



# SEPA<sup>1</sup> Environmental Checklist

## Purpose of checklist

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

## Instructions for applicants

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

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

## Instructions for lead agencies

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

## Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

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

## A. Background

[Find help answering background questions<sup>2</sup>](#)

**1. Name of proposed project, if applicable:**

Upper Kittitas County Community Recreation Center

**2. Name of applicant:**

ALSC Architects

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

Ken Murphy  
203 N Washington St#400  
Spokane, WA 99201  
[kmurphy@alscarchitects.com](mailto:kmurphy@alscarchitects.com)

**4. Date checklist prepared:**

December 1, 2023

**5. Agency requesting checklist:**

City of Cle Elum

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

Design Phase, Fall 2023 – Spring 2024. Construction, 2024 – 2025.

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

No.

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

1999 Trendwest's Preliminary Master Plan SEPA. 2002 Bullfrog Flats Development Agreement & EIS. Revised 47° North Major Site Plan Amendment Proposal, SEPA Supplemental Environmental Impact Statement Addendum, March 2023.

It is anticipated that a Traffic Impact Analysis, cut/fill report, geotechnical report, cultural report, drainage report, and civil/building permits will be prepared for this development.

**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 site is covered by the Bullfrog UGA Development Agreement (DA) and is within City limits and subject to conditions of approval of the Bullfrog UGA DA. This application is separate from the original Trendwest SEPA, the Bulldog Flats EIS, and the 47° North SEPA/SEIS.

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

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

We are anticipating site disturbance/grading permits, building permits, [forest practice application](#), civil permits, State Construction Stormwater General Permit.

**11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

Kittitas County proposes to construct a Community Recreation Center in the City of Cle Elum. The facility will include several amenities including but not limited to a gymnasium, a natatorium, locker rooms with showers/restrooms, studio rooms, lounge areas, a child watch area, a health clinic, a fitness center, an indoor track, and a rooftop outdoor fitness center. There will also be outdoor facilities that will be designated as public open space, which include a splash pad and green space. As of now, the plans call for 226 parking stalls, with 66 additional stalls for potential future expansion. Currently, the site is heavily forested with mostly coniferous trees. Trees will be selectively removed for only the necessary building and parking improvements.

**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 project is located in the City of Cle Elum, Kittitas County Parcel ID 11850, in a portion of the northwest quarter of section 28, township 20 north, range 15 east, Willamette Meridian, Kittitas County, Washington State. Please see attached civil and architectural plans for site plan, vicinity map, and topographic information.

## **B. Environmental Elements**

### **1. Earth**

[Find help answering earth questions<sup>3</sup>](#)

**a. General description of the site:**

The project site is an undeveloped property. The site slopes slightly downward to the southeast.

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

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

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

One location (7% of the site) is approximately 20% in slope.

**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.**

Soils on the project site are classified as Roslyn Ashy Sandy Loam by the Natural Resource Conservation Service (USDA, 2023).

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

No known unstable soils have been identified and no indications exist on the surface. A geo-technical report will be completed before site disturbance.

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

Grading will be needed to prepare building and parking areas and to hook up to utilities. Approximately 15,000 cubic yards of material may need to be excavated and placed onsite. The goal of the cut/fill is expected to balance out on-site.

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

Yes, erosion could occur because of clearing and construction but temporary and permanent best management practices will be in place during and after completion of the project.

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

Approximately 40-60% of the site will be covered with impervious surfaces after completion of construction.

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

The use of construction best management practices (BMPs) will reduce the risk of erosion during construction and will include the adherence to a Temporary Erosion and Sediment Control (TESC) plan.

## 2. Air

[Find help answering air questions<sup>4</sup>](#)

- 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.**

Emissions consistent with construction activities such as from trucks, heavy equipment, and dust are expected during construction. Once complete, the operation of the project would not produce any emissions. Vehicles traveling to and from the completed projects would produce emissions typical of a recreation center/park.

- 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:**

Proposed measures anticipated during construction are the use of dust control to prevent fugitive dust and avoiding unnecessary idling of construction equipment for extended periods of time.

## 3. Water

[Find help answering water questions<sup>5</sup>](#)

- a. **Surface:**

[Find help answering surface water questions<sup>6</sup>](#)

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.**

No.

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.**

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

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

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

None.

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

No.

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

No.

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

No.

**b. Ground:**

[Find help answering ground water questions<sup>7</sup>](#)

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

No groundwater will be withdrawn from a well for drinking water or other purposes. Some irrigation systems will discharge water onto landscaped areas. Water from the proposed splash pad may discharge to the adjacent landscaped areas.

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

No waste materials will be discharged into the groundwater from septic tanks or other sources.

**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.**

Runoff from the project will include stormwater from the roofs of buildings and from the parking facilities. All stormwater and surface drainage generated on-site will be disposed of on-site to the extent feasible and in accordance with the applicable regional stormwater management regulations. Grassy swales near the southeast of the site are proposed for stormwater treatment.

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

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

Petroleum products will be used on the project site during construction; however, a Spill Prevention, Control and Countermeasures Plan (SPCC) will be developed, and Best Management Practices (BMPs) will be implemented for spill prevention and control during construction.

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

No.

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

Stormwater runoff during construction will be managed through implementation of BMPs consistent with construction stormwater permit requirements and plans, and may include the following:

- Construction activities will be conducted in compliance with Ecology's construction stormwater NPDES permit requirements, the Surface Water Quality Standards for Washington (WAC 173-201A), or other conditions as specified in the Water Quality Certificate (WQC) if required.
- Project construction will be completed subject to a water quality certification and in compliance with Washington State Water Quality Standards (WAC 173-201A), including limits on turbidity if required.
- Petroleum products, fresh cement, lime, concrete, chemicals, or other toxic or deleterious materials will not be allowed onto land where there is a potential for reentry into surface waters.
- Fuel hoses, oil drums, oil or fuel transfer valves, fittings, etc., will be checked regularly for leaks, and materials will be maintained and stored properly to prevent spills.
- The contractor will prepare a Spill Prevention Control and Countermeasure (SPCC) plan and use it during all in-water demolition and construction operations. A copy of the plan will be maintained at the work site.
- The SPCC plan will outline BMPs, responsive actions in the event of a spill or release, and notification and reporting procedures. The plan will also outline management elements, such as personnel responsibilities, Project Site security, site inspections, and training.
- The SPCC plan will outline the measures to prevent the release or spread of hazardous materials found on site and encountered during construction but not identified in contract documents, including any hazardous materials that are stored, used, or generated on the construction site during construction activities. These items include, but are not limited to, gasoline, diesel fuel, oils, and chemicals.

- Applicable spill response equipment and material will be designated in the SPCC plan.
- The stormwater treatment and disposal system will be designed in accordance with the City's Construction Standards and the 2019 Stormwater Management Manual for Eastern Washington.

## 4. Plants

[Find help answering plants questions](#)

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

Some existing trees and vegetation will be removed for the buildings and parking areas. Some trees may be transplanted elsewhere on site.

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

The US Fish and Wildlife Service (USFWS) Information for Planning and Consulting (IPaC) tool and the USFWS Priority Habitats and Species (PHS) tool do not indicate the presence of any threatened or endangered plant species known to be on or near the project site.

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

A landscape plan will be developed to satisfy the City of Cle Elum municipal code requirements prior to the issuance of building permits.

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

None known.



## 5. Animals

[Find help answering animal questions](#)<sup>8</sup>

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

Sharp-Tailed Snake (Per USFWS PHS)

Examples include:

- **Birds:** hawk, heron, eagle, songbirds other: Northern Spotted Owl (see answer below)
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

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

Information regarding listed species was obtained from the U.S. Fish and Wildlife Service (USFWS) Information Planning and Consultation (IPaC), and the USFWS database Priority Habitats and Species (PHS) on the Web. The following ESA-listed species have the potential to occur in the vicinity of the Project Site:

- Northern Spotted Owl
- Gray Wolf
- North American Wolverine
- Yellow-Billed Cuckoo
- Bull Trout
- Monarch Butterfly

These ESA listed species have not been identified on-site.

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

The City of Cle Elum is located in the Pacific Flyway, which extends from Mexico northward into Canada and the state of Alaska. Non-ESA listed migratory birds that are likely to be found in the area include but are not limited to: eagles, osprey, swifts, gulls, and hummingbirds. The PHS identifies the site inside the "Bullfrog Flats Corridor", which provides movement for wildlife north to south between heavily developed areas.

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

Preservation and/or transplantation of trees and other native vegetation.

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

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

None known.

## 6. Energy and natural resources

[Find help answering energy and natural resource questions<sup>9</sup>](#)

- 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.**

The project will use electric and natural gas energy to meet the completed project's needs for heating and general operations of the future recreation center.

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

No.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

Energy conservation measures that will be part of the facility design will include the following:

- Compliance with the [2018](#) Washington State Energy code.
- Selecting energy-efficient equipment, including electrical motors designed for energy efficiency.
- Using LED lighting at the site.

## 7. Environmental health

[Health Find help with answering environmental health questions<sup>10</sup>](#)

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

During the site disturbance and construction activities at the site, the contractor will adhere to the applicable noise, dust, vibration, and hazardous waste standards.

The project is not anticipated to have impacts from spills, noise, or vibration associated with construction or the completed project.

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

None known.

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

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

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

None known.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

Construction equipment will use petroleum-based fuels and petroleum- or vegetable- based lubricants. The contractor will prepare and implement an SPCC plan to avoid, minimize, and, if necessary, respond to fuel and lubricant releases during construction. Chemicals associated with swimming pools (chlorine) may be present on-site after completion.

4. **Describe special emergency services that might be required.**

Fire suppression equipment (sprinklers) will be installed in the new buildings to comply with local and Washington State requirements for fire suppression systems. No special emergency services would be required for the project.

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

None.

**b. Noise**

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

There are no noise sources in the area that would affect the project.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

Noise would be generated during construction from the use of equipment such as:

- Bulldozers
- Front-End Loaders
- Cranes
- Excavators
- Road Graders
- Dump Trucks
- Semi-Trucks
- Concrete trucks
- Skid Steer

Temporary construction noise is exempt from the maximum permissible environmental sound levels (WAC 173-60-050(3)(a)). The land uses immediately adjacent to the site are mostly vacant and would not be affected by the noise from construction or post-construction activities.

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

Noise minimization methods such as prohibiting pure-tone backup alarms, restricting diesel-powered equipment locations, using continuous loading methods, and installing temporary noise barriers may be used to limit the effect of construction noise on neighboring properties.

## 8. Land and shoreline use

[Find help answering land and shoreline use questions<sup>11</sup>](#)

**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 current use of the site is a vacant heavily forested area, which will be graded and constructed on. South/east of the subject site is currently vacant with exception to some powerlines, however, it is the future site of the 47° North Development. To the northeast there is Cle Elum Roslyn Elementary/High School and Walter Strom Middle School, and to the northwest there are golf courses and residential homes. The project will not affect the adjacent properties.

**b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

Not known.

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

No.

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

None.

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

N/A

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

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

The site is covered by the Bulldog UGA Development Agreement (DA) and has been dedicated to the City of Cle Elum for the creation of a Recreation Center and is considered zoned "Planned Mixed Use".

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

Public Use.

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

N/A

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

A small portion of the site to the north appears to be categorized as a "Geologically Hazardous Area" due to it having "High Slopes" greater than 15%.

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

It is estimated the building will host 24 full-time employees.

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

None.

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

None.

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

The project is consistent with existing land uses and the current City of Cle Elum Comprehensive Plan and zoning requirements.

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

None.

## 9. Housing

[Find help answering housing questions<sup>12</sup>](#)

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

None.

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

None.

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

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

None.

## 10. Aesthetics

[Find help answering aesthetics questions<sup>13</sup>](#)

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

The tallest proposed structure would not exceed the current zoning's height limit of 35', unless a variance is obtained for a 10% increase in allowable height, which would be 38.5'. Principal exterior building materials will include CMU, metal panel, and perhaps stone (either cultured or real).

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

None.

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

None.

## 11. Light and glare

[Find help answering light and glare questions<sup>14</sup>](#)

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

Lighting used during night-time construction or times of low light, if needed, will be used only in active work areas and for safety. Construction night-time lighting, if nighttime construction is needed, will be directional and will minimize glare and light spillage to the extent practicable. Light spillage onto adjacent properties will be minimized to the extent practicable using shaded fixtures and directional lighting aimed only in areas for worker comfort and safety.

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

Lights will be generally aimed downward and back towards the site if close to property line, thus reducing spillage. The project will incorporate lighting design and associated directional lighting to minimize glare and light spillage to the extent practicable while still providing the necessary lighting levels for workers' safety. Lighting will primarily be LED, used for parking, driveway access, sidewalks, general building illumination/signage, and possibly low-level landscape lighting.

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

None.

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

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

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

The project will incorporate lighting design and associated directional lighting as well as architectural design to minimize glare and light spillage to the extent practicable.

## 12. Recreation

[Find help answering recreation questions](#)

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

There are golf courses to the northwest across Bullfrog Rd and Suncadia Trail, approximately +1,000 feet away. Cle Elum Roslyn High School is approximately 1,000 feet to the northeast of the site. Dawson Park is approximately 2,000 feet away to the northwest of the site.

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

No.

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

The proposed Community Recreation Center will include several recreation opportunities and amenities such as but not limited to a gymnasium, a natatorium, locker rooms with showers/restrooms, studio rooms, lounge areas, a child watch area, a health clinic, a fitness center, an indoor track, and a rooftop outdoor fitness center. There will also be some outdoor facilities that will be designated as public open space, which include but is not limited to a splash pad, a basketball court, a gazebo, and green space.

## 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions<sup>15</sup>](#)

- 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.**

Unknown.

- 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.**

Unknown, however, the Washington State Department of Archeology and Historic Preservation (DAHP) WISAARD predictive model indicates a cultural resource survey is highly advised for the site and surrounding area.

- 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**

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

**the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Online searches using the Cle Elum Landmarks Register were used to locate possible landmarks and cemeteries on or near the site. The DAHP WISAARD predictive model was also utilized.

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

There are no current measures proposed to avoid, minimize, or compensate for loss, changes to, and disturbance to resources, as there are currently none identified. If required, a cultural resource survey will be conducted.

## **14. Transportation**

[Find help with answering transportation questions<sup>16</sup>](#)

- 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.**

Bullfrog Road is the only public road providing access to the site. Access to Bullfrog Road is proposed for the recreation center and the public amenities.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The site is not currently served by public transit. The closest bus stop is located at Firehouse Road & Bullfrog Road approximately 0.25 miles to the north, with no sidewalks to provide access to the bus stop. The public transit authority is Kittitas County Connector.

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

It is not anticipated that the proposal will require any public improvements.

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

No.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

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



Vehicle trip generation was estimated using the trip generation rates contained in the 11<sup>th</sup> edition of the Trip Generation Manual by the Institute of Transportation Engineers (ITE). Primary traffic involves the entering and exiting of mid-sized passenger vehicles. The trip calculations for the project are as follows:

Total daily trips, 1,765. PM Peak Hour, 155. AM Peak Hour, 121.

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No.

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

There would be a temporary increase in vehicle and truck traffic during construction of the project. The contractor will be required to provide a construction traffic management plan prior to the start of construction. The completed project will not have a significant impact on transportation in the area. No mitigation is anticipated.

## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

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

The slight influx of citizens utilizing the proposed facilities could result in a slight increase in the need for public services (i.e. fire, police, ambulance).

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

None anticipated.

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

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

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

City of Cle Elum: water, refuse service, sanitary sewer. Puget Sound Energy: electricity, natural gas. Telephone/internet service will be with a private provider.

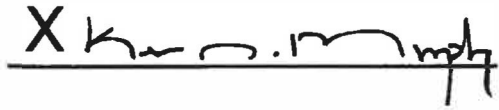
<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

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

## C. Signature

[Find help about who should sign](#)<sup>19</sup>

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



Type name of signee: Ken Murphy

Position and agency/organization: ALSC Architects

Date submitted: 1/3/2024

## D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)<sup>20</sup>

Do not use this section for project actions.

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

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

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

- Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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

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

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