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By Virgil Amick at
3:20 pm, September 14, 2026

SEPA[1] 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.

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

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A. Background

Find help answering background questions[2]

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

   Floral Development

2. **Name of applicant:**

   Applicant/Owner:
   Floral Avenue LLC, C/O Habitat for Humanity, John Gillilan

   Agent/Contact:
   Skylar Bisom-Rapp, MAPD (Manastash Architecture Planning & Development)

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

   Applicant/Owner:
   Habitat for Humanity King & Kittitas Counties, ATTN: John Gillilan
   500 Naches Ave S, Suite 200, Renton, WA 98057
   Phone: 206-225-8909, Email: john.gillilan@habitatskc.org

   Agent/Contact:
   Manastash Architecture Planning & Development, ATTN: Skylar Bisom-Rapp
   421 N. Pearl St., Suite 100, Ellensburg, WA 98926
   Phone: 509-304-2335, Email: skylar@mapd.co

4. **Date checklist prepared:**

   7/30/2026

5. **Agency requesting checklist:**

   City of Cle Elum

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

   The preliminary subdivision application is submitted in Summer 2026 to divide three existing parcels into 12 single-family residential lots plus one stormwater drainage and open-space tract (Tract 998). Following preliminary plat approval, civil construction of the alleys, frontage improvements, and utilities is anticipated to begin in 2027. Vertical construction of the 16 dwelling units will proceed on a per-lot basis as project funding allows. No formal phasing of the plat is proposed.

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

   No future additions or expansions are proposed beyond the 12 residential lots (16 dwelling units), the stormwater drainage and open-space tract, and the associated alley rights-of-way and frontage improvements described in this checklist.

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

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

   The following studies have been prepared for existing Parcels 563134, 573134, and 583134: a Phase I Environmental Site Assessment by the Riley Group, Inc. (RGI Project No. 2023-398-3, dated August 29, 2025), which updated an earlier Phase I ESA by the same firm dated December 5, 2023; a Wetland and Stream Critical Areas Evaluation by GG Environmental, LLC (fieldwork November 22, 2023; updated August 12, 2026); a Critical Areas Assessment and mitigation plan by GG Environmental, LLC (August 2026), prepared in consultation with the Washington Department of Fish and Wildlife and the Washington State Department of Ecology; a Geotechnical Engineering Report by the Riley Group, Inc. (RGI Project No. 2023-398-2, dated December 14, 2023); an ALTA/NSPS Land Title Survey and a topographic and boundary survey of the existing property; and preliminary subdivision civil engineering plans prepared by Atwell (dated July 17, 2026), including grading, storm drainage, sanitary sewer, and water plans. A Stormwater Pollution Prevention Plan (SWPPP) and a temporary erosion and sediment control (TESC) plan will be prepared prior to construction.

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.**

   A right-of-way vacation affecting the unimproved platted alleys within the site (City File No. VAC-2026-001) was approved by the City Council, and the associated quit claim deeds were executed in July 2026 and recorded in August 2026. Apart from this preliminary subdivision application and the associated new right-of-way dedication (per Ordinance No. 1720), no other applications for governmental approvals are pending that directly affect the property.

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

    Right-of-way vacation (VAC-2026-001, approved); SEPA threshold determination; Preliminary Subdivision (Long Plat) approval including critical areas review and approval of the critical areas mitigation plan under CEMC Chapter 18.01; Final Plat approval; grading/land-disturbance and right-of-way and utility construction permits; Construction Stormwater General Permit (Department of Ecology), if required based on construction stormwater discharge; City of Cle Elum water and sanitary sewer connection permits; building permits for the individual dwelling units; and, related to Washington State Housing Trust Fund assistance, cultural resources review and tribal consultation under Governor's Executive Order 21-02 administered through the Department of Commerce.

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 proposal is a 12-lot preliminary subdivision of three existing parcels totaling approximately 2.33 acres (101,337 square feet) at the northwest corner of E Second Street and N Floral Avenue in Cle Elum, WA. The plat creates 12 single-family residential lots ranging from approximately 5,636 to 7,914 square feet, together with Tract 998, a 12,916-square-foot stormwater drainage and open-space tract along the eastern edge of the site.

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The lots will be developed with 16 affordable, for-sale dwelling units — eight single-family detached homes and four duplexes (on Lots 1, 4, 9, and 12) — by Habitat for Humanity Seattle-King & Kittitas Counties. Vehicular access is provided by two new 20-foot public alleys (Alley A and Alley B) constructed within dedicated right-of-way, so that no lot takes driveway access directly from a street. Frontage improvements include a 6-foot sidewalk along E Third Street and a 10-foot multi-use pathway along E Second Street implementing the City's adopted Second Street Pathway plan. Existing critical areas along the southern and eastern boundaries — a Category III riverine wetland and Type F streams — are addressed through compensatory native plantings provided in lieu of standard buffers. Stormwater is managed on site through per-lot drywells and an infiltration pond within Tract 998.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

    The proposed subdivision is located at 903 E Second Street, Cle Elum, WA 98922, in the NW 1/4 of the SW 1/4 of Section 25, Township 20 North, Range 15 East, W.M. The site is the block bounded by E Third Street on the north, N Floral Avenue on the east, E Second Street on the south, and an existing 20-foot public alley (Kerman Avenue) on the west. The current tax parcels are 563134, 573134, and 583134. Legal description: Lots 6 through 20, Block 23, Hazelwood Addition to the Town of Cle Elum, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 1 of Plats, Page 45, records of said county; together with vacated alleys, if any, as accrued by operation of law per Ordinance No. 1472, recorded under Recording No. 201709190020. See the attached preliminary plat map, vicinity map, and site plan.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

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

    The undeveloped site is mostly flat, with two streams and a designated wetland along its southern and eastern boundaries. The parcels are vacant and fallow, supporting mowed upland grasses with scattered upland shrubs and trees, and are entirely surrounded by existing urban development.

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

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

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

Less than 1%

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.

Based on a Geotechnical report, the top layer is 8-10" of top soil, followed by approximately 30" of tan silty, medium to loose sand, followed by 42-60" of brown gravel with some sand and trace silt, and abundant cobbles. The earth is moist to wet between 6-7.5' below grade depending on site location. No known agricultural soils or commercial significance are associated with the site. The NRCS Web Soil Survey maps the site as Patnish-Mippon-Myzel complex, 0 to 3 percent slopes (Map Unit 208), a moderately well drained complex associated with floodplains, stream terraces, and alluvial fans. None of the three components is listed as a hydric soil, and none is classified as prime farmland or as agricultural land of long-term commercial significance. No such soils will be removed by the proposal.

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

Per the Cle Elum Municipal Code, the site meets the criteria of a Seismic Hazard Area and a Mine Hazard Area. No surface indications or history of unstable soils were observed at the site. As to the Seismic Hazard Area designation, the Liquefaction Susceptibility Map of Kittitas County (Palmer et al., 2004) maps the site as having moderate to high liquefaction susceptibility; however, because the site is underlain by medium dense gravel deposits, the Riley Group, Inc. concluded that the possibility of liquefaction during an earthquake is low to moderate. As to the Mine Hazard Area designation, review of coal mine maps on the Washington Geologic Information Portal indicates that the Independent Coal and Coke Company's Mine No. 1 underlies the site: the 2nd East Entry runs east–west just north of the site at an elevation of approximately 1,350 feet, and the 3rd East Entry runs east–west through the southeastern corner of the site at an elevation of approximately 1,190 feet, with workings extending north throughout the site. Because site surface elevations are approximately 1,890 feet, the mine workings lie more than 550 feet below the site, and the Riley Group, Inc. concluded that they will not have an adverse effect on future development of the property. The report further concludes that the site is suitable for the proposed construction and that the dwellings can be supported on conventional foundations. Foundation, subgrade, and seismic design recommendations of that report will be incorporated into the construction documents.

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 preliminary subdivision itself does not involve filling, excavation, or grading. Construction of the plat improvements and the dwelling units will disturb essentially the

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full 2.33-acre site, including limited excavation adjacent to the wetland and streams. In lieu of standard buffers, the proposal provides compensatory native plantings under a mitigation plan prepared in consultation with the Washington Department of Fish and Wildlife and the Washington State Department of Ecology, achieving no net loss of ecological function. Earthwork includes grading for building pads, alley and pathway subgrades, utility trenching, and the stormwater infiltration pond in Tract 998. Approximately 1,195 cubic yards of cut and 270 cubic yards of fill are anticipated. Fill, if required, will be clean structural fill from a permitted commercial source.

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

The preliminary subdivision itself would not cause erosion. As a result of proposed construction, the potential sources of erosion are dependent on construction methods and the amount of disturbed soil as described in the Geotechnical report. No specific erosion is anticipated, and construction will follow the Best Management Practices (BMPs) to reduce impacts. The nearly flat topography substantially limits erosion potential; the principal risk is sediment transport toward the Town Ditch and Balmers Canyon Creek along the southern and eastern boundaries, which will be controlled by the perimeter measures described in (h) below. Temporary erosion and sediment control measures will be designed in accordance with the Department of Ecology's Stormwater Management Manual for Eastern Washington and the City of Cle Elum Construction Standards and will be submitted with the civil construction documents for the plat improvements. If construction stormwater is discharged to surface waters or to a conveyance system leading to surface waters, coverage under the Department of Ecology's Construction Stormwater General Permit — and the Stormwater Pollution Prevention Plan required as a condition of that permit — will be obtained.

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

Approximately 50 percent of the 2.33-acre site will be covered with impervious surfaces following construction of the alleys, buildings, and on-lot paving and parking. Frontage improvements along E Second and E Third Streets lie within the existing public rights-of-way, outside the plat boundary, and are not included in this calculation.

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

Based on the erosion control recommendations of the Geotechnical Report BMPs:

- To the extent possible, scheduling site preparation and grading for the drier summer and early fall months and undertaking activities that expose soil during periods of little or no rainfall
- Retaining existing vegetation whenever feasible
- Establishing a quarry spall construction entrance
- Installing siltation control fencing or anchored straw or coir wattles on the downhill side of work areas

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- Covering soil stockpiles with anchored plastic sheeting
- Revegetating or mulching exposed soils with a minimum 3-inch thickness of straw if surfaces will be left undisturbed for more than one day during wet weather or one week in dry weather
- Directing runoff away from exposed soils and slopes
- Minimizing the length and steepness of slopes with exposed soils and cover excavation surfaces with anchored plastic sheeting
- Decreasing runoff velocities with check dams, straw bales or coir wattles
- Confining sediment to the project site
- Inspecting and maintaining erosion and sediment control measures frequently (The contractor should be aware that inspection and maintenance of erosion control BMPs is critical toward their satisfactory performance. Repair and/or replacement of dysfunctional erosion control elements should be anticipated.)

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.

The subdivision itself will not generate emissions. During construction there will be temporary fugitive dust from grading and exhaust emissions from construction equipment and haul vehicles, typical of residential site work. Once occupied, the 16 dwelling units are planned to be all-electric with no on-site fossil fuel combustion, so operational emissions would be limited to those from resident vehicle trips.

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

No known off-site sources of emissions or odor should affect the proposed subdivision.

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

Standard construction dust-control best management practices will be used, including watering exposed soils and haul routes, covering truck loads, limiting the area of soil exposed at any one time, promptly stabilizing disturbed areas, and limiting equipment idling. All dwelling units are planned to be all-electric with no fossil fuel appliances or HVAC equipment, which eliminates operational emissions from space and water heating.

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

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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. Two Type F (fish-bearing) streams border the site: the Town Ditch along the southern boundary and Balmers Canyon Creek along the eastern boundary. The two merge before the Town Ditchculvert beneath E Second Street and drains toward the Yakima River. The Town Ditch supports a riverine wetland, Wetland Unit 1, rated Category III with 5 habitat points. Stream types were confirmed by the Washington Department of Fish and Wildlife; the wetland delineation and rating are from the critical areas evaluation prepared by GG Environmental, LLC.

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.**

   Yes. The site is bounded by the Town Ditch on the south and Balmers Canyon Creek on the east, so essentially all work occurs within 200 feet of the described waters. Both streams are dry through the summer and carry seasonal runoff in winter and spring. No in-water work is proposed, and no work will occur within the ordinary high water mark of either stream or within the delineated wetland. The proposal provides compensatory native plantings under a mitigation plan prepared by GG Environmental, LLC in consultation with the Washington Department of Fish and Wildlife and the Washington State Department of Ecology, and developed in coordination with the City, achieving no net loss of ecological function. See the attached preliminary plat and critical areas plans.

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

   No fill or dredge material will be placed in or removed from surface waters or wetlands. The wetland and streams are preserved within Tract 998, a dedicated stormwater drainage and open-space tract, and within the adjoining E Second Street and N Floral Avenue rights-of-way.

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

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[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

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No. The proposal does not require surface water withdrawals or diversions.

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

   Based on a review of FEMA FIRM panel 53037C0683D, no part of the proposal lies within the 100-year floodplain or floodway. The mapped 500-year floodplain crosses the southwestern edge of the site; CEMC Chapter 15.24 does not regulate the 500-year floodplain, but lot and building configurations have voluntarily been made responsive to it, with buildable areas either outside that boundary or able to comply with the associated design flood elevation. Floodplain boundaries are shown on the attached preliminary plat map.

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 industrial wastewater, domestic sewerage, or agricultural runoff will be associated with the proposed project. Typical stormwater runoff from paved areas and roofs will be managed on-site with drywells and a pond in the storm tract, which will be designed to prevent discharges to the streams and wetland. The proposal should not discharge to surface waters. Stormwater will be infiltrated on site in accordance with the Department of Ecology's Stormwater Management Manual for Eastern Washington; no surface water discharge point is proposed.

b. **Ground:**

Find help answering ground water questions[7]

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.**

   The proposed subdivision will be connected to the City of Cle Elum's water system. No groundwater will be withdrawn from a well, and no water will be discharged directly to groundwater other than stormwater infiltrated as described in (c) below.

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.**

   The proposed subdivision will be connected to the City of Cle Elum's sewer system. No septic systems or other on-site sewage disposal are proposed. The 16 dwelling units will be served by a new 8-inch sanitary sewer main extended through the two

[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

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new alleys, with a 6-inch side sewer to each lot, connecting to the City of Cle Elum system.

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 sources are the roofs of the 16 dwelling units, the two new alleys, sidewalks, the multi-use pathway, and on-lot parking. Roof runoff is infiltrated in per-lot drywells. Alley runoff is collected by catch basins and a 12-inch storm main in Alley A and conveyed to an infiltration pond in Tract 998. The system is designed to the Department of Ecology's Stormwater Management Manual for Eastern Washington. Stormwater is infiltrated on site and is not discharged to the Town Ditch, Balmers Canyon Creek, or other surface waters.

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

   No process wastewater or hazardous materials will be generated by the completed project. During construction, fuels and similar products could reach ground or surface water if not controlled; this is addressed through standard best management practices, including designated fueling and washout areas set back from the critical areas and spill kits kept on site.

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

   Stormwater is managed on-site and should not affect drainage patterns in the vicinity of the site. The existing site drains generally toward the southeast to the Town Ditch and Balmers Canyon Creek. The proposal retains this general pattern while infiltrating runoff on site, so post-development flows to these streams will not increase over existing conditions.

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

   Stormwater is engineered to limit drainage impacts through on-site infiltration in per-lot drywells and an infiltration pond sized to the Department of Ecology's Stormwater Management Manual for Eastern Washington. The wetland and streams are retained within Tract 998 and the adjoining rights-of-way, with compensatory native plantings as per the critical areas mitigation plan. Temporary erosion and sediment control will be provided during construction, and the homeowners' association will maintain the stormwater facilities.

4. Plants

Find help answering plants questions

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

   ☒ **deciduous tree: alder, maple, aspen, other**

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☒ **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?

Existing upland grasses and shrubs will be removed where building pads, alleys, utilities, and frontage improvements occur. Up to four evergreen trees and one deciduous tree may be removed and at least one fir will be retained; a tree preservation and clearing plan will be prepared prior to final plat. Wetland and stream vegetation will remain unaltered.

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

No threatened or endangered plant species are known to be on or near the site. Listed animal species are addressed under Section 5 below.

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

Landscaping for the future homes will prioritize native and drought-tolerant plants. Native mitigation plantings will be installed within Tract 998 and along the southern boundary in accordance with the mitigation plan prepared by GG Environmental, LLC in consultation with the Washington Department of Fish and Wildlife and the Washington State Department of Ecology.

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

No noxious weeds or invasive species are known to be on the site. The parcels are vacant and fallow, supporting periodically mowed upland grasses with native shrubs including rose, snowberry, and coyote willow. Any noxious weeds encountered during construction will be controlled in accordance with the requirements of the Kittitas County Noxious Weed Control Board.

5. Animals

Find help answering animal questions[8]

[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

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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:**

Species expected on or near this vacant urban parcel include songbirds, crows, magpies, ravens, squirrels, voles, rabbits, raccoon, coyote, and occasional mule deer. The Washington Department of Fish and Wildlife has confirmed that fish, including Middle Columbia River Distinct Population Segment (DPS) steelhead (federally Threatened), can access the Town Ditch and Balmers Canyon Creek under suitable conditions.

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

No threatened or endangered species are known to be on the site itself. The Washington Department of Fish and Wildlife has confirmed that the adjacent Town Ditch and Balmers Canyon Creek are accessible to Middle Columbia River DPS steelhead, which are federally listed as Threatened.

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

The site is not part of a known migration route.

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

Proposed plantings will be native species. The storm tract and wetland areas will be maintained to preserve existing habitat. Native mitigation plantings will be established within Tract 998 under the critical areas mitigation plan. Stormwater is infiltrated on site rather than discharged to the streams, and no in-water work is proposed.

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.

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.

The proposed subdivision will use electricity for the project's energy needs. No natural gas is anticipated for the new residential units. All 16 dwelling units are planned to be all-electric, using heat pumps for space heating and cooling and electric or heat pump water heaters. Electrical service will be provided by Puget Sound Energy.

[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

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

No, the project consists of residential scale homes on a discrete block. The three existing residential parcels to the west of the proposed subdivision will not be impacted on their southern or western exposures.

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

The dwelling units will be all-electric, with no fossil fuel appliances or HVAC equipment, and will be designed to meet or exceed the Washington State Energy Code. The project's infill location within walking distance of downtown Cle Elum also reduces vehicle miles traveled relative to greenfield development.

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.

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

None known. A Phase I Environmental Site Assessment was completed for the site by the Riley Group, Inc. on August 29, 2025, in conformance with ASTM E1527-21. It identified no evidence of recognized environmental conditions, historical or controlled recognized environmental conditions, or business environmental risks in connection with the property or its setting. The parcels are vacant; a house and shed on the southwestern portion of the site were demolished between 2018 and 2021. Because heating oil was commonly used in older residences, the report notes the possibility of a former heating oil underground storage tank associated with those structures, and recommends the measures described in 7(a)(5) below.

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 underground hazardous liquid or gas transmission pipelines within the project area or its vicinity, and no hazardous chemicals or conditions are known at the site. The site meets the Cle Elum Municipal Code criteria for a Seismic Hazard Area and a Mine Hazard Area; both are addressed in Section 1(d) above and in the geotechnical report.

[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

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

   Products associated with typical residential infrastructure and building construction will be used on site, including fuel, lubricants, paints, adhesives, and concrete products. During occupancy, the materials present will be those typical of single-family residences.

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

   The project does not expect to require special emergency services beyond the police, fire, and aid services typical of residential development. Fire protection and emergency medical response are provided by the City of Cle Elum Fire Department. Design of the alleys and fire access has been coordinated with the Fire Department.

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

   The recommendations of the geotechnical report will be incorporated into the construction documents, construction fuels and chemicals will be managed under standard best management practices, and all units will be constructed to current building and fire codes. Consistent with the Phase I Environmental Site Assessment, a geophysical survey may be conducted to locate any former heating oil underground storage tank. If such a tank is encountered during that survey or during construction, it will be decommissioned and removed in accordance with applicable city, county, and state requirements, and sampling and testing will be conducted to determine whether a release has occurred.

b. Noise

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

   Standard (limited) city neighborhood noise is anticipated at the site.

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)?**

   Limited noise will be produced on a short-term basis during construction. The proposed subdivision is planned to be built on a per lot basis. Initial infrastructure across the site will be installed at once for efficiency. The construction noise would be limited to working hours. Construction noise will be typical of residential site work and limited to City-approved working hours. Long-term noise will be that of a single-family residential neighborhood.

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

   Construction will be limited to the hours permitted by the Cle Elum Municipal Code, and equipment will be fitted with manufacturer-supplied mufflers. The completed development will comply with the environmental noise limits applicable to residential receiving properties.

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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 proposed subdivision is located at an undeveloped urban lot with residential zoning. There are residences to the north and west, and Dru Bru (brewery) is located to the east. Commercial lots and buildings are located to the south. The proposal will not affect current land uses on 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?

No. The site is a vacant, platted urban block within the Cle Elum city limits and has not been used as working farmland or working forest land. No agricultural or forest land of long-term commercial significance will be converted, and no land in farm or forest tax status is affected.

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. There are no working farm or forest lands in the vicinity; the site is surrounded entirely by urban development.

c. Describe any structures on the site.

There are no existing structures on the site; the property is vacant. A small house and shed formerly located on the southwestern portion of the site were demolished between 2018 and 2021.

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

No structures will be demolished, as none exist on the site.

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

R – Residential District (CEMC Chapter 17.16), which permits single-family dwellings, duplexes, and accessory dwelling units.

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

Single Family Residential

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

Not applicable. The site contains no shorelines of the state.

[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

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

Yes. A Category III riverine wetland (Wetland Unit 1, the Town Ditch) and Type F fish-bearing streams — the Town Ditch along the southern boundary and Balmers Canyon Creek along the eastern boundary — are mapped at the site, both regulated under CEMC Chapter 18.01. The site also meets the Cle Elum Municipal Code criteria for a Seismic Hazard Area and a Mine Hazard Area. The mapped 500-year floodplain crosses the southwestern edge of the site; the CEMC critical areas regulations do not regulate the 500-year floodplain, and no part of the site lies within the 100-year floodplain or floodway.

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

Approximately 40 people would reside in the completed project, assuming 16 units and 2.5 people per unit, in line with the average household size for Washington State per ACS 2024 5-yr estimates. No one would work on site other than residents engaged in home occupations permitted under the Cle Elum Municipal Code.

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

None. The site is vacant and contains no dwelling units or businesses, so no people would be displaced.

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

No displacement is anticipated.

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

The proposed subdivision is compatible with the goals of the City of Cle Elum Comprehensive Plan, and will comply with all city, county and state land use regulations.

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

There are no agricultural and forest lands associated with the proposed subdivision.

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.

The proposal will provide 16 dwelling units — ten two-bedroom and six four-bedroom homes — all of which will be low-income housing, developed by Habitat for Humanity Seattle-King & Kittitas Counties for sale to income-qualified households with long-term affordability restrictions.

[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

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

No units would be eliminated.

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

No measures are required to reduce or control housing impacts; the proposal's housing impact is beneficial. The project adds income-restricted, for-sale housing to the City's stock and displaces no existing 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?

The tallest proposed structures are the dwelling units, measuring approximately 21 feet at the highest point of the roof, well below the 35-foot maximum building height permitted in the R – Residential District. The roof highpoints occur over the living rooms in discrete places; all structures are single story. The principal exterior materials are fiber cement lap and panel siding with matching fiber cement trim, and asphalt composition shingle roofing.

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

The views from the houses to the north, which currently view the empty lot, would be altered to a more typical residential city view, though many of those houses have mature trees currently blocking their view of the site. Two of the three houses on the west side of the property currently have their views of the site obstructed by garages, so their views will not change. The middle house has partial views of the site, its view of the side yards of the western most lots and the new Alley A. The views of the site from the brewery across floral avenue will now see the native plating being added to Tract 998 along Balmers Canyon Creek.

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

The proposed homes are one-story structures at a scale consistent with the surrounding residential neighborhood and well below the maximum permitted height. Varied unit types, roof forms, and front-yard landscaping provide visual variety along the E Second and E Third Street frontages, and alley-loaded access keeps garages, parking, and driveways off the street frontages. Native plantings within Tract 998 maintain a vegetated edge along N Floral Avenue.

[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

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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?

The proposed residential units in the subdivision will produce standard lighting conditions at night from the inside of the units, minimal exterior lighting, and street lights as required by the City of Cle Elum. The lighting conditions would occur in the evening. Headlights associated with the individual units are also a consideration after dark.

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

No safety hazards or interference are anticipated.

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

The parking lot at Dru Bru may have more headlights than a typical neighborhood street condition. No issues with off-site sources are anticipated.

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

The exterior lighting will comply with Dark Sky Compliance best practices.

12. Recreation

Find help answering recreation questions

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

Several City of Cle Elum park facilities are located within the downtown core, the most proximate being Centennial Park a few blocks from the site along E 3rd St. Many fire trails and informal hiking and mountain biking routes are easily accessible from the site in the hills to the North of Downtown. The Coal Mines Trail — a regional multi-use rail-trail connecting Cle Elum, Roslyn, and Ronald — is just on the other end of Downtown. The site's location within the walkable downtown provides convenient informal access to these facilities. There are no designated or informal recreational facilities on the site itself.

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

No. The site is vacant and privately owned and contains no existing designated or informal recreational uses.

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

The project provides on-site open space within Tract 998, including a public pedestrian path connecting the E Third Street sidewalk to the E Second Street multi-use pathway, and it

[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

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constructs a segment of the City's adopted Second Street Pathway across the southern frontage. Any applicable park impact fees will be paid.

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.**

   There are no buildings or structures on the site. No properties on or immediately adjacent to the site are listed in, or known to be eligible for listing in, the National Register of Historic Places, the Washington Heritage Register, or a local preservation register. The former house and shed on the southwestern portion of the site were demolished between 2018 and 2021 and were not listed or identified as eligible.

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.**

   No landmarks, human burials, cemeteries, artifacts, or other evidence of Indian or historic use or occupation are known to exist on or near the site, and none were observed during the wetland and stream critical areas reconnaissance or the boundary and topographic surveys. No archaeological survey or cultural resources assessment has been conducted at the site to date. The site lies within the ceded lands of the Confederated Tribes and Bands of the Yakama Nation.

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.**

   The Department of Archaeology and Historic Preservation (DAHP) WISAARD database was reviewed. No properties on or adjacent to the site are listed in the National Register of Historic Places, the Washington Heritage Register, or the Heritage Barn Register, and no archaeological site is recorded on the property. Historic aerial imagery and topographic maps show a house and shed on the southwestern portion of the site that were demolished between 2018 and 2021. Notice of this application will be provided to DAHP and to the Confederated Tribes and Bands of the Yakama Nation through the SEPA review process.

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.**

[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

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If cultural deposits or human remains are encountered during clearing, grading, or construction, work will stop in that area and the City, DAHP, and the Confederated Tribes and Bands of the Yakama Nation will be notified before work resumes; an Inadvertent Discovery Plan will be kept on site. In addition, as a condition of the project's anticipated Housing Trust Fund award, cultural resources review and consultation with DAHP and the Confederated Tribes and Bands of the Yakama Nation will be completed under Governor's Executive Order 21-02 prior to any ground-disturbing activity, and any measures identified through that process will be carried out.

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 proposed subdivision site is bordered by E 3rd Street to the north, Floral Avenue to the east, E 2nd Street to the south, and an existing alley to the west. The proposal includes two new alleys, built in rights-of-way dedicated by deeds recorded in August 2026, for site access as shown on attached site plan. All lot access is taken from the two new interior alleys, so no new driveways are proposed onto E Second Street, E Third Street, or N Floral Avenue.

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

The site is served by the Kittitas County Connector (KCC), by both eastbound and westbound stops located near the intersection of E 1st Street and Floral Ave, approximately 500' and 300' from the site, respectively. KCC provides service between Ronald, Roslyn, Cle Elum, Ellensburg, and Kittitas, running five times a day on weekdays and four on weekends between Cle Elum and Ellensburg, the county's two largest cities. That route includes several intercity stops within Cle Elum, connecting the site to other parts of downtown and the Safeway grocery store and pharmacy to the west. Service to the smaller communities of Roslyn and Ronald is available twice a day via connection. Kittitas County also offers a Dial-A-Ride door-to-door service for low-income, elderly, and disabled individuals.

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).

Yes. The proposal constructs two new 20-foot public alleys within dedicated right-of-way, a 6-foot concrete sidewalk along the E Third Street frontage, and a 10-foot asphalt multi-use pathway along E Second Street implementing a segment of the City's adopted Second Street Pathway plan, along with a pedestrian connection across Tract 998 linking

[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

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the two. All are public improvements built to City standards. No state transportation facilities are affected.

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 proposal does not use, and is not in the immediate vicinity of, water, rail, or air transportation facilities.

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?

Approximately 151 daily vehicle trips, based on a rate of 9.43 daily trips per dwelling unit across the 16 units, from the Institute of Transportation Engineers Trip Generation Manual, 11th Edition (Land Use 210, Single-Family Detached Housing). PM peak hour volume is approximately 15 vehicles, based on the corresponding PM peak rate of 0.94 trips per dwelling unit. Land Use 210 has been applied to all 16 units, including the attached duplex units, which yields a conservative estimate. Peak volumes occur during the weekday morning and evening commute. Non-passenger and commercial vehicles are not expected, or will be very limited.

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. The site is within the Cle Elum city limits and is not on a route used for the movement of agricultural or forest products.

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

All vehicular lot access is taken from the interior alleys rather than the street frontages, avoiding new driveway conflicts on E Second and E Third Streets. The project constructs the E Second Street multi-use pathway, the E Third Street sidewalk, and a pedestrian connection through Tract 998. Applicable transportation impact fees will be paid.

15. Public services

Find help answering public service questions[17]

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 additional residential units would need to be served by City of Cle Elum services, but the development is within city limits and follows the type of development planned for in the City's Comprehensive Plan. The 16 dwelling units would incrementally increase demand for fire and emergency medical response from the City of Cle Elum Fire

[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

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Department, for police services, and for enrollment in the Cle Elum–Roslyn School District. Applicable school, park, and transportation impact fees will be paid.

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

The site layout is designed to comply with fire protection and snow removal standards as required by the City of Cle Elum. The alleys include a fire apparatus turning easement and a dedicated snow storage easement at the east end of Alley A to facilitate City plowing, and the applicant has discussed a maintenance agreement to plow the alleys to ensure life-safety access in winter.

16. Utilities

Find help answering utilities questions[18]

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

The following utilities are currently available at the site: electricity (Puget Sound Energy), natural gas, water (City of Cle Elum), refuse service (City of Cle Elum), telephone/fiber (Inland Networks), and sanitary sewer (City of Cle Elum). No septic system serves the site and none is proposed.

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 (Puget Sound Energy); water, sanitary sewer, and refuse service (City of Cle Elum); and telephone and fiber (Inland Networks). Natural gas is not proposed. Construction includes extending sanitary sewer and water mains through the new alleys with a service to each lot, and on-site storm drainage facilities including per-lot drywells, a storm main and catch basins in Alley A, and an infiltration pond in Tract 998. Stormwater is managed on site and no connection to a municipal storm sewer is proposed. Power is available from overhead lines along E Third Street; specific electrical design will be confirmed with Puget Sound Energy.

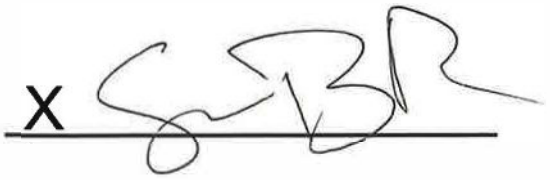
C.Signature

Find help about who should sign[19]

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.

[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

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X 

Type name of signee: SKYLAR BLOOM-RIPP

Position and agency/organization: ~~[title], Habitat for Humanity Seattle-King & Kittitas Counties (Applicant/Owner)~~ AGENT, MAPD

Date submitted:

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

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:**

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

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

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

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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.**