

# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

SE-17-00001

## 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: [\[help\]](#)

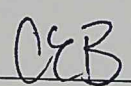
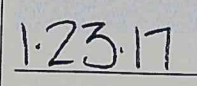
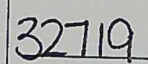

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property 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.

### APPLICATION FEES:

\$600.00 Kittitas County Community Development Services (KCCDS)  
\$70.00 Kittitas County Department of Public Works

**\$670.00 Total fees due for this application (One check made payable to KCCDS)**

### FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): 	DATE: 	RECEIPT# 	
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**GODZILLA THORP, LLC  
Kittitas County, Washington**

# **GODZILLA TRUCK STOP COMPLEX**

## **STATE ENVIRONMENTAL POLICY ACT**

### **ENVIRONMENTAL CHECKLIST**

**Prepared by**



**HLA**

Engineering and Land Surveying, Inc.

2803 River Road  
Yakima, WA 98902

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**HLA Project No. 16139  
December 2016**

STATE ENVIRONMENTAL POLICY ACT  
**ENVIRONMENTAL CHECKLIST**

**A. BACKGROUND**

1. *Name of Proposal, if Applicable:* Godzilla Truck Stop Complex
  
2. *Name of Proponent:* Godzilla Thorp, LLC  
(Luke Xitco)  
*Phone Number:* (206) 753-8098  
*Address of Proponent:* P.O. Box 1376  
Tacoma, WA 98401
  
3. *Person Completing Form:* Michael R. Heit, PE  
*Phone Number:* (509) 966-7000  
*Address:* HLA Engineering and Land Surveying, Inc. (HLA)  
2803 River Road  
Yakima, WA 98902  
  
Jeff Slothower, Attorney at Law  
(509) 925-6916  
Lathrop, Winbauer, Harrel, Slothower & Denison  
L.L.P.  
P.O. Box 1088  
Ellensburg, WA 98926
  
4. *Date Checklist Prepared:* December 13, 2016
  
5. *Agency Requesting Checklist:* Kittitas County
  
6. *Proposed timing or schedule (including phasing, if applicable):*  
  
The development will be developed in multiple phases. The buildings and site improvements will not all be constructed simultaneously, but will be constructed as the tenants are secured until the development is complete. Construction is anticipated to start in July 2017.
  
7. *Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.*  
  
This SEPA is in conjunction with the eventual civil site improvement plans and construction of the proposed commercial/retail buildings on the site plan.

Map Numbers 18.17.13052.0001 & 0002



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

The applicant is not aware of any specific environmental information which has been prepared for this property. However, there have been recent projects adjacent to this property. Any environmental information prepared would be available at the Kittitas County Planning Department.

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.*

The applicant is not aware of any pending applications, or governmental approvals for this property.

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

Kittitas County – SEPA Site Plan Approval.

Kittitas County – SEPA Determination.

Kittitas County – Civil Site Plan Approval.

Kittitas County – Stormwater Approval.

Kittitas County – Building Permit Approval.

Washington State DOH – LOSS modification Approval

Washington State DOH – Group A TNC Water System Approval (Exempt Well)

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.*

Godzilla Truck Stop Complex property project proposal is to create a multi-use retail or commercial center comprising of two parcels. The proposal would be to create an unmanned card-lock fueling station facility, and a 6,000 square foot new restaurant building with a drive-thru, and 39 parking spaces. The property currently encompasses two undeveloped parcels, totaling 3.56 acres. The development will bring new retail and restaurant establishments to the Kittitas County. The multi-use development will have a shared access agreement.

The proposed multi-use development is constructed immediately adjacent to the existing multi-use center containing an Arco Station, and Thorp Fruit. The proposed development will complement the existing businesses creating an Oasis type site out of the existing ARCO Station, Thorp Fruit, proposed Card Lock, and Fast Food. Much of the traffic frequenting the combination of the four businesses will be synergistic in nature "one stop shopping." The customer demographics are vehicles passing through the I-90 corridor, traveling to and from Western Washington, Eastern Washington, and beyond. The site creates a natural stopping point for travelers to refuel, eat, stretch their legs, walk the dog, and generally refresh prior to resuming their trip.

The property is serviced by Interstate 90, Thorp Highway, and Gladmar Road. The project will construct three additional access points on Gladmar Road. Gladmar Road and



the West bound I-90 exit 101 was previously improved to accommodate Interstate Semi Truck traffic, as well as future traffic accessing Gladmar Road.

The property is currently vacant with the only structure on the site is the pump house/shed for the existing well. Previously there was a manufactured home on the site, a seasonal commercial fruit stand, and an espresso stand.

The project is proposed to be served with private water and sewer. The development is anticipated to be connected to the existing private Large On-Site Septic System (LOSS), for the Arco Station and Fruit Stand. The LOSS will be modified as necessary to accommodate the proposed development. The existing on-site exempt well was previously permitted a Group A TNC exempt water system, and the well will be re-permitted to be used a Group A TNC water system for the proposed development. A private fire main and hydrant will be extended from the neighboring fire system as necessary to meet fire code.

The sources of stormwater runoff from the proposed parking lot area will be primarily from rainfall and snowmelt. Stormwater runoff is proposed to be collected and managed on-site via surface retention and infiltration facilities. Stormwater treatment and disposal facilities will be designed and sized in accordance with the Stormwater Management Manual for Eastern Washington and Kittitas County standards. This project will not result in the discharge of storm water into a surface water body.

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 application related to this checklist.*

The proposed Godzilla Truck Stop Complex is located at the intersection of Thorp Highway and Gladmar Road, Kittitas County, Washington. Parcel number 958324, and 958325; Northeast Quarter of Section 13, Township 18 North, Range 17 East, W.M. Please refer to the attached map for additional information.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. EARTH**

- a. *General description of the site (underline one): Flat, rolling, hilly, steep slopes, mountainous, other (Gently Sloping).*

The existing site gently slopes from the northwest to the southeast.

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

The majority of the site slopes approximately 0.5 percent, while the steepest slope on the site is approximately 1.0 percent.

- 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 primary soil type is Vanderbilt Ashy Loam, 0 to 2 percent slopes, which is a CL or A-6 soil type. The Vanderbilt Ashy Loam soil mapping indicates: 0" - 8" Ashy Loam, 8" - 28" Ashy Loam, 28" - 38" Clay Loam, 38" - 60" Clay Loam. Permeability of the Vanderbilt Ashy Loam is low, the runoff is moderate and the water erosion hazard is low.

The U.S. Department of Agriculture Natural Resource Conservation Service (USDA-NRCS) classifies this soil type if irrigated.

The proposal does not require removing any soils. The site will be regraded to create an earthwork balance.

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

There are no known indications of unstable soils on site or in the immediate vicinity.

- 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 project consists of usual and normal embankment construction for new parking lots and building lots. As it applies to the entire development, there is minimal grading proposed for parking lot construction and lot development expected. The site is relatively flat and there is not expected to be any significant areas of cut or fill. Normal clearing and grubbing of the property of vegetative top soil will occur during construction as necessary to obtain native soil and a clean unyielding surface for the parking lot base. No fill is proposed and no net increase or decrease in quantity of material is anticipated. Earthwork quantities will be determined during the design phase of the development. Source of fill will be from on-site excavations or from approved/permitted borrow site. Backfilling for utilities will consist of crushed aggregate for pipe zone bedding and native material for trench backfill. All excess soil will be re-distributed on site for landscaping beds.

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

Erosion is not expected to occur as a result of clearing or construction. The site is relatively flat and the soil does not lend itself to erosion. Because of the relatively flat topography, water-borne erosion is not expected to be a problem during construction. Construction of the improvements will not affect wind-borne or water-borne soil erosion following project completion. After construction is completed the development will be primarily covered with hard surfacing, or landscaping preventing the likelihood of erosion.



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

The proposed development consists of a new retail/restaurant building, a card-lock fueling station, and the associated parking lots. When complete it will be approximately 50-60 percent impervious. The lot coverage maximum in the Highway Commercial zone is 100 percent.

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

During the site development and construction activities, the contractor will be required to utilize appropriate erosion control Best Management Practices, and regulatory erosion control stormwater management plans will be implemented. Silt fencing and dust control measures will be implemented. Storm drainage improvements will be constructed to comply with Kittitas County (Stormwater Management Manual for Eastern Washington) standards. The site will be permanently stabilized post-construction by sodding, and landscaping.

## 2. AIR

- a. *What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.*

Typical emissions of dust and automobile odors will be generated during construction. Dust control procedures will be in place during construction to limit the dust to the maximum extent practicable. Construction activity will be limited to area immediately adjacent to the construction area. Dust is not expected after construction as the site will be fully landscaped and irrigated, or will be covered with impervious surfacing. After project completion, there will be no adverse effects on the air, the emissions will be from automobiles already traveling on the adjacent interstate, that stop at the truck stop complex. Therefore, it will not generate new emissions. Minimal emissions from commercial heating devices may occur after project completion. Approximate quantities are not known.

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

None are known to exist.

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

The contractor shall comply with Ecology: Eastern Regional Office regulatory requirements. The contractor may be required to use dust control measures such as watering of the construction area to eliminate wind-borne erosion if a problem arises. The contractor will also be required to clean mud and dust from public roadways as necessary. In addition, construction equipment will be well maintained to prevent excessive exhaust emissions.

### 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.*

There are no existing surface bodies of water or streams within the development. Yakima River is located approximately 3,200 feet to the east of the property, and there are two manmade lakes, from old borrow pits used to create the overpass approximately 1,400 feet to the east of the 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.*

There will be no work over or in any bodies of water.

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

No fill or dredge material will be placed or removed from any surface water or wetlands.

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

The new development will not require any surface water withdrawals or diversions.

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

According to FIRM mapping, the site does not lie within the 100-year floodplain.

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 discharge any waste material 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 site has an existing deep water source exempt well that was previously permitted a Group A TNC water system, and the well will be re-permitted to be used



a Group A TNC water system to service the restaurant and card-lock facility. The proposal will not withdraw or discharge to ground water. Ground water is not anticipated to be withdrawn for construction dewatering.

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.*

Waste materials will not be discharged from any source into the ground on this site. The project is proposed to be served with private water and sewer. The development is anticipated to be connected to the existing private Large On-Site Septic System (LOSS), for the Arco Station and Fruit Stand. The LOSS will be modified as necessary to meet Washington State DOH requirements for the combined developments.

c. *Water Runoff (including storm water):*

1. *Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will the water flow? Will this water flow into other waters? If so, describe.*

The sources of water runoff will be primarily from rainfall and snowmelt. The runoff is proposed to be collected and managed on-site via surface retention and infiltration facilities or underground infiltration facilities. Stormwater treatment and disposal facilities will be designed and sized in accordance with the Stormwater Management Manual for Eastern Washington and Kittitas County standards. This project will not result in the discharge of storm water into a surface water body.

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

No waste materials are anticipated to enter ground or surface waters.

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

No drainage patterns are anticipated to be altered.

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

Storm water runoff from the private parking lot and building will be retained, treated, and disposed of on-site via surface retention and infiltration facilities, or underground infiltration facilities. Accepted BMP engineering practices for stormwater drainage systems will be implemented to collect and manage the surface and runoff water impacts in accordance with the Stormwater Management Manual for Eastern Washington and Kittitas County standards.

4. PLANTS

a. *Check or underline type 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 development site is primarily vacant land and there isn't any additional vegetation anticipated to be removed.

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

There are no listed endangered or threatened plants on the project site or within the general project vicinity.

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

See site plan for anticipated landscaping areas to enhance the environment and meet Kittitas County code.

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

There are none known to exist.

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. (Underline all that apply) Examples include:*

- Bird: hawk, heron, eagle, songbird, other
- Mammals: deer, bear, elk, beaver, other
- Fish: bass, salmon, trout, herring, shellfish, other



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

There are no known endangered or threatened animals that occur within the general project vicinity.

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

Most of Washington State is part of the Pacific Flyway migratory route for birds.

- 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.*

It is anticipated that electricity and/or natural gas will be the primary sources of cooling and heating the buildings. Electricity will also be used for normal commercial demands of lighting, etc. During construction: equipment fuel.

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

The project would not affect the potential use of solar energy by adjacent properties.

- 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:*

New construction will be built to Washington State Energy Codes and as required by the International Building Code.

## 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.*

There are no known environmental health hazards that could occur as a result of this proposal restaurant portion of the proposal. A fuel spill may occur as a result of construction activities.

The fueling station will have three above ground fuel tanks and a fueling island, with the potential for fire, and explosion. The fuel tanks will be surrounded by a fuel containment area for potential spills.

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

There is no known past or present contamination that will affect the project.

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

There are no known existing hazardous chemicals that will affect the project. There are natural gas lines within the project area.

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.*

The only known hazardous chemicals that will be stored, used, or produced during the project development or construction, or at any time during the operating life of the project will be the fuel for the fueling station.

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

There are no known emergency services that would be needed as a result of this development. Emergency medical aid may be required should an injury occur during or after construction. Emergency fire services may be required should an injury or fire occur during or after construction.

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

A fuel spill containment system will be placed around the fuel tanks. There are no other known environmental health hazards associated with this proposal, therefore there are no other proposed measures.

*b. Noise*

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

Traffic noise from adjacent public interstate, but it is not anticipated to affect the 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.*



Short-term noise: Consists of construction activities associated with commercial construction. Construction noise can be expected from approximately 7:00 a.m. to 7:00 p.m.

Long term noise is expected from standard noise emanating from a fueling station and restaurant.

Long-term noise is expected from the typical commercial maintenance equipment, i.e. lawn mowers, leaf blowers, power trimmers, snow blowers, etc. during daylight hours.

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

No adverse noise impacts are anticipated; however, we propose to restrict construction to 7:00 a.m. to 7:00 p.m. In addition, we will comply with the Kittitas County Noise Ordinance, as it applies to this project.

## 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 project area consists primarily of two undeveloped lots. There is commercial property located to the south of the proposed lot, and agricultural to all sides. The proposal will not affect nearby or adjacent properties.

b. *Has the project site been used as working farmlands or working forest land? 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?*

There is no known agriculture or forest land use on the site.

1. *Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:*

No.

c. *Describe any structures on the site.*

The only current structure on the site is the pump house/shed for the existing well. Previously there was a manufactured home, seasonal commercial fruit stand, and an espresso stand, which were removed in approximately July, 2011.

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

No structures will be demolished.

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

The current zoning of the site is Highway Commercial.

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

The project lies within Kittitas County and the current comprehensive plan designation of the site is Highway Commercial, and Thorp LAMRID (Limited Area of More Intense Rural Development).

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 part of the site has been classified as an "critical" area.

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

No residential, about 10 full time employees and 30 part time employees would work on-site.

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

The project will not displace any people.

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:*

Project meets the current and future land use plans of Kittitas County.

m. *Proposed measures to ensure the proposal is compatible with nearby 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.*

Not applicable.

- 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?*

Most likely less than 30 feet in max height. Principal building materials will consist of stone, brick, stucco, and wood.

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

No known views would be altered or obstructed.

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

No adverse aesthetic impacts are anticipated. The project will vastly improve the aesthetic value of the subject site, and surrounding area. Compliance with zoning and building code regulations regarding building height, lot coverage and setbacks will also be in effect. The proposed buildings will be similar in size and appearance as neighboring buildings to further control aesthetic impacts.

11. LIGHT AND GLARE

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

Light would be mostly on-site from exterior parking lights, exterior business lights or business signage at night. Glare will occur the same as any other fueling station or restaurant.

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

The light or glare is not expected to pose any safety hazards or interfere with any views.

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

There are no existing off-site sources that are expected to affect our proposal.

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

The light impacts will be controlled by shades and covers to ensure the impacts and lighted areas remain within the project boundary. Proposed street lighting, security lighting, and possible accent lighting will be directed toward the interior of the development. Encourage the use of lowest necessary wattages and to direct lights inward and outward.

## 12. RECREATION

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

The Thorp elementary school lies approximately 6,000 feet to the northwest, and recreational activities take place at the school fields. John Wayne Pioneer Trail runs immediately adjacent to the site, which provides biking and walking/jogging. It should be noted that the property has no direct access to the John Wayne Trail. Other known recreational activities in the general area consist of fishing and golfing.

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

The proposal will not displace any existing recreational areas.

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

None needed. Proposal will provide more restaurant opportunities to support local recreation than currently exist.

## 13. HISTORIC AND CULTURAL PRESERVATION

- a. *Area 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 located on or near the site? If so, specifically describe.*

According to the Department of Archaeology & Historic Preservation's (DAHP) Washington Information System for Architectural and Archeological Records Data (WISAARD), there are no registered properties within or adjacent to the project limits.



- b. *Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Is 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.*

There are no known landmarks or evidence of historic, archaeological, scientific, or other cultural significance located on or near the site.

- 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.*

WISAARD, EZ-1 Form

- 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.*

There are no known impacts, therefore no measures are proposed. If, during construction, artifacts are found, then work within the area will cease and the proper authority will be notified.

#### 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 property is serviced by Interstate 90, Thorp Highway, and Gladmar Road. The proposed development has frontage along Gladmar Road to the south, and Thorp Highway to the west. See attached site plan. The project will construct three additional access points on Gladmar Road. Gladmar Road and the West bound I-90 exit 101 was previously improved to accommodate Interstate Semi Truck traffic, as well as future traffic accessing Gladmar Road.

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

There is no public transit in the area.

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

The project will provide 39 parking spaces for the restaurant. The fueling station is unmanned, and does not propose any parking spaces. No spaces will be eliminated.

- 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).*

There are currently no improvements proposed to the West bound I-90 exit 101, Thorp Highway or Gladmar Road. Gladmar Road and the West bound I-90 exit 101 was previously improved to accommodate Interstate Semi Truck traffic, as well as, future traffic accessing Gladmar Road.

A traffic impact analysis prepared by Transpo Group (attached) analyzed the above referenced roads and intersections to determine if they will continue to operate at acceptable levels of service. The proposed development will complement the existing businesses creating an Oasis type site out of the existing ARCO Station, Thorp Fruit, proposed Card Lock, and Fast Food. Traffic frequenting the combination of the four business will be synergistic in nature, creating a "one stop shopping center" for vehicles passing through the I-90 corridor, traveling to and from Western Washington, Eastern Washington, and beyond. The TIA determined that off-site intersections will continue to operate at a LOS C or better, and no improvements are needed. See the TIA for the detailed analysis.

New private access isles will be extended throughout the site to provide access to each of the proposed lots.

See attached mapping.

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

The proposal will not use 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 non-passenger vehicles). What data or transportation models were used to make these estimates?*

As previously discussed, the proposed development will complement the existing businesses creating an Oasis type site out of the existing ARCO Station, Thorp Fruit, proposed Card Lock, and Fast Food. So the number of customers frequenting any one of the four business would likely shop at more than one of these businesses, and thus mitigating the incremental number of vehicle trips on Gladmar Road.

The TIA determined the proposed project is anticipated to generate approximately 1,360 net new vehicle trips per day, with 146 net new AM peak hour vehicle trips, and 116 net new PM peak hour vehicle trips.

- 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:*

No measures are planned. The proposed development will complement the existing businesses creating an Oasis type site out of the existing ARCO Station, Thorp Fruit, proposed Card Lock, and Fast Food. Much of the traffic frequenting the combination of the four business will be synergistic in nature "one stop shopping." The customer demographics are existing vehicles passing through the I-90 corridor, traveling to and from Western Washington, Eastern Washington, and beyond. Traffic is expected to be spread equally westbound and eastbound on Interstate 90. The Interstate 90 exit, Thorp Highway, and Gladmar Road service level was designed to accommodate traffic loads from within the development.

15. PUBLIC SERVICES

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

The project may result in an increased need for fire and police protection. The project is anticipated to have commercial fueling and a restaurant.

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

The proposed building could have sprinkler or other fire suppression systems installed, and the buildings could have security cameras installed to help reduce or control direct impact to public services. No measures are proposed. A private fire main and hydrant will be extended from the neighboring fire system as necessary to meet fire code.

16. UTILITIES

*a. Underline the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, irrigation, cable TV, drains, other.*

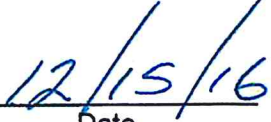

*b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.*

Domestic Water: Group A TNC Well  
Sanitary Sewer: Large On-Site Sewer System (LOSS)  
Refuse: Private Company  
Power: Kittitas County PUD  
Telephone: Qwest, Charter, or CenturyLink  
Fire: A private fire main and hydrant will be extended from the neighboring fire system as necessary to meet fire code.

General construction activities will consist of trenching associated with placement of underground utility services from their present location to the project building site.

**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.

  
\_\_\_\_\_  
Michael R. Heit, P.E. Date  
Project Consulting Engineer  
HLA Engineering and Land Surveying, Inc.



#### **D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTION**

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?*

This proposal will not increase discharges to water, emissions to air, produce or release of toxic or hazardous substances; or increase noise pollution.

*Proposed measures to avoid or reduce such increases are:*

No measures are proposed.

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

The proposal will not create any adverse impacts on plants, animals, fish or marine life.

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

No measures are proposed.

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

The proposal will not deplete energy or natural resources other than through normal building operations of commercial businesses.

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

Energy efficient measures will be installed wherever practicable; for instance, water efficient fixtures and non-incandescent light bulbs will be used.

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?*

The proposal will not affect any sensitive areas or areas designated for governmental protection.

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

No measures are proposed.

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?*

The proposal will not affect land or shoreline use.

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

No measures are proposed.

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

This proposal will have a slight increase of daily trips above the existing site, however the increase can be accommodated by the existing surface streets which were constructed to accommodate heavy traffic from surrounding land uses.

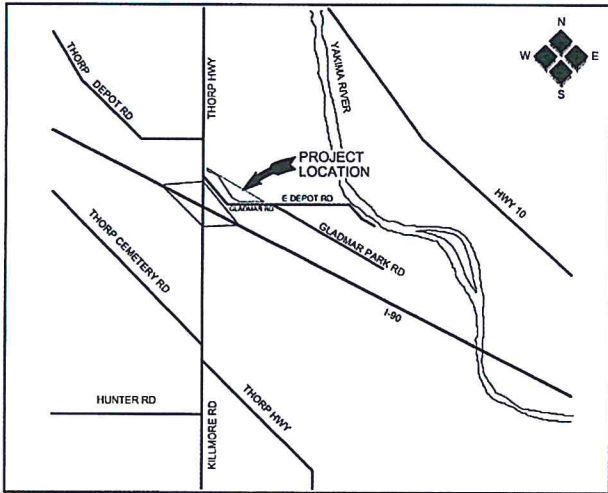
*Proposed measures to reduce or respond to such demand(s) are:*

No measures are proposed.

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

The proposal is not known to conflict with local, state, or federal laws protecting the environment.





VICINITY MAP

# GODZILLA THORP, LLC

KITTITAS COUNTY

WASHINGTON

## GODZILLA TRUCK STOP COMPLEX KITTITAS, WASHINGTON

PART OF THE NORTHWEST QUARTER OF SECTION  
13, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.

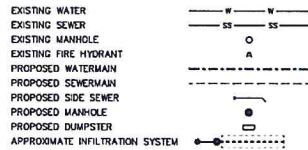
HLA PROJECT NO. 16139

DECEMBER 2016

**NOTES:**

1. A LARGE ON-SITE SEPTIC SYSTEM ON THE ADJACENT DEVELOPMENT WILL BE EXTENDED TO PROVIDE SEPTIC SERVICE TO THE GODZILLA TRUCK STOP COMPLEX DEVELOPMENT.
2. ON-SITE COMMUNITY WELL WILL PROVIDE DOMESTIC WATER TO THE GODZILLA TRUCK STOP COMPLEX DEVELOPMENT.
3. A PRIVATE FIRE SYSTEM ON THE ADJACENT DEVELOPMENT WILL BE EXTENDED TO PROVIDE FIRE SERVICE TO THE GODZILLA TRUCK STOP COMPLEX DEVELOPMENT.
4. ALL ON-SITE DRAINAGE TO BE RETAINED AND DISPOSED OF ON SITE IN ACCORDANCE WITH KITTITAS COUNTY PUBLIC WORKS REQUIREMENTS. DESIGN OF STORM DRAINAGE FACILITIES NOT COMPLETED AT THIS TIME. STORM DRAINAGE FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATE.
5. FIRE HYDRANT LOCATIONS NOT YET DETERMINED AND NOT SHOWN ON THIS PLAN.
6. GARBAGE DUMPSTER LOCATION IS APPROXIMATE.
7. FINAL SIDE SEWER SERVICE LINES AND DOMESTIC WATER SERVICES AND FIRE SERVICES TO BE DETERMINED DURING FINAL DESIGN.
8. ON-SITE MAIL BOX LOCATIONS TO BE DETERMINED WITH U.S. POST OFFICE.

**LEGEND**



**ENGINEER**

HLA Engineering & Land Surveying, Inc.  
2803 River Road  
Yakima, WA 98902  
Mike Hill, P.E.  
(509) 966-7000

**DEVELOPER**

Godzilla Thorp, LLC  
P.O. Box 1376  
Tacoma, WA 98401  
Luke Xigo  
(206) 753-8098

PARCEL 958324 - PARKING	
USE:	FUELING STATION
ZONING:	HIGHWAY COMMERCIAL
UNIT SIZE:	N/A
REQUIRED PARKING:	N/A
PARKING PROVIDED:	N/A

PARCEL 958324 - LOT COVERAGE	
LOT AREA:	78,716 S.F.
IMPERVIOUS SURFACES:	29,032 S.F.
LOT COVERAGE:	50% (100% ALLOWED)

PARCEL 958325 - PARKING	
USE:	RESTAURANT
ZONING:	HIGHWAY COMMERCIAL
UNIT SIZE:	6,000 S.F.
REQUIRED PARKING:	1 SPACE PER 200 S.F. = 30 SPACES
PARKING PROVIDED:	30 SPACE, INCLUDING 2 HANDICAP

PARCEL 958325 - LOT COVERAGE	
LOT AREA:	70,252 S.F. (75,025 S.F. IF NO 10' ROW)
IMPERVIOUS SURFACES:	41,184 S.F.
LOT COVERAGE:	59% (100% ALLOWED)
PARKING LOT AREA:	17,052 S.F.
LANDSCAPING AREA:	5,196 S.F.
LANDSCAPING COVERAGE:	29%

NOTE: Impervious surfaces include all structures, paving, cement or asphalt patios and walkways, driveway's, paved parking and all other impervious surfaces.



2803 River Road  
Yakima, WA 98902  
509.966.7000  
Fax 509.965.3800  
www.hlacivil.com



REVISION	DATE	DESIGNED BY:	MRH
		ENTERED BY: <td>BFP </td>	BFP

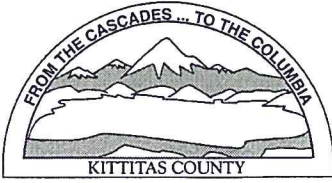
**GODZILLA THORP, LLC**  
GODZILLA TRUCK STOP COMPLEX  
KITTITAS COUNTY, WASHINGTON

COVER

SHEET  
1  
OF  
2







KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.: 00032719**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 032329

**Date:** 1/23/2017

**Applicant:** GODZILLA THORP LLC

**Type:** check # 4939

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SE-17-00001	CDS SEPA FEE	600.00
SE-17-00001	PW SEPA	70.00
	Total:	670.00