



City of Cle Elum, Washington SEPA Checklist

Purpose of the 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.

Use of the Checklist for Nonproject Proposals

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



A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

4240 Bullfrog Apartments

2. Name of applicant:

Kamiak Real Estate

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

*Contact: Scott Lien
1700 Westlake Ave N, Suite 200
Seattle, WA 98109
206-446-6114*

4. Date checklist prepared:

10/30/2024

5. Agency requesting checklist:

City of Cle Elum - Planning

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

*City Permitting: Q4 2024 - Q2 2025
Construction: Q2 2025 - Q2 2026*

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

None at this time.

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

The project site has been identified by WDFW as being within a Priority Habitat and Species area for elk migration. Please see the attached Critical Area Report prepared by Raedeke Associates on 9/24/24 indicating there is no recent evidence of elk on the site. The site was also identified as a Critical Aquifer Recharge Area. This is discussed further below in the Groundwater section of this Checklist.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None that we are aware of.

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

*Conditional Use Permit
SEPA Checklist
Clear and Grading Permit
Site Design & Review
Building Permit
Civil plans review
Fish and Wildlife Habitat Conservation Area, and Aquifer Recharge Area (ECA) Review*



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

The applicant proposes to redevelop the existing approximate 1.75-acre parcel (zoned Commercial) into multi-family housing consisting of two (2) three-story garden-style multi-family apartment buildings with associated drive aisles, parking, sidewalks, landscaping, and utility infrastructure. The parcel is currently developed with five temporary model homes currently used as administrative offices, and an asphalt paved drive aisle and parking area.

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 at 4240 Bullfrog Road, Cle Elum, Kittitas County, Washington (Kittitas County Tax Parcel No. 11360, approx. 1.75 acres). The project is bound to the north and east by an asphalt paved road, woodlands, administrative and the Swiftwater Learning Center; to the south by vacant woodland; and to the west by Bullfrog Road with the volunteer fire department beyond.

Legal Description:

LOT B OF KITTITAS COUNTY SHORT PLAT NO. 95-56 AS FILED IN BOOK E OF SHORT PLATS ON PAGES 74 AND 75 AND RECORDED UNDER RECORDER'S CERTIFICATE NO. 199607120001. BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.



B. Environmental Elements

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

a. General description of the site:

The site is generally flat, ranging in elevation from approximately 2123.75 to 2130.00, and gently slopes from northwest to southeast. The site is currently developed with five temporary model homes used as administrative offices, with temporary conex containers and structures, asphalt paved drive aisles and temporary lots, native vegetation, and wooden fencing.

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

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

The steepest slope is approximately 10%, located on the northwestern portion of the site in the vicinity of the existing off-site ditch that follows along the east side of Bullfrog Road.

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.

Per on the Geotechnical Report for the site prepared by PanGEO Inc, dated July 30, 2024: "The site is underlain by loose to dense granular alluvial deposits. The granular alluvial soils are considered competent for foundation support." Applicant is not aware of any agricultural uses (present or historical).

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

None that we are aware of.

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 project will involve demolition of the existing buildings and removal of existing hard surfaces. Material will be exported to complete the build of the site. The project anticipates approximately 550 to 600 cubic yards of cut. Approximately 30% of the site will remain undisturbed.

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

Depending on the weather conditions during construction, erosion could occur. The project will implement Best Management Practices (BMPs) and a Stormwater Pollution Prevention Plan (SWPPP) per the current SWMMEW to limit erosion potential to the greatest extents feasible.

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

In the redeveloped condition, approximately 60 to 65 percent of the site will be covered with impervious surfaces.

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

As part of construction, the contractor will implement a SWPPP. This will include various BMPs to limit the possibility of erosion. During periods of extended dry weather, dust suppression BMPs will be implemented. The project proposes to retain existing vegetation to the maximum extent feasible.

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

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

Dust and vehicle emissions will occur during construction of the proposed project. Vehicle emissions will occur after completion of the project due to customer, tenant, and delivery vehicles.

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.

Vehicles and equipment will not be left to idle when not in use. Water will be used as needed during construction to control dust. Following construction, any remaining soils will be landscaped to minimize potential for wind erosion.

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

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

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

Based on a review of the site topographic survey, USGS maps for the site, and available aerial imagery, it does not appear that there is any surface water body on the site or in the immediate vicinity of the site.

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.

Based on a review of the site topographic survey, USGS maps for the site, available aerial imagery, and FEMA Flood Insurance Rate Map (FIRM) No. 53037C0678D, there is no surface water body on the site or in the immediate vicinity of the site.

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.

The project will involve demolition of the existing buildings and removal of existing hard surfaces. Material will be exported to complete the build of the site. The project anticipates approximately 550 to 600 cubic yards of export for the infiltration trenches. Export will be handled according to applicable local, state, and federal regulations.

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

Not applicable.

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

Based on a review FEMA FIRM No. 53037C0678D, the site is located within Zone X.





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

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

No.

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.

There is no plan or intent to discharge waste materials into the ground. The project is served by Cle Elum sanitary sewer system. The project proposes to discharge pretreated stormwater to onsite infiltration trenches. Onsite soils are documented to be suitable for water quality treatment. There is no known environmental contamination onsite.

c. Water Runoff (including stormwater):

- a) 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.

Project stormwater runoff will be collected and conveyed to an onsite infiltration BMP. Project soils onsite are documented to be suitable for water quality treatment during infiltration. Off-site drainage will discharge to landscaped areas, and/or street trees.

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

There is the potential that waste material associated with construction activities could enter groundwater or surface water. However, temporary and permanent stormwater controls will be implemented per the current Ecology SWMMEW to prevent this occurrence to the maximum extent feasible.

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

Drainage patterns will be largely maintained. Existing drainage onsite either percolates through the existing native landscaping, or sheet flows over the property line to the existing drainage culverts. Disturbed areas onsite will be routed to infiltration BMPs. Beyond this disturbed area, existing vegetation will be protected and maintained to the maximum extent feasible.

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

Stormwater pretreatment for removal of total suspended solids will be provided downstream of the stormwater capture and conveyance system, upstream of infiltration. Onsite soils are documented to be suitable for water quality treatment as part of the infiltration system.



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?

Approximately 70 percent of the site will be disturbed during construction activities. Because this is a redevelopment project, most of this area is already developed. There are no impacts to off-site vegetation proposed.

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

No threatened and endangered species are known to be on or near the site to our knowledge. Please see the attached Critical Area Report prepared by Raedeke Associates on 9/24/24.

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

Landscaping is proposed for all disturbed areas that will not be stabilized with roof or hard surfaces. Existing vegetation and trees will be maintained on the site to the maximum extent feasible.

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

Apart from blackberry bushes and cheatgrass, no other known noxious weeds or invasive species are known to be on or near the site. If found during construction, they will be eliminated. Please see the attached Critical Area Report prepared by Raedeke Associates on 9/24/24.

5. Animals Find help answering animal questions

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

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

The project site has been identified by WDFW as being within a Priority Habitat and Species area for elk migration. Please see the attached Critical Area Report prepared by Raedeke Associates on 9/24/24 indicating there is no recent evidence of elk on the site. Additional 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.

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

Washington State is part of the Pacific Flyway. Birds that inhabit the area vary seasonally. The site does not provide any known significant habitat for migratory birds, and is not contiguous with a larger preserved habitat area.

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

Existing vegetation will be preserved to the maximum extent feasible.

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

No invasive animal species are known to be on or near the site to our knowledge.

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

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

Electricity - Power, Lighting, Heating

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

Not to our knowledge, due to building setbacks and height restrictions.

3. 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 proposed buildings will be designed to meet the 2021 Washington State Energy Code

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

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

None anticipated. The project will meet all applicable health and safety standards. There is a low risk of spills of oil-based materials during construction from heavy equipment. This construction project will include an established Accidental Spill Prevention Plan and BMPs for control of pollutants onsite.

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

None to our knowledge. The site was not identified in a review of Ecology's What's in My Neighborhood online database of cleanup sites. Environmental reports for the site were not available for review. The existing use of the site (temporary model homes) is unlikely to have resulted in undocumented release of contaminants to the site.

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 known hazardous chemicals/conditions that might affect project development and design. Contingency plans for work around gas mains, power mains, and for any necessary mitigation/abatement work will be implemented prior to beginning construction.

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.

Typical chemicals and materials used in the residential construction include petroleum, paints, and solvents, and will be addressed in the project SWPPP. Large quantities of fuel will not be stored at the site. Toxic or hazardous chemicals storage or use are not anticipated after the project is completed.

4. Describe special emergency services that might be required.

No special emergency services are anticipated to be required. Fire, ambulatory, and police community services will be required as typically associated with residential and commercial uses.

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

Risks will be addressed through workplace safety training and proper storage and handling of chemicals. All local, state, and federal required safety measures will be implemented and/or installed to prevent the spilling of fuel on-site. The project will implement a SWPPP and Accidental Spill Prevention Plan.



b. Noise

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

The primary source of noise in the area is related to traffic on adjacent streets. It is not expected to impact the proposed 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)?**

The project will generate short-term noise associated with construction activities. Construction hours will conform to any City Noise Ordinance requirements. Long term noise levels will be generated from residents' vehicles and possibly building mechanical equipment.

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

Construction work will be performed during specific hours as determined by the City of Cle Elum. Mechanical equipment will be properly screened.

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

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

The site is currently used as administrative offices, and is bordered to the north by parking areas and forested land, to the east by the Swiftwater Learning Center, to the south by forested land, and to the west by the Kittitas County Fire District #7. These uses will not be affected.

- 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?**

No, the site use is primarily administrative. Previous uses are not known. The project has not been used agriculturally or as working forest lands to our knowledge.

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

No, the site is in an area of commercial development and is not in the immediate vicinity of any working forest land.

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

The site is currently developed with five temporary model homes used as administrative offices. These will be removed prior to construction.

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

The existing temporary model homes will be removed prior to construction.

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

General Commercial

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

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.

Based on a review of the 2019 City of Cle Elum Comprehensive Plan, the project is located within:

- Fish and Wildlife Habitat Conservation Area*
- Critical Aquifer Recharge Areas*

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

The project will provide housing for up to 108 tenants through a mix of 2 and 3 bedroom dwelling units

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

There are currently no residential uses on the site. The project will not displace any current residents.

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

None proposed.

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

The project will be subject to permitting by the City of Cle Elum, and will comply with all required conditions and applicable zoning and development standards to ensure land use compatibility.

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

Not applicable.

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

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

The project will provide 48 dwelling units of market rate housing through a mix of 2 and 3 bedroom options.

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

The site does not currently have any residential uses. No units will be eliminated.

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

The project will result in an increase in housing stock to the City of Cle Elum.



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

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

The tallest height of the structures is proposed to be 38'-0". The principal exterior building materials proposed are a mix of fiber cement and metal cladding.

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

There are no views of significant natural and/or human-made features that would be altered by the proposal.

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

The tallest height of the structures is proposed to be 38'-0". The principal exterior building materials proposed are a mix of fiber cement and metal cladding. The current site layout will allow for a majority of the larger trees along Bullfrog Rd. to be maintained providing a natural screening buffer between the buildings and the vehicular traffic

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

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

Lighting will be designed to comply with City of Cle Elum Municipal Code and a photometric will be prepared to identify potential issues. Lighting will be shielded LED. Occasional glare may occur from the glazing on the project at certain times of the year.

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

Light and glare from the project are not anticipated to be a safety hazard or to interfere with views. The current site layout will allow for a majority of the larger tree's along Bullfrog Rd. to be maintained providing a natural screening buffer between the buildings and the vehicular traffic.

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

None are anticipated.

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

Light and glare impacts will be mitigated through materials selection, a photometric analysis, fixture types and placement, and shielding to minimize light trespass.

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

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

The project is within one half-mile of Dawson Park, and within one mile of Suncadia Resort. Furthermore, the site is within a local region with myriad outdoor recreation opportunities.

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

No, the site is currently not used for recreational purposes.

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

None proposed.



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

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None proposed. The site was not identified in a review of the Washington State WISAARD Database. The site was identified in the larger USACE Multiple Property Nomination Rock Image Sites in Southeastern Washington.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There is not any material evidence of historical tribal use or occupation, or other historical site significance. Based on a review of the Washington State WISAARD database, there are no known historical/heritage properties in the vicinity of the site.

- 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.
- Local registries were searched, and it appears that no impacts to existing cultural and historic resources are anticipated to occur as a result of the proposed project.*
- 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.
- If evidence of historical tribal uses is encountered during demolition, clearing, grading, or construction, a licensed archaeologist will be retained for guidance.*

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
- The project is bound to the north and east by an unnamed private access road and to the west by Bullfrog Road. Access to the site will be from the existing unnamed private access road to the north.*
- 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.*

- 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).

The site is not currently served by public transit.

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

No, the project will not use water, rail, or air transportation.

- 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?

Data from the Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition was used to forecast the baseline trip generation for the proposed project. The number of net new trips forecast by the proposed development is as follows:

- Weekday daily net new trips: 313 trips, 157 in and 156 out; Weekday AM peak hour net new trips: 17 trips, 4 in and 13 out; Weekday PM peak hour net new trips: 22 trips, 14 in and 8 out.



- 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.

Not that we are aware of.

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

According to the Traffic Impact Analysis report prepared by Transportation solutions in July 2024, the study intersections, Bullfrog Rd, and SR 903 corridors operate at LOS C or better with the project. No offsite LOS improvements are required based on the project's impacts to the study area.

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

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

Currently available fire, ambulatory, police, and school services will be required as typically associated with residential uses and appear to have sufficient capacity to satisfy any demand from this project.

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

The project will incorporate automatic fire detection and sprinkler systems per the current building code, fire code, and National Fire Protection Association.

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

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


Electricity, water, refuse service, telephone, and sanitary sewer systems.

- 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.

Electricity, water, refuse service, telephone, and sanitary sewer systems.

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

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

X 



Type name of signee: Click or tap here to enter text. Scott Lien

Position and agency/organization: Click or tap here to enter text. Manager, Kamiak Real Estate LLC

Date submitted: Click or tap to enter a date. 11.22.24

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to 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:

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.

