

A. Background

1. Name of proposed project, if applicable: **All Seasons Garage Storage Facility**
2. Name of applicant: **Mr. Jeff Bainter**
3. Address and phone number of applicant and contact person:

<u>P.O. Box 1041</u>	<u>Tri-State Consulting Engineers, Inc.</u>
<u>Roslyn, WA 98941</u>	<u>Steven W. Syrcle, P.E.</u>
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	<u>Coeur d' Alene, ID 83814</u>
	<u>208) 665-9502</u>
4. Date checklist prepared: **May 4, 2020**
5. Agency requesting checklist: **Kittitas County**
6. Proposed timing or schedule (including phasing, if applicable): **Zoning Conditional Use Permit per allowed timing of this process. We envision 2 to 3 phases of the development.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **The attached preliminary site plan reveals the development plans and phasing lines.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **There are no environmental concerns for this proposed development.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **No**
10. List any government approvals or permits that will be needed for your proposal, if known. **Approval of the Board of County Commissioners with an approval recommendation from the Hearing Examiner**
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.) **Obtain approval on our proposed garage storage facility and RV Repair Shop located on approximately 9.30 acres. The proposal consists of creating 115 garage units 24' x 48', 24' x 42' and 14 x 30' in size for private ownership. There will be a care takers facility and an RV Repair Shop in the existing shop as well.**

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 site is located along State Rout 970 east of Cle Elum, WA. The existing shop has an address of 4081 SR 970 Cle Elum, WA. The attached proposed site plan reveals more specifics to our plan for the development.**

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: **The subject property is relatively flat with a slight slope towards the north end of the boundary.**

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

b. What is the steepest slope on the site (approximate percent slope)? **All slopes on the site are less than 10%.**

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 onsite soils have been identified per a Web Soil Survey per the National Resources Conservation Service. Patnish-Mippon-Myzel complex is the soil name and consists of ashy loam from 0 to 14 inches deep, loam from 14 to 27 inches, very gravelly sandy loam between 27 to 35 inches and extremely cobbly loamy sand at 35 to 60 inches in depth. The proposed site improvements will consist of the removal of the existing native topsoil prior to the placement of structural materials under the paved and building structure areas.**

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. **The proposed plan will be to remove the native non-structural topsoil from the areas of improvement and place structural grade fill material where needed for construction purposes.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **There is no concern for any significant erosion from happening on the subject property.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately 80% of the site will be**

covered with impervious surfaces in the form of asphalt, concrete and storage buildings.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **The site improvement plans will require for the installation of filter fabric fencing along the down gradient of the site to retain all soils onsite during construction operations. All native soils that are disturbed with no improvements will be hydroseeded to regain stabilization.**

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. **General construction equipment shall be used onsite during construction. These types of equipment are anticipated to be grader, dozer, track excavators and perhaps a rubber tired backhoe. Significant emissions are not expected to occur during construction.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None are anticipated.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **There will be no measures required to reduce or control emissions with our proposed improvements.**

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. **The subject property has no surface water bodies in the area.**
- 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. **Not Applicable**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **Not Applicable**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **Not Applicable**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **A portion of the 100-year floodplain falls over the subject property. See attached site plan**
- 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. **Not Applicable**

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. **The subject property has 3 water certificates and during the design phase of the project we will create a fully functional water system to meet the regulatory requirements to support the development.**
- 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. **A private septic system will be required to support the storage facility and care takers home. See attached site plan.**

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. **The garage storage structures will be stepped to allow for stormwater conveyance from the south to the low point along the northern portions of the property. A detension/retention facility will be installed and sized accordingly to accommodate all stormwater runoff.**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **No**
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No**

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

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? **The subject property is undeveloped with no vegetation onsite with the exception of some old growth trees along the northern portion of the site which shall be retained and protected.**
- c. List threatened and endangered species known to be on or near the site. **None exist onsite**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **The proposed landscaping shall meet the requirements of Kittitas County**
- e. List all noxious weeds and invasive species known to be on or near the site. **None exist onsite**

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. **None have been noticed onsite.**

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. **None have been observed onsite.**
- c. Is the site part of a migration route? If so, explain. **No**
- d. Proposed measures to preserve or enhance wildlife, if any: **None**
- 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. **General electric shall be the sole source of energy used for the development of the site.**
- 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: **None at this time**

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**

- 1) Describe any known or possible contamination at the site from present or past uses.
There are no past or present contaminates onsite.
- 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 are planned with the proposed development.**
- 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. **There will be no hazardous chemicals stored, used or produced onsite.**
- 4) Describe special emergency services that might be required. **N/A**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **N/A**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **N/A**
- 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. **General construction equipment shall occur during development as a temporary noise. We shall comply with the allowable construction hours per Kittitas County.**
- 3) Proposed measures to reduce or control noise impacts, if any: **N/A**

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 undeveloped and the use to the west is a Mini-Storage with single family residential to the east, north and south.**
- 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? **N/A**
 - 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: **N/A**
- c. Describe any structures on the site. **There is one existing shop building onsite**

- d. Will any structures be demolished? If so, what? **No**
- e. What is the current zoning classification of the site? **Farm and Range is the current zoning classification for the subject property.**
- f. What is the current comprehensive plan designation of the site? **Rural**
- g. If applicable, what is the current shoreline master program designation of the site? **Not Applicable**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **No**
- i. Approximately how many people would reside or work in the completed project? **We will have one fulltime care taker and approximately 3 employees for the RV repair shop**
- j. Approximately how many people would the completed project displace? **None**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **None**
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **None**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **Not Applicable**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **None are proposed**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None are proposed**
- c. Proposed measures to reduce or control housing impacts, if any: **None are proposed**

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? **The proposed heights of the storage facilities will not exceed 25' to the roof ridge top and shall be constructed of metal materials**
- b. What views in the immediate vicinity would be altered or obstructed? **None**
- b. Proposed measures to reduce or control aesthetic impacts, if any: **Landscaping shall be required by Kittitas County**

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Security lighting will be provided on the buildings giving light to the access roadways. These fixtures will be triggered to operate during the night hours and will not exceed allowable lumens at the property boundaries.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No**
- c. What existing off-site sources of light or glare may affect your proposal? **None**
- d. Proposed measures to reduce or control light and glare impacts, if any: **Our lighting fixtures shall be mounted and directed downward.**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **None**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **N/A**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **N/A**

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. **N/A**
- 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. **N/A**
- 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. **N/A**
- 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. **N/A**

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. **State Route 970 is our existing access approach**
- 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? **N/A**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **N/A**
- 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). **No**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **N/A**
- 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? **Per the Institute of Transportation Engineers for (151) Mini-Warehouse the development will generate 28 average vehicle trips per any weekday with 50% entering and 50% exiting.**
- 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. **N/A**
- h. Proposed measures to reduce or control transportation impacts, if any: **N/A**

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

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. **Kittitas PUD for power, private water and sewer will serve the project.**

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 _____
 Position and Agency/Organization _____
 Date Submitted: _____