

SEPA 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.

A. Background

1. Name of proposed project, if applicable:

Leavenworth Adventure Park

2. Name of applicant:

D.R. Moffett & Associates, Inc. (Owner Agent: John Sutherland)

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

Contact #1

John Sutherland

C/O D.R. Moffett & Associates, Inc.

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Mercer Island, WA 98040

Phone: 206-650-8769

Contact #2

Todd Smith (Architect)

C/O Syndicate Smith LLC

819 Front St. Suite 2a

Leavenworth WA 98826

Phone: 509-670-3130

4. Date checklist prepared:

06-18-2018

5. Agency requesting checklist:

City of Leavenworth (Leavenworth, WA 98826)

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

-Conditional Use Permit Application submittal: Summer 2018.

-Conditional Use Permit Granted, late Summer 2018.

-Building Permit application for Alpine Coaster: Fall 2018

-Construction of Alpine Coaster Piers/Primary parking and site infrastructure/ticketing, Spring 2019

-Coaster Operation Summer 2019.

-Additional Amenities and Attractions: subsequent

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

NA, this proposal is for the purposes of a Conditional Use Application for components of a subsequent Adventure park Building Permit Application. The Conditional use application is required for uses regulated under section 18.44.030 section D: Commercial Amusement Enterprise.. allowed as conditional use as stated within Leavenworth Municipal Code

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

- 01_SEPA Checklist: this document
- 02_Site Plans of proposed uses (informing all environmental documents)
- 03_Attractions (items within the project area being commented on within all documents)
- 04_Environmental: Wetland/Riparian Studies, along with Plant/Species documents
- 05_Geotechnical: Geological and Civil Infrastructure compatibility
- 06_Cultural: Cultural survey report
- 07_Traffic: Traffic Impact Analysis
- 08_Uilities: Utilities availability

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.

NA

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

- Conditional Use Permit (City of Leavenworth)
- City of Leavenworth Building Permit
- City of Leavenworth Public Works ROW permit
- Washington State Department of Transportation ROW permit
- Chelan County Health Department Approval
- Labor and Industries: Operations, Electrical

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 project is a family centric adventure park consisting of 5 attractions and support services centered around outdoor immersion experiences. The project is located in the City of Leavenworth, WA on a 10.11 acres site located at the base of a small rocky promontory at the intersection of Hwy 2 and Icicle Rd. The base operations, parking, concessions and access for all attractions consists of approximately 49,000 square feet of space (a little over 1 acre).

Attraction 1: An Alpine Coaster is a gravity driven attraction with fixed track up-lift and down tracks meandering the ground area utilizing the slope, base access and top of hill downhill starting point. The length of the coaster is roughly 2,200 ft. long with a 750' uphill

Attraction 2: An aerial ropes course uses tree like structures to provide team and solo challenges in a off the ground experience.

Attraction 3: A Via Ferrata experience coupled with hiking trail: Via Ferrata (iron way) mimics hybrid roped hiking and climbing trails found all over Europe, increasingly in North America

Attraction 4: Soaring Eagle is an extended masted Zip Line attraction

Attraction 5: Euro Bungy Trampoline

Attraction 6: Grom Park, a small playground area for little kids mixing bouldering, climbing, slides, and smaller youth oriented features.

Restaurant: Concessions in the form of a small outdoor/indoor café for park goers is proposed, coupled with ticket concessions and retail merchandise sales.

General Events Space: capable of housing roughly 150 people

Restrooms

Parking for park goers and even attendees

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

The Project is located at the corner of Hwy 2 and Icicle Road. A site package has been provided as a part of this application.

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

Steep Slopes

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

>150%

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.

The upland portion of the site contains bedrock with a thin covering of silty sand. The flat area around the base of the hill is capped by clay and sandy clay.

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

No

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.

Minor amount of fill will be required for grading. Source of material will be off-site pit/quarry, material will meet WSDOT specifications for borrow.

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

Yes, erosion on all steep slopes is possible.

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

Less than 7%

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

Best Practices Storm Water Management and Construction TESC plan to mitigate against soils disruption.

2. Air

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

No quantities known, other than standard construction vehicles, and construction dusts.

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

NA

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

NA

3. Water

a. Surface Water:

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

Yes. The Wenatchee River borders the southwest corner of the property. It flows into the Columbia River in Wenatchee. A category 2 depressional wetland is located off the site across Highway 2 north of the subject property.

- 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 work is proposed over, in or within 200 feet of the Wenatchee River. The depressional wetland is located within 200 feet of the subject property. However, the category 2 wetland has a 90 foot buffer per Leavenworth Municipal Code 16.08.750.1. No portion of the project is proposed within the buffer.

- 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 filling or dredging of surface water or wetlands is proposed.

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

No

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

No

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

No

b. Ground Water:

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

No

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

Stormwater will be discharged to groundwater via infiltration gallery. Approximate size is 25'x30'.

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.

Stormwater will be collected in catchbasins and routed to underground infiltration gallery.

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

Yes, stormwater could eventually enter groundwater, though groundwater was not encountered in any test pits associated with the stormwater infiltration gallery.

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

Very slightly modifies to grading to better collect and manage stormwater.

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

On-site stormwater system to be installed as part of the development.

4. Plants

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?

A quantity is not known, and all efforts to maintain as much as possible will be pursued, with the intent that vegetation will be removed at any built structure location: the amount is unknown/unquantifiable. Any of the species listed in the plant survey may be removed or altered.

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

Showy stickseed (*Hackelia venusta*). This species is endemic to one population in Tumwater Canyon, within approximately 10 miles of the LAP site. None were observed on the site.

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

Replication of existing native species will be used in a subsequent Landscape design on disrupted grounds. The existing base operations of the property is a gravel parking lot, and will be enhanced with reintroduction of native shrubs, grasses and trees in all new landscaped areas.

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

Diffuse knapweed (*Centaurea diffusa*)

5. Animals

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

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

Grizzly Bear [(*Ursus arctos*) State-threatened; federal-endangered] and Northern Spotted Owl [(*Strix occidentalis*) State-threatened federal-endangered] and both mapped with the township (36 square miles). None were observed on the site.

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

No.

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

The majority of the vegetation on the site will be retained. The Alpine Coaster is constructed on rails above the ground thereby minimizing ground disturbance. Parking and structures servicing the project will primarily be constructed adjacent to Icicle Road and Highway 2 where commercial business has operated for many years.

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

none

6. Energy and Natural Resources

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

Electric will be the primary energy needs due to nearby Hydro-Electric access and existing power grid. It will be used for heating, lighting, amenities power and attraction operations. Propane will be used in some form for cooking or auxiliary heat.

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:

NA

7. Environmental Health

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

None Known

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

None Known

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

None Known

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

NA

- 4) Describe special emergency services that might be required.

NA

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

NA

b. *Noise*

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

None

- 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.

Traffic: Typical Commercial Vehicular Traffic

Construction: Typical Construction Noise: Excavators, Saws, hammers, impact drills. Hours of operation Conditioned per City Of Leavenworth and State Codes.

Operation: Minimal sound emanating from roll of coaster on tracks. A sound report from a like project exists within the CUP application. All sounds remaining within site, and not exceeding sound ordinance.

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

No noise impacts are anticipated.

8. Land and Shoreline Use

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

The current use of the site is a commercial business providing guided river rafting, sales and rentals of recreational equipment and vehicle parking. The commercially zoned properties to the south are used as a residence and a municipal water reservoir for the City of Leavenworth. The property to the west across the Wenatchee River is undeveloped forest land zoned for residential uses. The property to the north is undeveloped property zoned for commercial uses. The properties to the east are commercial and used as a gas station, a resort, and residential property developed with high density condominiums.

The contained property and surrounding properties are zoned for commercial uses or developed with high density multi family residential units. The proposal is not anticipated to negatively affect nearby 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 as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

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.

A temporary wooden structure used as the sales and retail office for Osprey Rafting.

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

The structure mentioned above will be removed from the site.

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

The zoning is Tourist Commercial, per the City of Leavenworth Municipal Code and Zoning Maps.

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

Tourist Commercial

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

Conservancy; however the property is not located within Shoreline Management Act Jurisdiction.

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

Riparian areas associated with the Wenatchee River are classified as critical area; however, the project is not located within a riparian area.

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

10-15 employees at any given time, no residences

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

No residential displacement would happen. The current business, osprey Rafting would displace seasonal employees due to the business leaving the site.

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

none

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

yes: The project application will follow local land use code

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

na

9. Housing

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

none

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

none

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

none

10. Aesthetics

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

Attractions #2 and #4 will have minimal elements that are mast-like, or pole-like in form and will not exceed 50'-0". Primary structures within the park will not exceed 35'-0" per the Tourist Commercial Zoning Code.

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

None

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

None

11. Light and Glare

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

Low-light wash at park base area, commensurate with typical retail activity, and life safety, with the intent for Dark Sky compliant fixtures.

- 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 anticipated

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

International Dark Sky Compliant Lighting

12. Recreation

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

Climbing, biking, hiking, rafting, kayaking, running, paragliding.

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

no

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

Additional recreational opportunities in the form of active attractions.

13. Historic and cultural preservation

- 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.

No.

- 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.

None found: A Cultural Resource Assessment was conducted by Cultural Resource Consultants.

- 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.

Methodology is outlined in the Cultural Resource Assessment

- 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.

none

14. Transportation

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

The proposed project will be located on the southwest quadrant of the intersection of U.S. Highway 2 and Icicle Road. One vehicle access point is proposed approximately 300' south of the intersection of U.S. Highway 2 & Icicle Road, at an existing access point to a current gravel parking lot on the site.

Icicle Road will serve all vehicle traffic entering and departing the site via a single driveway. Icicle Road is classified as a secondary arterial, with a posted speed limit of 35 mph. Traffic arriving from U.S. Highway 2 will need to turn onto Icicle Road to access the site. U.S. Highway 2 is classified as a Rural Principal Arterial, with a posted speed limit of 30 mph near the intersection with Icicle Road.

- 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?

Link Transit Bus Route #22 serves the site at the Icicle Road & Highway 2 Transit Stop, located within the gas station parking lot on the east side of Icicle Road (approximately 200' from the site driveway). On weekdays, there are 20 departures per day from the transit stop between 5:00 a.m. and 9:00 p.m. During peak hours on weekdays, Route 22 operates every 30 minutes. On Saturdays, there are 6 departures per day from the transit stop between 8:00 a.m. and 7:00 p.m.

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

The proposed project includes a 58-stall parking lot, including 2 accessible stalls. Four rows of 90-degree parking stalls will be served by two drive aisles.

The existing gravel lot on site serves as a parking lot and equipment storage for a rafting company. No lines are provided to indicate a fixed number of parking spaces. Based on a review of aerial photography of the site and general arrangement of vehicles stored on site, approximately 50 to 60 vehicles can be stored on site under existing conditions. The proposed project would therefore not significantly change the amount of parking on site.

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

Based on a Traffic Impact Analysis (TIA) completed for the project in June 2018, no off-site roadway improvements are proposed to accommodate vehicle movements. To accommodate pedestrian access to the site, a marked crosswalk across Icicle Road on the north side of the site driveway combined with two pedestrian crossing signs are proposed to draw attention to the marked crosswalk at an unsignalized intersection. Pedestrian routing to the site will make use of the existing sidewalk on the east side of Icicle Road.

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

The proposed will not use or occur in the immediate vicinity of water, rail, or air transportation.

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

Based on the assumptions documented within the Traffic Impact Analysis (TIA) completed for the project in June 2018, the site is expected to generate up to 310 vehicle trips per day on weekdays (155 inbound/155 outbound) and up to 774 vehicle trips per day on weekends (387 inbound/387 outbound). Approximately 12 to 14% of

these trips are anticipated to be completed during the peak hour (45 vehicle trips per hour on weekdays and 90 vehicle trips per hour on weekends). Vehicle trip generation was calculated by assuming up to 500 visitors per day on weekdays and up to 1,250 visitors per day on weekends with 65% of visitors arriving by vehicle, with an average vehicle occupancy rate of 2.1 persons per vehicle. 35% of visitors were assumed to arrive by other means, primarily on foot from downtown Leavenworth. All vehicle trips were assumed to arrive and depart via U.S. Highway 2 (no trips were assumed to draw from the residential areas south of the site), with 90% of vehicle trips arriving from and departing to the east, and 10% of vehicle trips arriving from and departing to the west. The study area and all assumptions were discussed with City staff and documented in a memo dated April 13, 2018.

Based on traffic counts collected in April 2018, a weekday peak hour was calculated between the hours of 4 and 6 p.m., and on Saturdays, a peak hour was calculated between the hours of 1 and 3 p.m. A background annual growth rate of 3.1% was used to adjust 2018 counts to forecasted 2020 conditions. For all study area intersections, vehicle delay, level of service (LOS), volume-to-capacity (v/c), and 95th percentile queue length analyses were performed in accordance with Highway Capacity Manual (HCM) 6th Edition procedures utilizing Synchro 10 software. Including vehicle trips from the site and background growth, all study area intersections were found to meet City of Leavenworth operational standards.

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

The proposed project will not interfere with the movement of agricultural and forest products on roads or streets in the area. The Traffic Impact Analysis demonstrates that operational standards at all study area intersections will be maintained. The analysis relied on recent traffic counts, which included heavy vehicle movements at all study area intersection.

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

The proposed project is located within a 10 to 20 minute walk of many hotels in Leavenworth, and the site is expected to draw primarily from visitors to the Leavenworth area. Continuous sidewalk is provided between downtown Leavenworth and the project site along Highway 2 and the east side of Icicle Road. A marked pedestrian crossing at the site driveway will provide the final connection to the site, allowing for continuous pedestrian connectivity between the site and downtown Leavenworth. The crosswalk will provide direct routing to the site entrance without the need to walk through the site parking lot. These measures will help to encourage pedestrian trips to the site during the peak summer months and minimize the need to drive to the site.

15. Public Services

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

Yes. It will require Fire and Police protection. Minimal impact is expected.

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

See traffic impact study for traffic mitigation/plan.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

c. 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.

Expanded water, sewer, telecommunications, and power.

C. Signature

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



Signature:

Name of signee _Todd Smith_____

Position and Agency/Organization ___Architect: Syndicate Smith LLC, Leavenworth

WA_____

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

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

None anticipated.

Proposed measures to avoid or reduce such increases are:

none

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

None anticipated.

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

none

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

None anticipated.

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

none

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?

None anticipated.

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

None

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?

None anticipated.

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

none

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

Increased Power and Water and Sewer Impacts, Consumption from Municipal Resources.

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

Best Practices management toward utilization of Infrastructural Resources.

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

None