Strip*
- *BMP C235: Straw Wattles*
- *BMP F6.10: Detention Ponds*
- *BMP F6.21: Infiltration Ponds*
- *BMP F6.42: Full Dispersion*
- *BMP T5.10: Infiltration Ponds*
- *BMP T5.40: Biofiltration Swales*
- *BMP T5.50: Vegetated Filter Strip*

This proposed planned action will utilize the above BMPs where possible. Refer to the *UTILITIES MITIGATION MEASURE 10: STORMWATER MANAGEMENT* above for information regarding the BMPs used in Phase 3.

UTILITIES MITIGATION MEASURE 13: STORMWATER MANAGEMENT

Given that seasonal flooding occurs in the Crystal Creek basin and in seasonal streams that flow through the City Heights site under existing conditions, mitigation measures may be selected from the following strategies to address the increased volume of stormwater and increased peak flows that would occur as a result of the City Heights Planned Mixed-Use development:

- *Reduce the quantity of stormwater to be discharged.*
- *Implement full or basic dispersion for each phase of development based on the King County 2009 Surface Water Design Manual in order to reduce, treat and/or slow down post-development runoff.*
- *Where possible, infiltrate stormwater in an area where recharge does not report directly to basins that have flooding problems.*
- *Store stormwater during the wet season for use during the dry season and/or until the timing of recharge will have a minimal impact on these basins.*
- *Improve and/or maintain the capacity of the City's stormwater conveyance infrastructure so that it can handle increased flows without an increase in flooding.*
- *Develop on-site snow removal policies that will allow snow runoff to be properly detained and not by-pass the stormwater management system.*

This proposed planned action will connect to the storm system approved with Phase 2 which will utilize onsite stormwater facilities in accordance with adopted standards to match pre-developed

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peak flows and temporarily store runoff to decrease the quantity of stormwater discharged over a specified time period. BMPs such as dispersion and/or limited infiltration will be evaluated on a lot by lot basis and utilized, if site conditions allow, which helps reduce peak flows and quantities of runoff discharged from the site.

UTILITIES MITIGATION MEASURE 14: STORMWATER MANAGEMENT

> *It is anticipated that some form of low impact development approach to stormwater management may be used depending on the conceptual land use alternative selected for implementation. Low impact development methods differ from traditional development in that they are applied at a smaller scale and are designed to more closely mimic pre-development hydrology by managing stormwater closer to its source in small drainage areas, rather than creating large stormwater facilities for entire drainage basins. Stormwater management facilities within the City Heights development would be owned and maintained by the Homeowners' Association (HOA) after construction is complete and lots are legally platted. Prior to that time, the property owner/developer would be responsible for maintenance of these facilities. Each stormwater management facility would need to be periodically observed and maintained to ensure design performance. The HOA would need to create a procedure for this observation and maintenance.*

In addition to neighborhood level stormwater management facilities, individual stormwater LID BMPs will be evaluated during the building permit process and implemented where feasible. An HOA will be established and a procedure to observe and maintain these LID BMP facilities will be established.

UTILITIES MITIGATION MEASURE 15: ELECTRICAL SERVICE

> *The City Heights developer will coordinate with PSE and BPA concerning the construction, operation, and maintenance of roads, utilities, and/or trail improvements within the easements granted to PSE and BPA for the overhead electrical transmission lines that pass through the property.*

N/A - Phase 3 does not propose improvements that are in the existing PSE or BPA Easements.

For other phases, the project sponsor will engage with PSE and BPA during the preliminary plat application process and throughout design, as needed, in order to coordinate the construction, operation, and maintenance of roads, utilities, and/or trail improvements within the easements granted to PSE and BPA for the overhead electrical transmission lines that pass through the property.

UTILITIES MITIGATION MEASURE 16: ELECTRICAL SERVICE

> *It is the preference of the project proponent to have natural gas service installed throughout the development to serve all homes and neighborhood commercial uses, provided that it is cost-effective to do so.*

This proposed planned action, and the applicant, will investigate the costs associated with providing natural gas service to the development to understand if is feasible from a financial standpoint. If gas

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service is found to be cost-effective, it will be provided to homes and neighborhood commercial uses within the development.

UTILITIES MITIGATION MEASURE 17: ELECTRICAL SERVICE

> *The developer will encourage builders to incorporate "built green" features and additional energy conservation measures to the extent practicable.*

This mitigation measure will be complied with during the building permit phase of the project.

UTILITIES MITIGATION MEASURE 18: NATURAL GAS SERVICE

> *PSE would construct the natural gas system within dedicated rights-of-way using one of its authorized contractors to perform this work. The contractor would be required to work with the City of Cle Elum and/or Kittitas County (depending on the alternative selected for implementation) to provide traffic control measures during work within road rights-of-way adjacent to operational roadways.*

This proposed planned action will, if utilizing natural gas, will coordinate with PSE. PSE would construct the natural gas system within dedicated rights-of-way or easements in compliance with the above mitigation measure.

UTILITIES MITIGATION MEASURE 19: TELECOMMUNICATION SERVICE

> *In order to minimize potential construction conflicts, the developer will contact the selected telecommunications service provider as early as possible following development approvals to initiate engineering design of the system and establish the construction schedule. If Qwest is selected, they usually require a minimum of 60 days to complete a design and release the necessary work orders to their construction department once they have received the plat drawings and power company designs, and enter into a Provisioning Agreement for Housing Developments.*

This proposed planned action will engage a telecommunications service provided at the appropriate time so as to avoid any construction delays.

UTILITIES MITIGATION MEASURE 20: SOLID WASTE COLLECTION SERVICE

> *The project developer and/or City would notify Waste Management of Ellensburg at the time each new phase of development is proposed within City Heights, in order to coordinate the provision of services that may be required during construction, and to give the company advance notice of the forthcoming increase in the number of customers to be served.*

This proposed planned action and applicant will notify Waste Management of Ellensburg at the time each new phase of development is proposed within City Heights, in order to coordinate the provision of services.

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UTILITIES MITIGATION MEASURE 21: SOLID WASTE COLLECTION SERVICE

As an alternative to burning land-clearing debris (biomass), the proposal includes grinding wood waste and stumps on-site to create woodchips for use in temporary site stabilization and permanent landscaping. Excess material may also be hauled off-site.

This proposed planned action will seek to grind up wood waste and stumps, and utilize the materials on-site were useful and appropriate rather than burning.

C. SIGNATURE

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

Signature: DocuSigned by: Barbara Rodgers 406BCDCADDEA429...

Printed Name of signee: Barbara Rodgers

Position and Agency/Organization: V.P. Land Development The Trailside GRoup

Date Submitted: 1/19/2023

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D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(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?**

   Not applicable.

   Proposed measures to avoid or reduce such increases are:

   Not applicable.

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

   Not applicable.

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

   Not applicable.

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

   Not applicable.

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

   Not applicable.

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?**

   Not applicable.

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

   Not applicable.

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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?

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.