KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
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"Building Partnerships – Building Communities"

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)**
$950.00* Kittitas County Department of Public Works**
$275.00 Kittitas County Public Health

$1,825.00 Total fees due for this application (One check made payable to KCCDS)

*2 hours of review included in Public Works Fee. Additional review hours will be billed at $243 per hour.

** Note:KCCDS and PW fees are waived if project is a VSP sponsored fish enhancement project.

A. Background [HELP]

1. Name of proposed project, if applicable:
   Shree Thorp Convenience Store Addition

2. Name of applicant:
   Joe Park

3. Address and phone number of applicant and contact person:
   PO Box 527
   Yakima, WA 98907

4. Date checklist prepared:
   9-23-21

5. Agency requesting checklist:
   Kittitas County Community Development Service

6. Proposed timing or schedule (including phasing, if applicable):
   Submit SEPA 10-8-21, Start construction 1-30-22, Complete Construction 8-1-22

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   No. Intent is to complete present proposed revisions.

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

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.
   Yes: Building permit, fire and sprinkler permit, plumbing permit, HVAC permit, Approval of WSHDS Drinking Water: Kittitas County Form L

10. List any government approvals or permits that will be needed for your proposal, if known.
    See question A-9.

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.)
    See attached JPC Letter dated 8-12-21

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.

Location: The site is located at the following address: 410Gladmar Rd, Thorp WA 98946, on tax Parcel 18-17-13051-002 953186. The property consists of a convenience store and fuel facility located on approximately 2.39 acres adjacent to US Highway 90. See attached Site plans.

B. Environmental Elements [HELP]

1. *Earth* [help]

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)?

2%

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.

Sand and gravel. Present site is paved.

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

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

0

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

Unlikely. Any excavation for foundation to have erosion control at edge of excavation. All catch basins to have a filter fabric installed prior to start of work. Checked regularly.

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

All present areas covered by impervious material will continue to be covered. This represents approximately 80% of the site.

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

Unknown.

2. Air [help]

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.

Unknown. Dust, if any, is controlled by water. During operation, fuel exhausted emission from customer autos.

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

Unknown.

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

Installation of electric charging stations for future use.

3. Water [help]

a. Surface Water: [help]

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.

Yes. There is a fire pond which has an automatic fill device. Also, swale for collection of water from the storm water systems.

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.

Yes. Fire Marshall requires paved drive for fire vehicles around existing fire pump structures. This will require paving present gravel drive closer than 200' from fire pond.

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.

None.

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

Fire pond has automatic fill device. Due to natural evaporation, water is pumped from existing well to maintain water level in fire pond. Quantity is unknown.

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

Unknown.

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.

All water is discharged to a contained area. Water from storm drainage system is directed from catch basins and directed to a drainage swale. Catch basins are constructed to retain debris for safe removal. Amount of discharged is related to weather.

b. Ground Water: [help]

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.

Yes. Current well provides potable water. Water is used for fire system, restrooms. No drinking fountains are provided. Quantities unknown.

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.

Water is discharged into domestic sanitation system. Waste water is pumped to appropriate drain field. No chemicals are involved. The drain field area consists of the present field 110'x75', a reserve area 110'x75' and expansion area of 110'x150'. Residence not applicable.

Number of users: it is difficult to detail a single number of users due to the nature of the business and the time sensitive issues.

The business in effect has three different divisions.

1. The truck fuel business. This cliental are primarily long-haul trucks which stop to fuel. Due to travel restriction (Drive time) they will be in, fuel their equipment, and return to the highway. They will at this time make sure of the food services available in the store.
2. Customers who are traveling across the state on the interstate (I-90). They will not only obtain fuel but make sure of the restrooms and food services. Again, timing is a factor. Because of the known quantity of services available, customers will time their arrival or departure to meet these demands. To provide these services it has been found, for example, that additional restrooms need to be available. Providing this service allows customers to make the necessary stops, purchase and return quicker.
3. Local customers. This group includes persons living win the surrounding area. They will use all the services yet will time their visits to meet a personal schedule. As an example, fuel can be purchased via credit card at any 24-hour period. Thus, the impact on traffic or facilities use is minimal. Again, time of year, time of day, weather, can all impact the number of users.

Assume the daily use is 1500 customers in a 24-hour period. This equates to 63 customers per hour on average. Assume time spent at site is 10 min. This would indicate there are from 6-7 customers at facilities at any given time.

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.

Storm water is collected through a system of catch basins. Then piped to a containment pond to remain. It is then allowed to evaporate or eventually be absorbed into existing

ground. Quantities are variable due to existing weather conditions. Water which enters existing underground system flow unknown.

2) Could waste materials enter ground or surface waters? If so, generally describe.
With the present controls in place, the likelihood of waste materials entering ground or surface water is unlikely.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
Drainage pattern should not be affected by the proposed construction.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
Existing drainage to remain in place and presently functions appropriately. New construction consists of new roof area where drains are controlled with gutter and down spout locations. See architectural drawings for plan specific detail.

4. Plants [help]

a. Check the types of vegetation found on the site:

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
____shrubs
__x__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?
Unknown.

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

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

e. List all noxious weeds and invasive species known to be on or near the site.
A list of its known noxious weeds in Kittitas County is provided. TO date, no known noxious weeds are present on the property.

5. Animals [help]

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 _____

Songbirds, deer

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

Unknown.

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

Unknown.

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

Areas are presently properly fenced to provide for personal and vehicle safety. Open areas not part of traffic can traverse properly presently without creating a safety hazard.

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

Unknown.

6. Energy and Natural Resources [help]

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

Electric, propane, future solar. Heating, air conditioning, lighting, venting.

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

No. present structures would not inhibit future solar panels.

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:

LED Lighting, added windows to allow natural light, future solar panel for roof system, water reducing features are plumbing fixtures.

7. Environmental Health [help]

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

No. Complete structure including exiting to now have full fire protection sprinkler system installed.

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

Unknown.

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.

All fuel related items presently installed are well outside construction limits of proposed work.

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.

Unknown. New construction to include new restrooms, walk in cooler, offices/storage. Products sold or used in the store generally are not considered toxic or hazardous.

4) Describe special emergency services that might be required.

Should there be a vehicle accident on or near the site, WSP, County Fire and Rescue may be called.

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

Presently, all facilities are designated and equipped to provide environmental health protection. Should future items become available, owner will consider implementation of these items.

b. Noise

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

The present noise is from vehicles entering or leaving the property. Present construction created noise is limited to day time and should be minimal.

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: Nosie is related to construction. This is limited to the hours of 8am to 5pm., between Monday and Friday.

Long term: noise is related to traffic levels. This varies with the amount of traffic using the I-90 Freeway. The hours are general between 7am and 6pm on the weekdays. Peak traffic on Friday afternoons heading east, and Sunday afternoon heading west. This accounts for visitators traveling to Central Washington.

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

The use of the R-Seal insulation system provides a higher level of sound control for persons using the facility. There is little control over the vehicles arriving and leaving the stie.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the stie and adjacent is the providing of available fuel and food services. The fruit stand located adjacent to the convenience store is operated on a seasonal basis. L Current land use should not change. The C/L Palouse to Cascades State Park trail is protected land and its use is controlled by other agencies. Present use should have no effect on this site.

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?

Property has not been sued for farmland nor is any timeline associated with it. None will be converted to in future use. All present land is committed to its future use to maintain existing utilities.

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:

Unknown.

c. Describe any structures on the site.

Convenience store, auto fuel island and canopy, truck fuel island and canopy, fire pump house.

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

No.

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

Zoning Thorp Type 3 LAMIRD in highway commercial zone. Table 17.15.070

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

LAMIRD3

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

N/A

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

8

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

None.

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

none

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

Limited area to be disturbed during construction. Do not expect land use to be affected.

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

Unknown.

9. Housing [help]

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

None.

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

None.

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

None.

10. Aesthetics [help]

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

26'-5" metal, wood

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

None.

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

Use of wood, masonry and steel with various textures.

11. Light and Glare [help]

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

Site lighting for customer safety, dusk to dawn.

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

No.

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

Sunshine.

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

All lighting to be controlled to retain it on site.

12. Recreation [help]

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

Hiking, walking, camping.

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

No.

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

ability to obtain food and drink while using the Palouse to Cascade State Park Trail

13. Historic and cultural preservation [help]

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.

Unknown.

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.

Unknown.

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.

Unknown.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation [help]

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.

See site plan A1.1, Gladmar Road has two existing access points properly paved and marked for traffic. All access points are determined by either the county, or State of Washington.

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?

Public transit – none at Thorp

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

The construction would reduce close parking access by 1 space. Site has additional spaces presently not used within easy access.

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

No

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

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

See attached copy of Washington State Department of Transportation Current Peak Hours Report 2018 (most resent known data available)

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:

The specific signage directing traffic in and out of the property is used to expedite the facility. Handicap parking is readily available. Access to store and restroom facilities allow customers to make smooth access in and out of the store and find facilities.

15. Public Services [help]

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

No

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

Unknown

16. Utilities [help]

a. Circle utilities currently available at the 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.

Existing services presently available are expected to continue and be maintained by present provider. No additional utilities are anticipated.

C. Signature [HELP]

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

Signature: _____

Name of signee Jo Park

Position and Agency/Organization Joe Park Construction Owner

Date Submitted: 10-13-21

D. Supplemental sheet for nonproject actions [HELP]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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 are:

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 are:

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

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

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 are:

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?

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

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) are:

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