

**KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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“Building Partnerships – Building Communities”

**RECEIVED**

**JUN 29 2010**

**Kittitas County  
CDS**

**SEPA ENVIRONMENTAL CHECKLIST  
FEE \$470.00**

**PURPOSE OF CHECKLIST:**

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**INSTRUCTIONS FOR APPLICANTS:**

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write “don not know” or “does not apply” Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

**USE OF CHECKLIST FOR NONPROJECT PROPOSALS:**

Complete this checklist for non-project proposals, even though questions may be answered “does not apply.” IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words “project,” “applicant” and “property or site” should be read as “proposal,” “proposer” and “affected geographic are” respectively.

**TO BE COMPLETED BY APPLICANT**

**FOR STAFF USE**

**A. BACKGROUND**

1. Name of proposed project, if applicable:

Thorp Travel Center

\_\_\_\_\_

2. Name of applicant:

Ellison Throp Estate

\_\_\_\_\_

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

Roger Weaver  
2109 W. Dolarway Rd., Ste. 2  
Ellensburg, WA 98926

\_\_\_\_\_

4. Date checklist prepared:

June 10, 2010

\_\_\_\_\_

5. Agency requesting checklist:

Kittitas County

\_\_\_\_\_



6. Proposed timing or schedule (including phasing, if applicable):  
1st Phase: Truck Stop - Immediately  
2nd Phase: Restaurant - 1 Year  
3rd Phase: Hotel/RV Park - 2 Year

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
Improvement in the Open Space incororporating enhancements of wetlands and wildlife habitat.

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.  
Complete County Review of all Phases and design for water, septic, and storm water will be provided during Project Phase; inconjunction with the WSDOT.

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.  
Complete County review of water, storm water, septic, Traffic flows, road improvements by WSDOT, County Building Permits, DOE Approval and water transfer.

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.)

EXHIBIT

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.

EXHIBIT

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): ~~flat~~, rolling, hilly, steep slopes, mountainous, other. \_\_\_\_\_  
\_\_\_\_\_

Flat

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

Not Known

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 prime farmland. \_\_\_\_\_  
\_\_\_\_\_

Ackna Ashy Loam to extremely gravelly loams, well drained 60-80 inches in depth.

d. Are there surface indications or history of unstable soils in the immediate vicinity? \_\_\_\_\_  
\_\_\_\_\_

Not Known

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. \_\_\_\_\_  
\_\_\_\_\_

During construction fill can be satisfied from material on-site.

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

Possibly during excavations due to rain.

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

65%

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

Normal construction practices of sheilding and framing certain areas.

2. AIR

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

Truck and auto traffic. Quantities will be part of traffic study at permit stage.

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

None

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

Normal Construction Requirements - wetting of work areas, etc.

3. WATER

a.

Surface

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 streams or river it flows into.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Portions of the wetlands are created by seepage from irrigation canals and old wooden underground drains that have collapsed - toward back of property, not in proximity of construction 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Only if enhancement will be allowed as current distance from construction site to wetlands (if classified) over 200'.

3) Estimate the 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

None

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

None, except to support irrigation requirements.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

No

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

No

b.

Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SEE EXHIBIT

2) Describe waste materials 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To be completed with project phase.

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 this water flow? Will this water flow into other waters? If so, describe.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SEE EXHIBIT

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

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To be determined during project review.

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

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A very large area (6 acres) plus 10 acres open space is being set aside as a reserve area for storm water and septic.

4. PLANTS

a. Check or circle 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
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: weeds

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b. What kind and amount of vegetation will be removed or altered?

Old mixed grasses, weeds, marginal hay grounds, brush and small trees.

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

None Known

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

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Weed control, landscaping, micro irrigation.

5. ANIMALS

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

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- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

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

None

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

No

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

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To enhance wetland areas to attract birds and plant proper plant species.

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6.

ENERGY AND NATURAL RESOURCES

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

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Electric, natural gas for heat, power to support centers and solar.

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

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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.

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The goal is for total Built Green where practical and for long term cost saving. Solar will be incorporated where cost effective.

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.

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Building and properties will be in full compliance with current building and fire code standards during project review.

1) Describe special emergency services that might be required.

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Fire and Police

2) Proposed measures to reduce or control environmental health hazards, if any. Safety features designed to fulfill standards and codes.

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b. Noise

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

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I-90

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

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Traffic on/off I-90

24 Hours a day

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

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Will be submitted with Project Application.

8.

LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

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Pasture, hay, offices, equipment storage, P.S.E. field office

b. Has the site been used for agriculture? If so, describe.

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Yes - 20%

c. Describe any structures on the site.

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One rental home, P.S.E. Offices/Equipment yard.

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

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House

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.

Will be finalized during permit process.

\_\_\_\_\_

\_\_\_\_\_

12. RECREATION

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

None

\_\_\_\_\_

b. Would the proposed project displace any existing recreational uses?

If so, describe. None

\_\_\_\_\_

\_\_\_\_\_

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

May provide walking trails if allowed to enhance wetland areas and improve habitat. Develop water features.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

None

\_\_\_\_\_

\_\_\_\_\_

14. TRANSPORTATION

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

I-90, Thorp Highway - SEE SITE PLAN

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No

\_\_\_\_\_

\_\_\_\_\_

c. How many parking spaces would the completed project have? How many would the project eliminate?  
70-100 Truck Spaces, 100-130 Car Spaces (Phase 1) 100 Restaurant (Phase 2) 45 RV, 150-200 Hotel (Phase 3)  
None Eliminated

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).  
**Yes, extensively from off ramp to interior of Travel Center. SEE SITE PLAN**

e. Will the project 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? If known, indicate when peak volumes would occur.  
**Not known prior to traffic study.**

g. Proposed measures to reduce or control transportation impacts, if any.  
**Road Improvements for flow and safety in concert with County and WSDOT.**

15. PUBLIC SERVICE

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.  
**Fire and Police**

b. Proposed measures to reduce or control direct impacts on public services, if any.  
**Increase tax revenues to offset additional Services.**

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.  
**Electricity, Natural Gas, Refuse Service, Telephone**

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

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: *Roger S. Weaver*

Date: 6/25/10

Print Name: Roger S. Weaver

- e. What is the current zoning classification of the site?  
Lamird 3 Limited Commercial Rural - Ag-20 \_\_\_\_\_
- f. What is the current comprehensive plan designation of the site?  
Lamird III and Ag. \_\_\_\_\_
- g. If applicable, what is the current shoreline master program  
designation of the site?  
Not \_\_\_\_\_
- h. Has any part of the site been classified as an:  
environmentally sensitive area?  
No \_\_\_\_\_
- i. Approximately how many people would the completed project displace?  
1-2 People \_\_\_\_\_
- j. Approximately how many people would reside or work in the completed  
project? 103-130 \_\_\_\_\_
- k. Proposed measures to avoid or reduce displacement impacts, if any.  
None \_\_\_\_\_
  - 1. Proposed measures to ensure the proposal is compatible with  
existing and projected land uses and plans, if any. \_\_\_\_\_

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate  
whether high, middle or low-income housing. \_\_\_\_\_  
Residential None  
Guest Rooms 60
- b. Approximately how many units, if any, would be eliminated?  
Indicate whether high, middle or low-income housing. \_\_\_\_\_  
1 - rental
- 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?  
2-Story - To be submitted during Project Phase. \_\_\_\_\_
- b. What views in the immediate vicinity would be altered or obstructed?  
None \_\_\_\_\_
- c. Proposed measures to reduce or control aesthetic impacts, if any.  
None \_\_\_\_\_

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time  
of day would it mainly occur? \_\_\_\_\_  
Site and Parking Lighting, will incorporate down lighting.
- b. Could light or glare from the finished project be a safety hazard or \_\_\_\_\_

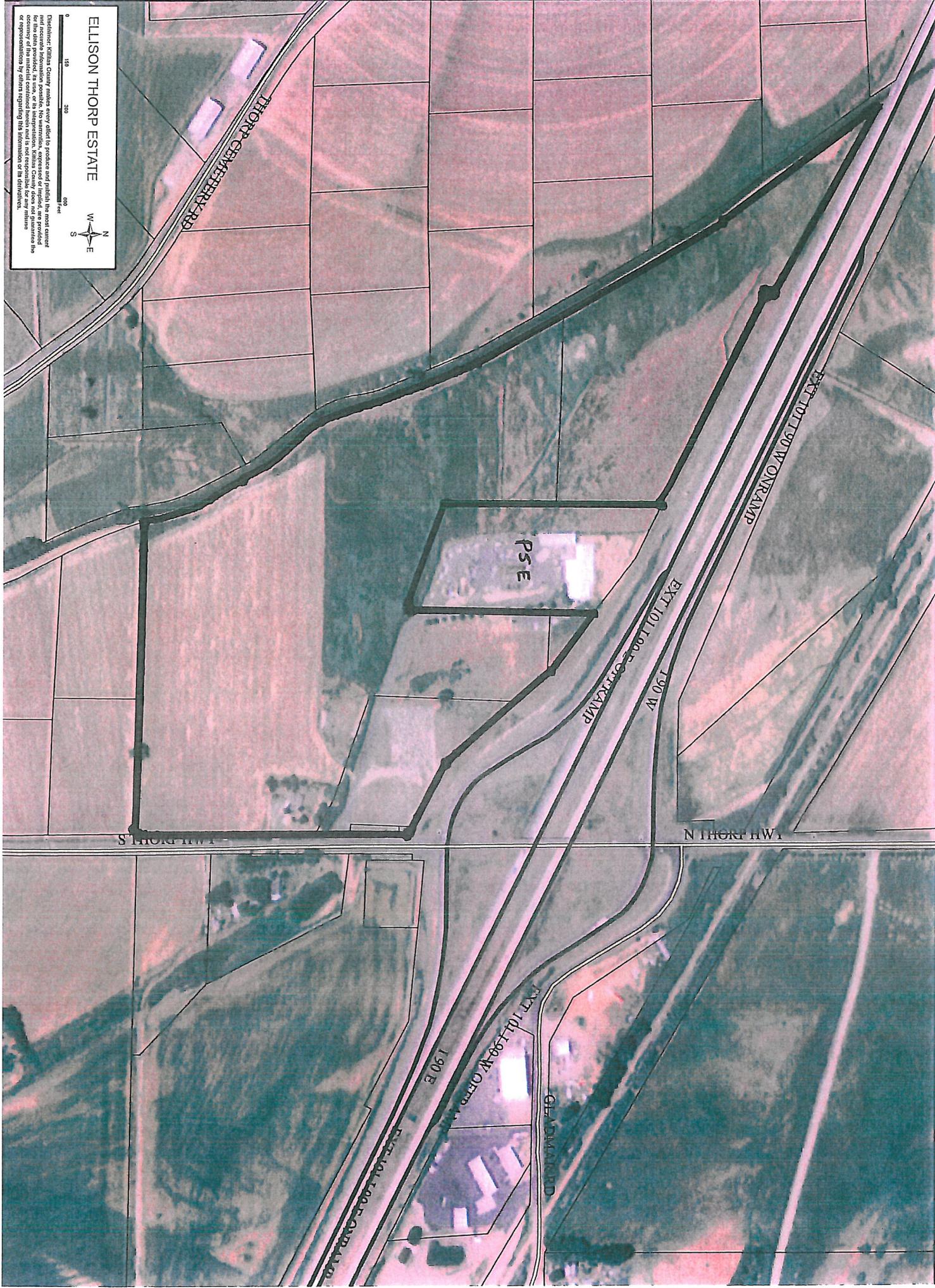
**THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.**

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

**FOR STAFF USE**

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? Proposed measures to avoid or reduce such increases.  
The new Standard Building Codes and current laws establish the framework for compliance. Technologies to capture and recycle water, the containment of fuel, etc. will be state of the art. Emissions will be increased with greater traffic, but spread over a larger area and noise should not be greater than current noise generated by I-90. All of these issues will be addressed by the Developer during the Project Phase.  
\_\_\_\_\_
2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.  
There is a strong likelihood that all of the above will be enhanced. If allowed to improve the wetland area and at the same time improve wildlife habitat.  
\_\_\_\_\_
3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.  
It will create the need for more energy, however a Built Green approach will be attempted throughout the project. It will have gray water recycling and solar where possible.  
\_\_\_\_\_
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? Proposed measures to protect such resources or to avoid or reduce impacts.  
It will not affect any of the above with the potential to improve the areas.  
\_\_\_\_\_
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.  
Not Applicable  
\_\_\_\_\_
6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).  
The only increase will be to provide some additional fire and police protection - covered easily by increased tax revenues.  
\_\_\_\_\_
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.  
No conflict known  
\_\_\_\_\_





# ELLISON THORP ESTATE

0 150 300 450 Feet



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# THORP TRAVEL CENTER

## ATTACHMENTS

11. Description
12. Location
3. Water
  - b. Domestic Water
  - c. Water Run-off

**A - 11) Project Description**

The development of a full service Travel Center, consists of a Truck Stop, Hotel, Restaurant, RV Facility, and Supporting Services; consisting of approximately 30.5 acres to be situated South of I-90 at Exit 101 at Thorp.

This is the old site of the Bingo Truck Stop. "Truck Stops" have become Travel Centers.

The technology and design of newer facilities requires greater space, and needs to be located away from City properties to allow better access and less traffic issues.

Please note Site Plan Submitted.

**A - 12) Location**

Located in Thorp, Washington on the South side of I-90. Boundaries are clearly outlined by I-90, Thorp Highway, Westside Irrigation Canal, and private property on the South; these parcels are all 3 acre parcels and are not classified as resource land.

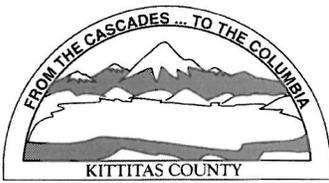
These boundaries are clearly identifiable and form the logical outer boundaries. Aerial Photo, Legal Description attached.

**B-3) Domestic Water:** Will be supplied by the Acquisition of Senior Water Rights to create a Water neutral project. With the recent development by Department of Ecology, creating the Water Trust Program, the conversion of surface to ground water is more expedient and an accepted process. We are currently determining the Consumptive rate of each entity within the project and prior to construction we will secure the required amounts of water.

**B-3c) Sewer and Storm water:** You will note from the Site Plan a huge resource area had been set aside to accommodate the Private System. 6 acres initially, with 10 more available.

Current Technologies reveal remarkable efficiency when properly designed; both in function and conservation.

In this case the property presents a unique opportunity to enhance the total landscape, that will be given strong consideration in the final project.



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

**RECEIPT NO.:** 00008165

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 022384

**Date:** 6/29/2010

**Applicant:** ELLISON THORP PROPERTY

**Type:** check # 09963

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
RZ-10-00001	REZONE FEE	3,320.00
RZ-10-00001	SEPA	470.00
RZ-10-00001	FIRE MARSHAL REZONE FEE	130.00
	Total:	3,920.00