

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Easton Travel center

2. Name of applicant:

Majestic Group LLC

3. Address, e-mail and phone number of applicant and contact person:

AJ Sandhu • 26304 203rd PL SE Covington WA 98042 425-777-5713

4. Date checklist prepared:

February 2026

5. Agency requesting checklist:

Kittitas County

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

Entitlements and permitting through 2026, begin construction mid 2027

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

No

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

Geotechnical report, critical areas report, critical aquifer recharge area report, traffic impact report

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.

None Known

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

Kittitas County Building Permit, Fuel Tank Placement Permit, Kittitas County grading permit, Forest Practices Application

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

Proposal is to construct a Travel Center that includes fueling and parking areas for commercial and passenger vehicles, with qualifying as the KCC use "Vehicle/Equipment Service and Repair," and a restaurant and deli using the building area qualifying as the KCC use "Restaurant." The total impervious surface of project will be held under 1/3 of total parcel area.

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.

Located adjacent to Exit 70 on the East side along Sparks Rd, described as SE 1/4 OF SW 1/4, Section 2, Township 20N, Range 13E, Kittitas County Tax Parcel No. 778834

8. ENVIRONMENTAL ELEMENTS

1. Earth [Find help answering earth questions](#)

a. General description of the site:

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

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

Approximately 5%

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.

According to the NRCS Web Soil Survey, the Site is mapped to contain Kladnick ashy Sandy loam. It is not considered prime farmland, It is considered as Hydrologic Soil Group A not rated as hydric soil. Geotech report shows gravel with silt and sand up to a foot down, further down has large size cobbles.

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

None Known.

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.

Approximately 9,000 CY of material will be cut and approximately 20,000 CY of structural fill will be imported to the site. Fill will be Sourced from a local DOE approved soils pit.

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

Erosion is always a possibility during construction. Construction BMPs will be used to minimize erosion during grading and construction activities.

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

No more than 33.33% of the parcel will be impervious.

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

Construction BMPs Such as silt fencing, Stabilized construction entrance and covering exposed soils will be used. BMPs will be updated as needed.

2. Air [Find help answering air questions](#)

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.

Emissions to the air during construction may occur from equipment exhaust and dust. Once completed emissions will occur from vehicles entering and exiting the Travel Stop.

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

None Known.

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

Construction equipment will not be left idling for long periods of time, dust will be controlled with water

during dry periods.

3. **Water** [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

- 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.

CAR, CARA, and Geotech reports confirm no surface water of any kind on or in the vicinity of the site. Lake Easton is located approximately 1,200 feet to the southwest and Silver Creek is located approximately 1,400 feet east of the subject site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No work is proposed over, in or adjacent to the described water bodies.

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

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

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

No surface water withdrawals or diversions are proposed.

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

No, according to FEMA Community panel No, 53009500226B, the site is located with in Zone "C" and area of minimal flooding.

- 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 waste materials will be discharged to surface waters.

b. Ground Water: [Find help answering ground water questions](#)

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

No, the proposed project will be connected to the Easton Water District's water system.

- 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.

Sanitary sewage will be treated and discharged in to the ground through a Large On-Site Sewer(LOSS) system serve the travel stop facility.

c. Water runoff (including stormwater):

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

Stormwater runoff will be maintained onsite in accordance with the EWSWM and be flow into engineered swales.

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

Sanitary refuse will be collected and stored in covered trash receptacles/dumpsters before removal by a refuse service to prevent waste materials from entering ground or surface waters.

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

No, Stormwater will be collected and infiltrated on-site. Existing drainage patterns will not be affected.

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

Stormwater will be collected, treated and infiltrated on site. NO run-on from adjacent parcels currently exists and no off-site stormwater discharge is proposed.

4. Plants [Find help answering plants questions](#)

- 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?

Approximately 5 acres of trees, grass and brush will be removed. Majority of area has been previously logged and will have less than 50 trees and minor vegetation removed.

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

Per U.S. Fish & Wildlife IPAC mapping, no threatened or endangered plant species are known to be on or near the project site.

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

Landscaping consisting of drought and freeze tolerant grasses, shrubs and trees is proposed.

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

Per Early Detection and Distribution System (EDDSmapS) mapping, Rush Skeletonweed is known to be near the site, adjacent to 1-90.

5. **Animals** [Find help answering animal questions](#)

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

Examples include:

Birds: hawk, heron, eagle, songbirds, other:
Mammals: deer, bear, elk, beaver, other:
Fish: bass, salmon, trout, herring, shellfish, other _____

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

Per U.S. Fish & Wildlife IPaC mapping, Canada Lynx, Gray Wolf, North American Wolverine, Marbled Murrelet, Northern Spotted Owl, and Yellow-billed Cuckoo are known to be on or near the site.

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

Yes, the site is located within the Pacific Flyway.

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

None Proposed.

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

None known.

6. **Energy and Natural Resources** [Find help answering energy and natural resource questions](#)

- 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.

Electricity and propane will be used to meet energy needs. Propane will be used for heating/cooking and electricity will be utilized for lighting and general energy uses.

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

It is unlikely that the proposed project will affect the use of solar energy by adjacent properties. The project's structures will be situated in a manner that does not block incoming sunlight to any neighboring parcels.

- 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:

Energy conservation features include LED lighting, energy efficient central HVAC, insulated buildings, energy efficient windows and insulated doors. 2021 WSEC-C will be used for energy compliance.

7. **Environmental Health** [Find help with answering environmental health questions](#)

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

The proposed Travel Stop will offer gasoline and diesel fuel for sale. Fuel tank placement methods will comply with DOE requirements.

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

No contamination is known to exist on the site. A query of the Washington State Department of Ecology What's In My Neighborhood map was performed.

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

None known or identified by a query of the National Pipeline Mapping System public viewer map.

- 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.

Fuel and oil will be used for equipment during construction. At completion, gasoline, diesel fuel, motor oil, and truck tires will be stored and available for sale.

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

No special emergency service requirements are anticipated.

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

Fuel and oil will be stored in designated tanks or approved containers. Tires will be stored inside the tire shop or outdoor covered storage pen. Stormwater from under the fuel canopies and the tire shop floor drains will be routed through an oil/water separator to prevent contamination.

b. Noise:

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

Noise exists from the nearby airport and vehicular traffic in the area but is not anticipated to affect the proposed 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 will be created during daytime hours by trucks and equipment during construction. Long-term noise will be created during daytime and nighttime hours from trucks and autos entering and exiting the completed Travel Stop facility.

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

Construction work will be limited to normal daytime working hours, equipment will be equipped with functional muffled exhaust systems and not allowed to idle for extended periods of time.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- 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 site is currently vacant and undeveloped. The neighboring uses are vacant/undeveloped land to the north, residential to the east, and Interstate 90 is located to the southwest.

- 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?

The site has been used as forest land or open space. It is unknown what level of working forest land activity has historically occurred.

- 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, the proposed project will not affect or be affected by surrounding working farm or forest land operations. Access to the site will be created from the existing road and will not be restrictive to passing trucks or equipment.

c. Describe any structures on the site.

There are no structures on the site.

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

No structures will be demolished, the site is vacant.

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

The zoning is General Commercial under the Easton LAMIRD-3 classification.

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

The current comprehensive plan designation is General Commercial LAMIRD-3.

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, the site is not classified as a critical area.

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

Approximately 50 people will work in the completed project, no residences will be provided by the project.

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

No people will be displaced by the project, the site is currently vacant.

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

None proposed.

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

The project has commercial uses permitted outright within the existing zoning and proposed zoning in the comprehensive plan. The project will be designed to meet or exceed Kittitas County requirements for construction and projected land uses specified in current zoning maps, current comprehensive plan, and development code.

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

None proposed.

9. **Housing** [Find help answering housing questions](#)

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

No housing units will be provided.

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

No housing units will be eliminated.

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

None proposed.

10. **Aesthetics** [Find help answering aesthetics questions](#)

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

The tallest height of any proposed structures is approximately 26 feet; the principal exterior building materials proposed are brick veneer and painted exterior wall panels.

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

No views in the immediate vicinity will be altered or obstructed. The site is off the road and no construction will occur that shall block any landmarks or visual attractions of significance.

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

The project will be designed to comply with Kittitas County building and development code. Landscaping will be installed to provide aesthetic qualities to the completed project.

11. **Light and Glare** [Find help answering light and glare questions](#)

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

Light will be produced from parking lot, pathway, and exterior building illumination as well as light from vehicles, primarily during evening hours. Glare will be produced by reflection from exterior windows and glass doors.

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

It is unlikely that light or glare from the finished project will create a safety hazard and is not anticipated to interfere with views.

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

Off-site sources of light and glare exist from passing vehicles but are not anticipated to affect the proposed project.

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

Exterior illumination will be shielded to limit light projection beyond the boundaries of the subject site. Lighting will be controlled by timers or photocell to operate during evening/dark hours.

12. **Recreation** [Find help answering recreation questions](#)

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

Lake Easton and Lake Easton State Park are formal recreational opportunities, as well as vast natural/wooded areas for informal hiking, biking, and winter sports activities during snow season.

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

No formal recreational activities occur on the site.

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

None proposed.

13. Historic and cultural preservation [Find help answering historic and cultural preservation questions](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No, per the Washington Information System for Architectural and Archaeological Records Data (WISAARD), there are no buildings, structures, or sites located on or near the site listed in or eligible for listing in preservation registers.

- 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.

There are no known landmarks features, or other evidence of Indian or historic use or occupation. According to WISAARD mapping, the site is located in an area of significance to the Yakima Tribe, Nez Perce Tribe, Wanapum Band, Colville Confederated Tribes, and Snoqualmie Samish.

- 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.

A query of the Washington Information System for Architectural and Archaeological Records Data (WISAARD) online mapping was performed.

- 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.

If resources are discovered during grading or construction activities, operations will cease until a qualified archaeologist evaluates the situation and outlines a course of action.

14. Transportation [Find help with answering transportation questions](#)

- 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 site is accessed from W Sparks Road. It is serviced by Lake Easton Road and Interstate 90. New entrances for commercial and passenger vehicles will be constructed from W Sparks Road near the Lake Easton Road intersection. See site plan.

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

The area is served by HopeSource Transportation which requires scheduled rides. There are no circulating daily routes serving the Easton area specifically.

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

No improvements to existing roads and streets are proposed.

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

The project will not use or occur in the immediate vicinity of water or rail transportation. The Easton State Airport is located to the north of the project site but is a small facility and not likely to be used for large scale air transportation.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak

volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The total new trips at the interchange and project are 8,560. Peak volumes will occur in the PM peak hour. This data was provided by the 10th edition of the Institute of Traffic Engineers (ITE) Trip Generation Manual.

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

The proposal is not anticipated to interfere with, affect, or be affected by the movement of agricultural and forest products in the area.

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

Frontage improvements will be constructed along the project site directly fronting W Sparks Road and a new driveway access will be constructed to enter the site from the W Sparks Road/Lake Easton Road intersection.

15. **Public Services** [Find help answering public service questions](#)

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

The project will result in a nominal increase to fire protection, police protection, and healthcare. No special services are anticipated.

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

None proposed.

16. **Utilities** [Find help answering utilities questions](#)

a. Circle utilities currently at site:

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, 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.

Water - Easton Water District

Phone - Centurylink

Sewer - Private On Site Sewer System

Refuse Service - Waste Management Northwest

Power - Kittitas PUD

C. Signature [Find help about who should sign](#)

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

Signature: Matthew Stalder

Name of signee: Matt Stalder

Position and Agency/Organization: Agent

Date Submitted: 2/9/26