

SEPA ENVIRONMENTAL CHECKLIST

A. Background

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

2. Name of applicant:

**WLC Property Holdings, LLC
per Joshua Mitchell, Spencer Parr and Ashton Dennis**

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

Applicant:

**WLC Property Holdings, LLC
651 Strander Blvd., Ste. 215
Tukwila, WA 98188
(585) 621-8000**

Contact Person:

**Joshua Mitchell
741 Westside Road
Cle Elum, WA 98922
(206) 999-7055
Jmitchell6686@hotmail.com**

4. Date checklist prepared: **November 9, 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.

The first phase is planned to include four (4) self-storage buildings which each measure 180' x 40'. Each standard height (8' – 10') self-storage building will contain 36 units measuring 10' x 20'. There will also be one (1) covered parking (carport style) structure that will measure 180' x 40' (16' – 18' high). Phase 1 will therefore result in 144 self-storage units and 18 covered parking stalls, 10' x 40', for covered storage of boats and RVs. There will also be additional uncovered parking for boats, camper trailers and RV/motorhomes. All surfaces will be gravel between building structures, each of which will have a cement foundation and slab floor.

During phase one (1) we also plan to build a single residential structure for one of our owners to utilize while overseeing the property and its construction. This residential structure will most likely be HiLine Homes plan 2188 (or equivalent),

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having a total ground area footprint of approximately 66' x 65.6'. The residential home will be approximately 2188 square feet and feature either 3 beds and two baths, plus den, or 4 beds and two baths (preferred), depending on permitting allowances. There will be an attached 2 car garage, approximately 22' x 22' and a covered patio area at the rear of the house, measuring approximately 39.5' by 15'. This first phase of construction is planned to be completed between permit approval and the end of 2021.

The second phase of construction will include an additional four (4) self-storage units and an additional one (1) covered parking structure. These will each be of the same dimensions and style as the buildings planned for phase one. All self-storage units are planned to be of the 10' x 20' variety. If there exists strong market demand, the second phase may include also the remainder of the planned buildings intended for the site, which will then include a total of eight (8) self-storage units and two (2) covered parking structures completed during this second phase. The second phase of construction will commence in either the fall of 2021 or during 2022 and most likely be completed by the end of 2023.

Any final phase will include the remainder of all buildings permitted and will be completed before the expiration of five years from the permit approval date. The total site construction proposed is for 424 self-storage units and 54 covered parking stalls, together with multiple outside storage spots for miscellaneous boats, trailers and RVs/motorhomes.

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 for this entire project.

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 project. The parcel does contain a wetland at its rear that has been formally evaluated by a wetlands consultant and will not be disturbed or encroached by our planned construction. All construction is intended to be located at least 100' from any of the wetlands designated, unless mitigation is permitted for the residential structure, at which time we would build that approximately 50' closer to the south end of the parcel than is presently depicted. See the attached wetlands survey report and preliminary site plan proposal. Note that there already exists a gravel access road between the proposed construction of all self-storage and covered parking structures and the primary wetland areas. This existing road is currently used as an access road for an adjacent subdivision of residential properties.

The owners will apply for a grading permit after engineered grading and storm water plans are completed.

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. To our knowledge, there are no other pending applications affecting the subject property.

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 of our proposed self-storage development located upon approximately 10 acres of the 18.81 acre parcel referenced as county tax parcel 15445, observing all appropriate set-backs. The uses of the land will include drive-up self-storage for members of the public, as well as outdoor covered and uncovered storage of RV campers, trailers, boats, any other recreational vehicles and potentially for some contractor materials.

Obtain approval of our proposed single family dwelling to be an owner occupied residence.

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 Route 970 to the East of Cle Elum, Washington. The street address is 3581 Highway 970, Cle Elum, WA 98922. The parcel entrance is located to the West side of the developed land upon which the self-storage business known as Steelhead Storage is already located. The county tax parcel is # 15445. The proposed site is parcel A3 of that certain survey recorded August 7, 2000, in Book 25 of Surveys, Page 87 and 88, under Auditor's File No. 200008070050, records of Kittitas County, State of Washington; being a portion of Section 32, Township 20 North, Range 16 East, W.M., Kittitas County, State of Washington.

B. Environmental Elements

1. Earth

a. General description of the site:

The subject property is generally flat and appears primarily level to the eye in the area where the proposed construction will be performed. However, there is a slight slope towards the North end of the boundary lines.

A grading permit will be applied for.

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

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

All slopes are approximately less than 3%.

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 are identified as 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 and 35 inches, and extremely cobly loamy sand at 35 to 60 inches in depth. The parcel was previously held in the forest and range classification, and on information and belief has not been used for crop agriculture at any time. The proposal may result in minimal grading of these soils and if required for architectural integrity, some removal of the existing native topsoil prior to the placement of structural materials under the 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 involves minor grading and minimal displacement of some non-structural topsoil from the areas of improvement, with structural grade fill material from local quarries to be placed as appropriate or needed in order to support building foundations. The total area of the improvements will be

approximately ten acres, with gravel roadways between and around all self-storage and covered parking structures.

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 as it is already generally flat.

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

Less than 20%.

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

The site improvement plans require no disturbance of the land in places it will not be immediately developed with either the placement of buildings or gravel driveways between and around the buildings or to allow for uncovered parking. The site is nearly flat and level, so no significant erosion will occur during construction, even with inclement weather, should that occur. It is planned that any soils that are actually disturbed during the construction of the self storage units will quickly be covered with gravel as soon as that is practicable. Thus, the impacts to the earth from erosion and otherwise will be reduced to their most practical minimum.

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 a dozer, track excavators, hoist, forklift and the trucks and trailers of the construction workers and material delivery drivers who may deliver the various building materials to the site. It is anticipated that the construction crew needed to build the self-storage building will be less than ten people on-site at any one time, including any delivery persons and building inspectors. Once built, the construction plan involves self-storage buildings that are not anticipated to generate any form of emissions to the air and will require only minimal maintenance. Thus, no significant emissions affecting the air are anticipated either during construction, operation or maintenance of the project once it is complete.

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: **None.**

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 anywhere proximate to or within the immediate vicinity of the construction and development that will take place. There is an existing natural wetlands on the property, as designated in the attached wetlands survey report, but those wetlands are already entirely contained on the opposite side of an existing, built-up and graveled residential subdivision access roadway from where the planned construction and resulting building sites will be located. Moreover, those wetlands will in no way be disturbed by the planned development because none of the construction processes, resulting buildings, gravel driveways or eventual use of the self-storage facilities themselves will impact upon the existing natural wetlands due to the setbacks that will be observed.

- 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.

The project will require general construction and excavation equipment to be used within 200 feet of the existing natural wetlands, but all such activities will be conducted upon the dry lands to the South of the existing natural wetlands, on the opposite side from an already-existing, built-up residential subdivision access roadway. There will be no work conducted over or in or impacting upon the described waters/wetlands. A preliminary site map is hereto attached for reference. There is no construction activity that will be needed within 100' of any existing wetlands.

- 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.

There will be no fill or dredge material placed in or removed from any existing natural wetlands on the site. Those will be carefully avoided by all construction crew and processes.

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

Engineered stormwater plans will be generated and will comply with Stormwater Management Manual for Eastern Washington (SWMMEW).

- 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 does fall over the subject property. However, see the attached site plan. Very similar self-storage construction has already been permitted and erected in this area. Engineered grading permits will be submitted.

- 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. The proposal does not involve any discharge of waste materials to surface waters.

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 a water mitigation certificate allowing 300 gallons per day of water to be withdrawn for residential purposes. It has a well that is dug to a depth of 463 feet and charges at a rate of approximately 5+ gallons per minute. However, this well and the water derived from it are in no way anticipated to be used in service to the proposed development of self-storage buildings or RV and other outdoor storage or parking. The well is only intended to be used for service of the planned residential structure that will serve, at least initially, as a caretaker's residence. It is anticipated that there will be no water withdrawn from the well for the development project, either during construction or in the future. No water will be discharged to grandwater either.

- 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.

No waste material will be discharged into the ground from septic tanks or other sources for any of the project involving self-storage, covered parking or uncovered parking and storage. During construction, appropriate portable toilettes will be available for construction crewmembers and those will then be removed upon project completion. The residential structure will be supported by an appropriately-designed and permitted brand-new septic system that will either meet or exceed all legal requirements.

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.

Engineered stormwater plans will be generated consistent with the Stormwater Management Manual for Eastern Washington (SWMMEW).

- 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:

It is not anticipated that such measures will be required given the amount of permeable surfaces that will be retained at project completion. However, engineered stormwater plans will be generated consistent with the Stormwater Management Manual for Eastern Washington (SWMMEW).

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 existing natural grasses and vegetation will be graded out and replaced with gravel. There are some planted ponderosa pines, apple trees and various other scub vegetation that may need to be removed for the planned construction, but none of this will be disturbed in any wetland. There are also no other critical areas on the site. See the proposed site plan attached.

c. List threatened and endangered species known to be on or near the site. **None.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **There will be an aesthetically pleasing buffer along the perimeter of the property of natural vegetation for sight screening.**

e. List all noxious weeds and invasive species known to be on or near the site. **None.**

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 _____

Deer, bear and elk have been observed on or near the site. None will be in any way significantly affected by the proposed construction of this project.

b. List any threatened and endangered species known to be on or near the site. **None.**

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.

Electric utilities will be installed to allow lights within and/or around the self-storage units and covered parking areas, as well as to service the needs of video surveillance monitoring and automated gate use on the access roadway. Electric utilities will also be trenched to the location of the proposed residential structure.

- 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:

Self-storage requires very little energy consumption. To the extent that there will be lighting provided in and/or around any of the proposed units, it is planned that these will generally utilize timer switches and LED bulbs in order to minimize energy consumption.

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. **No.**

- 1) Describe any known or possible contamination at the site from present or past uses. **None.**

- 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.**

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

None. It is anticipated that tenants will be contractually prohibited from creating, using or storing toxic or hazardous chemicals on-site.

- 4) Describe special emergency services that might be required. **None.**

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

Self-storage tenants will be contractually prohibited from creating, using or storing any hazardous materials on-site.

b. Noise

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

There is presently noise from the traffic on the adjacent Highway 970 that fronts the subject property, but this will have no impact upon our project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

All surrounding parcels involve significant acreage and substantial distances of all residential buildings from the proposed project's location, so any noise created by the construction of this project will be minimal, temporary, limited to normal construction (daylight) hours specified by Kittitas County and limited also to the period of actual construction. Due to trees, distances between structures and other land features involved, it will be likely that no significant construction noise will be perceptible to any neighbors. During the life of the project, these same property characteristics mean that there will be no significant contribution of noise to the perceptions of others resulting from the continued operation of this self-storage project.

3) Proposed measures to reduce or control noise impacts, if any: **None.**

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 primarily undeveloped and vacant land, with some primitive camping. It has only a small shed located upon it, which serves as a pump house for an existing well. Adjacent property uses include quasi-residential, residential, additional self-storage facilities, and proposed RV condominium storage facilities. The land to the West is presently being developed for quasi-residential purposes, including presently under construction is a large and tall woodworking shop with mezzanine office space, together with a planned residential structure that will reportedly be built in 2021. The planned residential building is located on the other side of the existing-build, large woodworking shop with mezzanine offices structure. There are also numerous trees between that planned residence and the proposed project described herein

for our parcel. The land to the North is residential but is situated at a higher elevation than the subject property given that there is an approximately 50 foot-high bluff at the rear of our subject property, causing the residential parcels behind to be stepped-up and situated upon a higher plateau. None of the residential properties to the North has a visible sight line to the subject property from the existing residences. Nor can structures be built at the top of the bluff, so no potential residential site lines will ever be implicated. The land to the South is either bordered by Highway 970, or for a portion of the subject property's boundary is bordered by an existing self-storage business known as "Steelhead Storage." The remainder of the Southern boundary of the subject property is bordered by a presently-proposed (pending permit approval) condominium RV storage and repair complex of buildings known as "All Seasons Garage Storage" (See CU-20-00002). The land to the immediate East of the subject property is a large acreage of primarily undeveloped land, having no residential development within either eyesight or earshot of any of the proposed development upon our subject parcel. See the preliminary proposed site plan attached hereto.

- 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?

On information and belief, the proposed site has not been used as working farmlands or working forest lands. It was previously held in a forest classification in order to obtain favorable tax benefits, but that classification was removed (and back-due, deferred taxes paid) at the time the site transferred ownership to the current owners on September 11, 2020. There is no agricultural or forest land of long-term commercial significance that will be converted due to the current project's use.

- 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. **There is only just a small wooden shed measuring no larger than 10'x14,' presently used as a pump house.**

- d. Will any structures be demolished? If so, what? **No.**

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

- 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?
Approximately two people will reside in the residential dwelling unit, which will be one of the owners and his child. At least initially, it is not anticipated that the storage facilities will require any human presence from day to day, and therefore no workers are planned to be onsite, generally.

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

k. Proposed measures to avoid or reduce displacement impacts, if any: **Not Applicable.**

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **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. **One dwelling unit is proposed. It will be generally suited to middle-income housing.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **Not Applicable.**

c. Proposed measures to reduce or control housing impacts, if any: **Not Applicable.**

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 storage facilities will not exceed 25 feet to the top of the ridge top and shall be constructed of metal materials. The proposed height of the proposed residential unit will also not likely exceed 25 feet to the top of the ridge of the roof since the unit is going to be a single-story dwelling.**

b. What views in the immediate vicinity would be altered or obstructed? **None.**

b. Proposed measures to reduce or control aesthetic impacts, if any: **There will be a privacy fence placed around the perimeter of the storage facility for sight screening. Equally, there will be a contiguous border of vegetation, both trees and shrubs to offset any sight implications of the contiguous property owners and public.**

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: **The lights will be on a timer and faced in a direction that will not disrupt the contiguous property owners or public.**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **No.**
- 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: **No.**

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. **Not Applicable.**
- 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.**
- 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. **Not Applicable.**

- 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. **Not Applicable.**

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, using a common existing road that is shared with a small residential subdivision via an easement attached to the subject property.**
- 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? **No.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **Not Applicable.**
- 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). **We propose installing an electric gate at an appropriate safe distance to the entrance off the existing roadway, which is Highway 970. This will likely be a replacement gate for one of two gates that already exist along the access roadway at the West side of the parcel. There is also presently a second gate closer to the highway on that same access road, but in our estimation that gated entrance should already be removed in order to obtain an appropriate safe distance from the highway. We have formed this belief as some of our current neighbors have already complained to us that the present gate along the existing access roadway puts their vehicles at risk of protruding into the highway as they pull off the highway. We propose removing this first gateway immediately.**

We understand that the road will need to be improved to the entrance of the storage facility and we are prepared to do so.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No.**
- 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 development will generate 28 average vehicle trips per any weekday with 50% entering and 50% exiting. The single story detached residential structure will generate 10 average vehicle trips per any weekday, with 50% entering and 50% exiting. The primitive, seasonal campground is estimated to generate 10 average vehicle trips per weekday, with 50% entering and 50% exiting. The combined total projected average vehicle trips per day for this parcel will be 48, 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. **No.**

h. Proposed measures to reduce or control transportation impacts, if any: **None.**

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. **No.**

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: **There is a 463-foot deep, eight-inch diameter well on the site. It has a zero static line and recharges at greater than 5 gpm.**

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. No other utilities required.**

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: _____