

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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

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

A. Background

[Find help answering background questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)²

1. Name of proposed project, if applicable:

Teanaway Court

2. Name of applicant:

Susan Grindle, HopeSource

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

606 W 3RD AVE

ELLENSBURG, WA 98926

(509) 925-1448

4. Date checklist prepared:

September 24, 2025

5. Agency requesting checklist:

City of Cle Elum

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

Building permit anticipated February 2026, with construction beginning in March 2026.

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.

Phase I Environmental Site Assessment, Adapt Consulting, 9/14/21.

Limited Phase I Environmental Site Assessment, Adapt Consulting, 1/25/22.

Cultural Resource Survey, RLR Archaeology and Cultural Resources, 6/1/22.

Transportation Impact Analysis, TranspoGroup, 9/12/25.

Geotechnical Report, GeoEngineers, 4/3/25.

Drainage Report, Encompass Engineering, 8/1/25.

List of threatened or endangered species, US Department of the Interior, 8/14/24.

HUD Acceptable Separation Distance, Coughlin Porter Lundeen, 4/11/25.

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.

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

No.

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

City of Cle Elum grading permit, conditional use permit, and building permit.

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

The overall site is 4.42 acres spanning three parcels zoned multifamily residential. The project proposal is to develop 41 affordable housing units within (6) six-plex and (1) five-plex style buildings, ranging from 1- to 3-bedrooms. A common building with maintenance shop and a child development center are also included in the proposal. The residential units will serve low-income individuals and families making 30 to 50% of the area median income (AMI). Accompanying site upgrades for utilities, access and parking are included within the project scope.

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 site is located at E 4th Street and N Short Avenue on parcels 113034, 123034 and 283034 in Cle Elum, Washington.

Parcel 113034: TWN CLE ELUM; BALMERS ADD. TAX 2 OF LOTS 2 & 3; LOT 4; BLOCK 2; PTN. VAC. ALLEYS & PTN. VAC. ROSE AVE. (ORD. NO. 709)

Parcel 123034: TWN CLE ELUM; BALMERS ADD. PTN LOT 1, LOTS 2, 3, & 4 EXCEPT E 32'; LOTS 8 & 9; BLK 3; LOTS 1 THRU 5; BLOCK 5 PTN. VAC. ALLEYS, PTN. VAC. 4TH ST. & PTN. VAC. ROSE AVE. (ORD. NO. 709)

Parcel 283034: TWN CLE ELUM; BALMERS ADD LOTS 1 THRU 8; BLOCK 4 PTN. VAC. ALLEYS & PTN. VAC. 4TH ST. (ORD. NO. 709)

B.Environmental Elements

1. Earth

[Find help answering earth questions³](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth)

a. General description of the site:

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

Minor slope in a southerly direction throughout the site, dropping approximately 25 feet in elevation over 580 feet.

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 existing slope on site is in the southwest corner, at approximately 9%. This will be regraded during site development.

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 the geotechnical report, the prominent soil type onsite is fine-grained Alluvium beneath the topsoil to a depth of approximately 10-28'. Alluvium generally consists of soft to very stiff silt with sand, sand with clay, clay with fine sand, loose to dense clayey sand or silty sand. Any unsuitable fill will be removed as needed.

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

The City of Cle Elum critical areas map shows no sensitive areas in the immediate area.

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.

There will be ground disturbance up to 12"-18" throughout the site. Fill will be sourced onsite when possible.

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

Erosion will be minimized with proper adherence to required construction best management practices.

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

Approximately 49% when accounting for both buildings and paving.

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

Best management practices (BMP's) will include silt fences, straw wattles, straw mulch covering and plastic sheeting as needed.

2. Air

[Find help answering air questions](#)⁴

- 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.**

During construction, machinery exhaust and dust would most likely be emitted.

- 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:**

The general contractor will follow state and local guidelines for air emissions and will ensure that idling equipment and vehicles are limited on site.

3. Water

[Find help answering water questions](#)⁵

- a. **Surface:**

[Find help answering surface water questions](#)⁶

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.**

Yes, the Yakima River is approximately 0.6 miles away.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable.

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

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

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

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

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 questions⁷](#)

- 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.**

Not applicable.

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.**

Using the Eastern Washington Stormwater Manual and Cle Elum's requirements for onsite stormwater treatment, we are proposing the installation of several infiltration galleries within the landscape strips in the parking lot. These galleries will also be supplemented with drainage swales at the lowest end of the property. These are described in more detail in the Drainage Report and the Civil Plans.

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

It is recognized that runoff from paved surfaces will contain low levels of contaminants. This project proposes to capture the runoff and contaminants in the infiltration facilities, which is an approved treatment method for Washington DOE Stormwater.

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

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

At the present time, the site is meadow or pastureland, with the existing runoff infiltrating into the ground on site. Since this project paves the parking lot, and is larger than 5,000 square feet, the runoff must be treated on site, as shown in the Drainage Report and the Civil Plans.

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

This project will be using infiltration galleries, swales at the lowest end of the property, with a few catch basins in key locations to move storm drainage to the infiltration sites. See the Drainage Report and the Civil Plans for the details.

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?

Twelve existing evergreen trees and naturally occurring field grass/weeds.

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

None known to be on or near the site. Per the Washington Fish and Wildlife Service, the site overlaps with the geographic area that can contain the Gray Wolf, North American Wolverine, Yellow-Billed Cuckoo, and the Bull Trout.

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

Proposed landscaping to meet the City of Cle Elum standards. This includes native draught-tolerant vegetation consisting of trees, shrubs and ground cover. Irrigation will also be implemented on site.

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

None known.

5. Animals

[Find help answering animal questions](#)⁸

- 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.**

- Birds: hawk, heron, eagle, crows, songbirds
- Mammals: deer, elk, rabbits
- Fish (offsite in Yakima River): bass, salmon, trout

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

None known to be on or near the site, however, according to the Washington Fish and Wildlife Service, the site is within the geographical area known to contain the Gray Wolf, North American Wolverine, Yellow-Billed Cuckoo, and the Bull Trout.

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

Waterfowl may fly over site during migration. No known nesting onsite.

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

Native vegetation is proposed as a part of the landscaping plan.

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

None known.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

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

Electric and solar will be used to meet the residential and childcare facility energy needs.

- 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.**

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

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

Project will meet 2021 Washington State Energy Code (residential or commercial, as applicable).

7. Environmental health

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

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

Only those risks typically associated with residential and childcare uses.

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

Per the phase 1 report, dated 9/14/21, the north end of the site housed commercial-scale greenhouses from at least 1925 to 1940, which could be associated with persistent agricultural chemicals including herbicides and pesticides. Analyzed soil samples showed minor impacts from lead and arsenic within the expected ranges of natural background levels in Washington.

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.**

Above-ground liquid propane storage exists to the southeast of the site. Per the HUD barrier review report and acceptable separation distance assessment, no barrier is required.

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.**

None known.

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

Only medical and life safety emergencies typically associated with the proposed occupancies and uses.

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)?**

Ambient traffic noise from nearby Interstate 90. Occasional railroad noise from tracks approximately 0.25 miles away.

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

- 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)?**

On a short-term basis, there would be tool and machinery noise associated with building activities.

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

The general contractor will follow all guidelines from the City of Cle Elum regarding noise mitigation. Building activity would only occur during permitted construction hours.

8. Land and shoreline use

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

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

The project site is currently vacant. Adjacent uses include the Kittitas County Road Facility to the south, and single family residential at all other adjacencies.

- 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?**

A greenhouse previously occupied a corner of the site per aerial imagery dated 1954. This was destroyed sometime prior to 1983 and was subsequently used as a pasture.

- 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.**

The project site is vacant.

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

No.

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

Multifamily Residential.

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

Multifamily Residential, the same as above.

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

- 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.**

No.

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

Up to 80 individuals would reside in or work at the completed project.

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

None.

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

Not applicable.

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

The proposed project is consistent with the zoning classification and comprehensive plan.

- 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](#)¹²

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

41 new low-income units will be provided.

- 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:**

Not applicable.

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

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

Tallest height of structure is 34'-7" above grade. Wood framing with cementitious siding.

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

Some views from the adjacent properties may be obstructed, generally territorial views.

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

None.

11. Light and glare

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

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

Exterior lighting will typically occur from dusk to dawn.

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

No.

- 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:**

Outdoor lighting will be oriented downwards and shielded from adjacent uses. Perimeter fencing will reduce vehicle glare towards neighboring homes.

12. Recreation

[Find help answering recreation questions](#)

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

The project will provide open space, and Centennial Park is 0.25 miles away.

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

No.

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

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

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

Not applicable.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

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

The project site is vacant.

- 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.**

A cultural resources survey was conducted on site and no evidence was found per RLR Archaeology and Cultural Resources report dated June 1, 2022.

- 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.**

An archaeological survey was conducted in addition to contact with tribes and the department of archaeology and historic preservation. Historical maps and GIS data were also referenced, per RLR Archaeology and Cultural Resources report dated June 1, 2022.

- 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.**

No cultural resources were found on site. An Inadvertent Discovery Plan (IDP) will be included as a part of the construction permit.

14. Transportation

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

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

The project will be accessed from N Short Avenue, which connects to E 3rd Street.

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

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

- 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 nearest public transit stop is 0.3 miles from the site, located at the intersection of SR 903 and N Floral Ave, serviced by the 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).**

The project will improve North Short Avenue, a public city street. North Short Avenue will be brought up to city standards from the intersection at East 3rd Street to 409 North Short Ave, which includes asphalt paving, sidewalks and drainage.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?**

The completed project would generate approximately 492 vehicular trips daily, per the ITE Trip Generation Manual (12th edition, 2025).

- 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.**

N/A

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

The analysis shows that the proposed project doesn't create significant off-site impacts, requiring no mitigation measures.

15. Public services

[Find help answering public service questions¹⁷](#)

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

The project will add 41 residential dwelling units and a child development center to the property. New residents will use public services, transportation, health care, etc. The extent to which such services would need to be increased beyond the incremental amounts above is not known.

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

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

None.

16. Utilities

[Find help answering utilities questions¹⁸](#)

- 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, sewer.

- 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.

Proposed utilities include electric (Puget Sound Energy), water and sewer (City of Cle Elum). Electric infrastructure will come from E 3rd Street, water and sewer from E 2nd Street.

C. Signature

[Find help about who should sign¹⁹](#)

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:

Position and agency/organization:

Date submitted:

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section for project actions.

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

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

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

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.