

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.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Love's Travel Stop, Prosser

2. Name of applicant: [\[help\]](#)

Love's Travel Stops & Country Stores, Inc.

3. Address and phone number of applicant and contact person: [\[help\]](#)

Kym Van Dyke, Love's Travel Stops & Country Stores, Inc. (applicant)
10601 North Pennsylvania, Oklahoma City, OK 73120
(801) 593-6767

Brandon Johnson, PE, SCJ Alliance (consultant)
8730 Tallon Lane NE, Lacey, WA 98516
(360) 352-1465

4. Date checklist prepared: [\[help\]](#)

July 15, 2015

5. Agency requesting checklist: [\[help\]](#)

City of Prosser

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Anticipated construction will be in the summer of 2016.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No future additions, expansion, or further activity is planned beyond what is illustrated on the site plan.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

- Traffic Impact Analysis
- SEPA Checklist
- Stormwater Report
- Grading and Erosion Control Plan
- Geotechnical Engineering 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. [\[help\]](#)

No applications are pending for other proposals on this property.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

- SEPA Determination
- NPDES Construction Stormwater General Permit
- City of Prosser Building Permits
- WSDOT Plan for Approval

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.) [\[help\]](#)

Love's Travel Stops is proposing development of the *Love's Travel Stop* to be located on the south side of Wine Country Road (County Road 12) near Interstate 82 in the City of Prosser. The project site is an approximately 14.91-acre property that is zoned Commercial General. The Travel Stop will provide fuel for passenger cars, diesel fueling and maintenance services for trucks as well as convenience and food items. The project will also include an 83-room hotel.

The project will consist of:

- 8,993-sf country store building with a drive-through restaurant
- Passenger vehicle fueling island with 16 fueling positions
- Truck diesel fueling with 7 fueling positions
- Truck tire shop
- Three-story Inn and Suites with 83 guest rooms

Love's Travel Stops generally function as self-contained units providing for the basic needs of the motoring public. They are usually located within a short distance of an Interstate facility and draw the majority of their business from freeway travelers.

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. [\[help\]](#)

The project site is located on the south side of Wine Country Road (County Road 12) in Prosser, at approximately the intersection of Gap Road/Wine Country Road and Merlot Road/Wine Country Road. The parcel number of the project site is 13494400002001 (Benton County), located in section 34, township 9N, range 24E.

The legal description of the site is as follows:

That portion of the northeast quarter of the southeast quarter of Section 34, Township 9 North, Range 24 East, W.M., Benton County, Washington, lying southwesterly of State Highway No. 3 and west of the following described line:

Beginning at the southeast corner of said Section 34; thence North 01°21' East along the east line thereof a distance of 1024 feet; thence North 88°39' West a distance of 260 feet; thence North 44°29' West a distance of 350 feet to the true point of beginning of said line; thence North 01°21' East a distance of 476 feet, more or less to the southwesterly right of way margin of said State Highway No. 3 and the terminus of said line;

Except that portion thereof acquired by the State of Washington by decree of appropriation entered June 23, 1977 in Benton County Superior Court Case No. 31311;

And also except that portion thereof conveyed to the City of Prosser by deed recorded August 3, 1988 under Auditor's File No. 88-9275.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

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

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The steepest slope on site is < 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. [\[help\]](#)

Soils found on the site are silty loam and sandy loam soils. According to the Washington State Department of Ecology (<http://www.ecy.wa.gov/services/gis/maps/county/soils/soils3.pdf>), the project site is located in what is classified as “*prime agricultural lands if irrigated.*” The site is not irrigated; therefore, it is not considered prime agricultural lands.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

There are no indications of unstable soils 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. [\[help\]](#)

Approximately 10,000 CY of cut and 21,000 CY of fill are proposed for the project. The purpose of the cut and fill is to create a relatively flat building pad and parking area to serve the site, which will have an approximate 2% slope toward the low point of the site to accommodate stormwater drainage to the on-site stormwater ponds. The total affected area of cut/fill/grading is 14.91 acres. The source of fill is to be determined.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Once they are disturbed, silty loam and sandy loam soils are susceptible to wind erosion which could occur during the construction phase.

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

The proposed impervious surfaces cover approximately 13.4 acres of the site area. The total site area is 14.91 acres; therefore, approximately 90% of the site will be covered with impervious surfaces after project construction.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

A City-approved Temporary Erosion and Sediment Control (TESC) plan will be implemented during construction, as required by the Department of Ecology. Because site construction will comprise more than an acre, an NPDES Construction Permit will be obtained and a Stormwater Pollution Prevention Plan (SWPPP) will be prepared according to the Eastern Washington Stormwater Management Manual. The SWPPP will be implemented during construction. Stormwater BMPs will be maintained on site once construction is complete. Erosion control measures will be in place prior to any clearing, grading, or construction.

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. [\[help\]](#)

Dust and vehicle emissions will occur during clearing, grading and construction. Following construction, minor emissions from vehicles on site will occur. The Love's Travel Stop Traffic Impact Analysis (TIA) indicates that most of the traffic on site will be drawn from traffic already traveling on I-82 (located about 1,000 feet away from the project site); therefore, only a small amount of new emissions should occur.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No off-site emissions or odor will affect the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Dust control measures will be employed during construction as necessary and in compliance with Prosser Municipal Code requirements. All construction vehicles will be well maintained and not allowed to idle when not in use.

3. Water [\[help\]](#)

- 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. [\[help\]](#)

There are no surface water bodies on or in the immediate vicinity of the 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. [\[help\]](#)

N/A; there are no water bodies in the immediate vicinity of the site.

- 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. [\[help\]](#)

No fill or dredge material would 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. [\[help\]](#)

No surface water withdrawals or diversions will be required for this proposal.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

The proposal does not lie within a 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. [\[help\]](#)

No waste materials will be discharged 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. [\[help\]](#)

No groundwater will be withdrawn from a well for any purpose.

- 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. [\[help\]](#)

No waste material will be discharged into the ground from septic tanks or other sources. The site will be connected to City sewer and there will be no septic system on site.

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. [\[help\]](#)

Stormwater generated by the rooftops, parking lot and sidewalks will be collected and conveyed to a stormwater facility meeting the Washington State Department of Ecology's Eastern Washington Stormwater Management Manual.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

It is not likely that waste materials could enter ground or surface waters; however, construction materials could possibly be washed into the surface water by rainfall. Best Management Practices (BMPs) will be in place to prevent this from occurring. The project will connect to City of Prosser sewer and should not impact ground or surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No, the proposal does not alter or affect drainage patterns in the vicinity of the site.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

BMPs will be in place to ensure that waste materials are not washed into surface water.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

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? [\[help\]](#)

The site is arid and previously disturbed and supports little to no native vegetation. The vegetation mostly consists of weedy species such as koshia (*Kochia scoparia*), cheatgrass (*Bromus tectorum*), Russian olive (*Elaeagnus angustifolia*) and Russian thistle (*Salsola tragus*). Much of the vegetation on the site will be removed or altered.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

No threatened or endangered plant species are known to be on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

A landscape plan will be submitted to the City for approval.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

- koshia (*Kochia scoparia*)
- cheatgrass (*Bromus tectorum*)
- Russian olive (*Elaeagnus angustifolia*)
- Russian thistle (*Salsola tragus*)

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. [\[help\]](#)

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. [\[help\]](#)

US Fish and Wildlife Service's Information for Planning and Conservation (IPaC) mapping tool (<http://ecos.fws.gov/ipac/gettingStarted/map>) and Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species database (<http://wdfw.wa.gov/mapping/phs/>) were queried; no threatened and/or endangered bird, mammal, or fish species were identified on or near the project site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

WDFW has not designated the site specifically as a priority habitat or migratory route. However, the site area (along with a majority of the state of Washington) is part of the Pacific Flyway, a known waterfowl migration route.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

There are no measures proposed to preserve or enhance wildlife.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

No invasive animal species are known to be on or near the site.

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. [\[help\]](#)

Electricity will be used as the main source of power on site.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

The project will not affect potential use of solar energy by adjacent properties. The proposed structures will comply with the Commercial General zone height restrictions and setbacks.

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

None proposed.

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. [\[help\]](#)

It is unlikely that any environmental health hazards will occur as a result of this project. Once the project is completed, there is minimal risk, as exists with any fuel dispensing location. All piping, tanks, work and containment area for spills will comply with Washington State Department of Ecology and City of Prosser Fire and Building Department requirements.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

The site has been vacant for the past 10 years. Based on known past uses, there is no known possible contamination from present or past uses at the site.

- 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. [\[help\]](#)

There are currently no known hazardous chemicals or transmission pipelines located in 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. [\[help\]](#)

After construction, gasoline will be stored in approved tanks, along with associated piping and fuel dispensing islands. All gasoline-related storage will be part of an approved system.

- 4) Describe special emergency services that might be required. [\[help\]](#)

No special emergency services should be required by the project.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

At least two business days prior to construction, Washington's "Call Before You Dig" (811 or callbeforeyoudig.org) will be contacted, and the local utility company will mark the location of any underground utility lines so they may be avoided during construction. The project will comply fully with all regulations concerning the installation and operation of fuel refilling operations.

- b. Noise [\[help\]](#)

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

No existing noise in the area will 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. [\[help\]](#)

On a short-term basis, noise associated with construction would be generated on-site. Noise would come from the site only between the hours of 7:00am and 10:00pm, as allowed by City code.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction noise would only be generated between 7:00am and 10:00pm, as allowed by City code, in order to limit disturbance to surrounding uses. Construction crews will comply with all City of Prosser ordinances and the Washington Administrative Code (WAC) related to noise.

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. [\[help\]](#)

The site is currently vacant. Adjacent properties are used for commercial/retail: a Ford dealership, a Starbucks Coffee shop, an insurance company, etc. There is also a nearby highway rest stop. The project will not affect current land uses on nearby or adjacent properties.

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? [\[help\]](#)

The property may have been used as working farmlands at one time; however, it has been sitting vacant for more than 10 years. It is not agricultural land of long-term commercial significance.

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: [\[help\]](#)

The project site is immediately adjacent to irrigated hay ground. The project is unlikely to affect normal daily operations of the farm. Because the project has an 83-room hotel associated with it, noise created during hay harvest may affect the project (only within the hours allowed by City code).

c. Describe any structures on the site. [\[help\]](#)

There are currently no structures on the site.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No structures will be demolished.

e. What is the current zoning classification of the site? [\[help\]](#)

The project site is zoned Commercial General by the City of Prosser.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The comprehensive plan use designation for the project site is Commercial.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable; the site is not located on or near any shorelines of the state.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

It is somewhat unclear from the Critical Areas Map in the City of Prosser's Comprehensive Plan, but a portion of the project site may be in the Aquifer Recharge Area. The project will connect to City sewer and should not impact the Aquifer Recharge Area.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

No one will reside in the completed project. Approximately 100-120 people will work in the completed project (in the Travel Stop and Hotel).

- j. Approximately how many people would the completed project displace? [\[help\]](#)

No one will be displaced by the completed project.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None proposed.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The project is consistent with the City of Prosser Comprehensive Plan. The comprehensive plan identifies the project site as being intended for commercial use. The project is also compatible with City zoning.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

The project will not negatively impact nearby agriculture; therefore, no measures are proposed.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No housing units will be provided by the project.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No housing units will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None proposed; no housing impacts are expected.

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? [\[help\]](#)

The 3-story hotel will be the tallest proposed structure on site, at approximately 35' in height. The proposed principal exterior building material is face brick.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

As the site is currently completely vacant, views across the site would be altered with the construction of the Travel Stop and Hotel buildings. However, the proposed buildings on site are consistent in character with the surrounding uses, many of which are highway-oriented commercial businesses.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

There are no measures proposed to reduce or control aesthetic impacts.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

The building and parking lot lighting on site would be a minimal source of light; this would occur mainly at night.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No; the building and parking lot lights on site will conform to City standards and will not pose a safety hazard. In fact, they will help increase safety on site, for both motorists and pedestrians.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

No existing off-site sources of light or glare will affect the proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

The lighting for the proposed project will conform to all lighting standards in the City of Prosser Municipal Code.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Opportunities for wine tasting exist within ½ mile of the project. The Yakima River is located 1 mile from the project and offers fishing, wildlife viewing, hiking, etc. Additionally, the Lower Yakima Valley Pathway – an 8-foot wide, 14-mile long asphalt bicycle and pedestrian trail – runs on the south side of Wine Country Road (CR-12), along the project frontage. The trail begins at the Yakima River in downtown Prosser, then travels northwest into the towns of Sunnyside and Grandview.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No, the project would not displace any existing recreational uses. Because the project is associated with transportation and has a hotel, it will likely increase recreation opportunities in the vicinity.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

The proposed Travel Stop will have two access points that cross the Lower Yakima Valley Pathway. As part of the development, the trail (which is currently at a lower grade than Wine Country Road) will be raised to the grade of the site driveways. This will provide better visibility for pedestrians and bicyclists on the trail of approaching trucks or cars on the driveways. To enhance trail users' awareness of the driveways, a detectable warning surface will be installed across the trail on each side of the driveway with a removable bollard. Conceptual trail crossings have been designed for the site per WSDOT Design Manual Section 1515 - Shared Use Paths.

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 located on or near the site? If so, specifically describe. [\[help\]](#)

Washington Department of Archaeology and Historic Preservation (DAHP)'s Information System for Architectural and Archaeological Records Data (WISAARD) was queried; no historical buildings were identified on or near the site.

- 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. [\[help\]](#)

There are no landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to 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. [\[help\]](#)

Washington Department of Archaeology and Historic Preservation (DAHP)'s Information System for Architectural and Archaeological Records Data (WISAARD) was queried.

- 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. [\[help\]](#)

No known cultural and historic resources have been identified on or near the site, so no plan for preservation of these resources exists at this time. However, an unanticipated discovery plan will be in place during construction. If any potential cultural resources, including human skeletal remains, are located on site during construction, all activity will cease so as to avoid further disturbance to those items. These items will not be touched, moved, or further disturbed, and the proper authorities will be identified and contacted.

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. [\[help\]](#)

The site is immediately served by Wine Country Road (CR-12). Additionally, the site is less than 1,000 feet from the Interstate 82 on/off ramp into the City of Prosser (Gap Road). Two paved access driveways are proposed to connect the project site to Wine Country Road while providing separation between semi-truck and passenger vehicle traffic on site – a truck driveway at the northwesterly edge of the property, approximately 775 feet west of Gap Road, and a passenger vehicle driveway approximately 450 feet west of Gap Road.

- 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? [\[help\]](#)

The area is served by Ben Franklin Transit, which is based in the Tri-Cities area and serves Franklin and Benton Counties. Route 170 serves the City of Prosser, and connects to the cities of Richland and Benton City. The nearest stop to the project site is the Stacy Avenue Transit Center in downtown Prosser, at the intersection of Stacy Avenue and 7th Street, approximately 1.4 miles from the project site. In addition to this regular bus route, Ben Franklin Transit also provides a “Demand Response Service,” for which riders must call and request service and may be picked up nearly anywhere in the city.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The project will provide 80 semi-truck parking spaces and 185 passenger vehicle parking spaces (of which 10 are ADA accessible stalls), for a total of 265 parking spaces. No parking spaces will be eliminated as a result of this project.

- 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). [\[help\]](#)

No new roads or streets will be required as a result of this project. Improvements recommended as part of this project include:

- Construction of a left-turn lane on Wine Country Road between the proposed east driveway and Gap Road, to provide left-turn pockets at both intersections.
- Reduction of the speed limit along Wine Country Road through the project vicinity from 50 mph to 35 mph.
- Construction of design treatments at the Lower Yakima Valley Pathway crossings that will include raising the trail grade to match the driveway crossings, and detectable warning surface and bollards on the pathway on both sides of each driveway.

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

The project 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 nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

The completed project would generate approximately 2800 vehicular trips per day. Peak volumes would occur during the evening commute; 277 trips would be generated during the PM peak hour. Of these 277 trips, 58 would be trucks, so approximately 21% of the volume would be trucks during the PM peak hour. Most of these trips will be drawn from traffic already driving on I-82. Trip generation was calculated using the trip generation rates contained in the current edition of the *Trip Generation Manual* by the Institute of Transportation Engineers (ITE), and the City of Fontana's *Truck Trip Generation Study*. See the Love's Travel Stop Traffic Impact Analysis (TIA) for further detail.

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. [\[help\]](#)

The proposal may occasionally slow the transport of agricultural products on the streets in the area. However, the project will not slow transport any more than the surrounding businesses already do.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

In addition to the improvements listed in section 14(d) above, the following improvements would improve delay at the nearby stop-controlled approaches:

- Installation of all-way stop control at the Gap Road/I-82 westbound ramps intersection
- Installation of a traffic signal at the Gap Road/Wine Country Road intersection

See the Love's Travel Stop Traffic Impact Analysis (TIA) for further detail.

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. [\[help\]](#)

There may be a possible increase in fire and police protection, as is typical for projects of this nature, with minimal impacts anticipated.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None proposed at this time, as only minimal impacts on public services are anticipated.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)

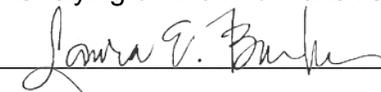
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____ cable _____.

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. [\[help\]](#)

Electricity will be provided by Benton REA. Water and sewer service will be provided by the City of Prosser. Phone service will be provided by Century Link. Cable service will be provided by Charter Communications. The site is currently served by all of the above utilities; therefore, no construction will be needed for connection to these utilities.

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.

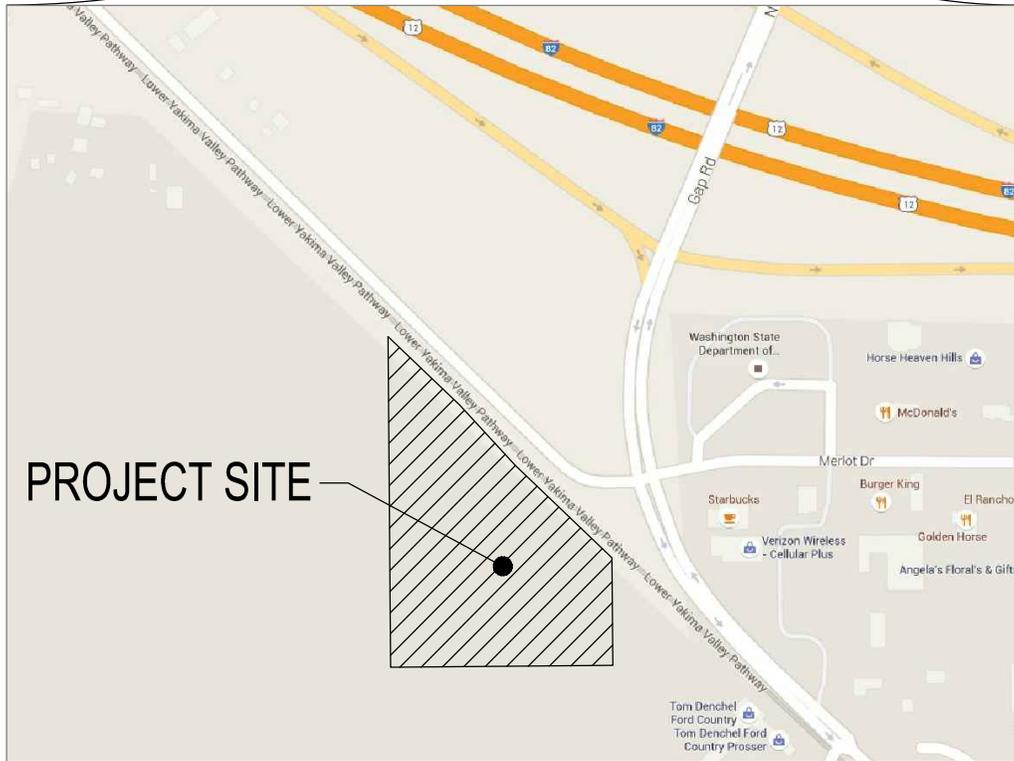
Signature: 

Name of signee Laura E. Barker

Position and Agency/Organization Planner, SCJ Alliance

Date Submitted: 7/22/2015

A PORTION OF SEC 34, T9N., R24E., W.M. PROSSER, WASHINGTON



Jul 23, 2015 10:11:48am - User: rick.weeden
 N:\PROJECTS\1398 LOVE'S TRAVEL CENTER\1398.08 PROSSER TRAVEL STOP\PHASE 20 - SITE PLAN REVIEW & SEPA CHECKLIST\SEPA CHECKLIST\PROSSER VICINITY MAP.DWG



8730 TALLON LANE NE, SUITE 200, LACEY, WASHINGTON 98516
 P: 360-352-1465 F: 360-352-1509
 SCJALLIANCE.COM

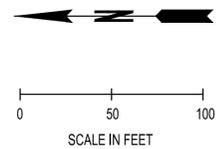
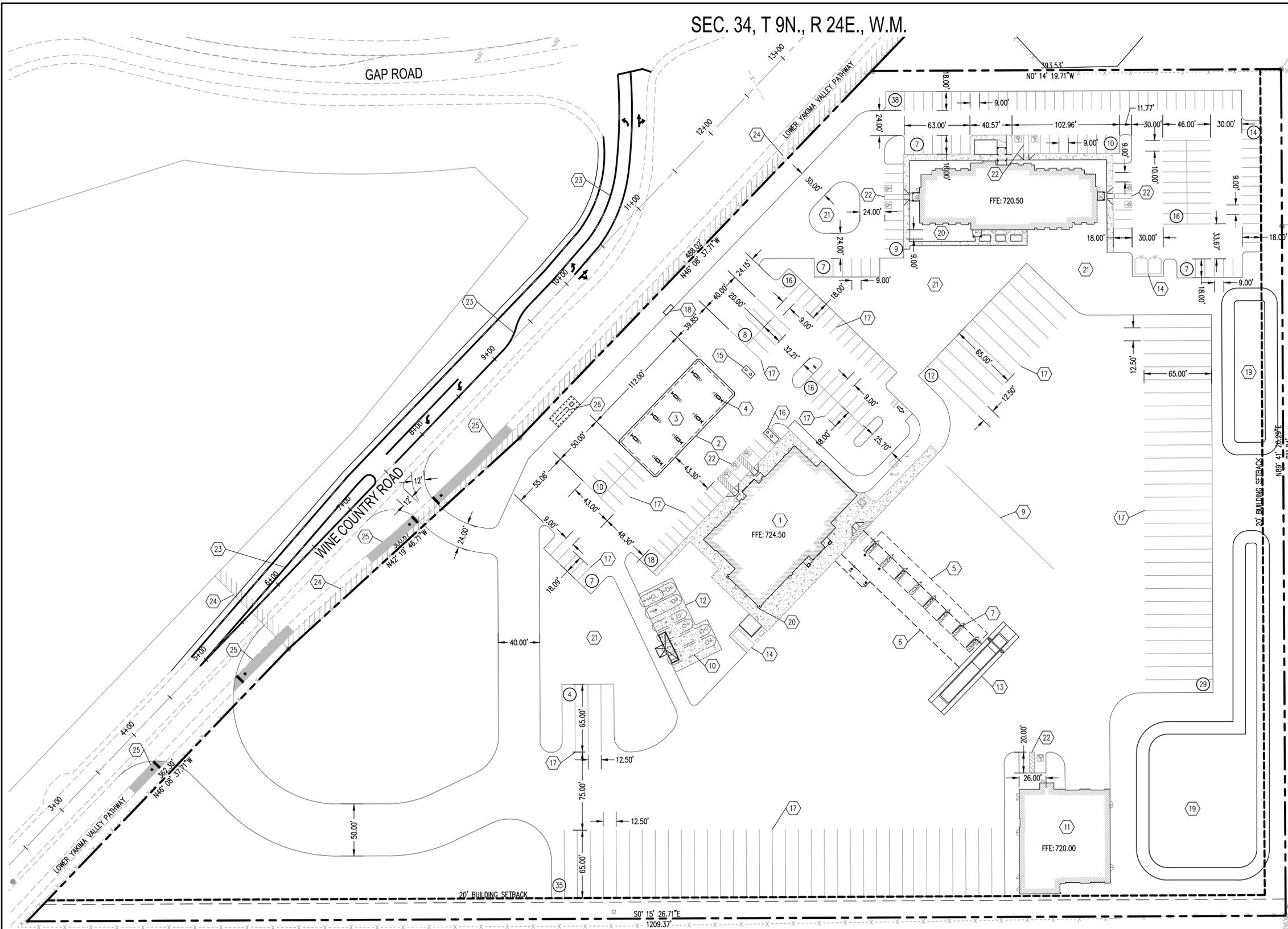
HORIZONTAL SCALE:
 N.T.S.
 DATE:
 JULY, 2015
 JOB No.:
 1398.08
 DRAWING FILE No.:
 Prosser Vicinity Map.dwg

Love's Travel Stop - Prosser, WA

Vicinity Map

EXHIBIT No:
EX-01
 SHEET No:
 1

SEC. 34, T 9N., R 24E., W.M.



LEGEND

- PROPOSED BUILDING
- STALL COUNT
- CEMENT CONCRETE TRAFFIC CURB
- CONCRETE SIDEWALK
- SIDEWALK RAMP

NOTE:
SEE PAVING PLAN FOR ADDITIONAL DIMENSIONS.

CONSTRUCTION NOTES

1. LOVE'S COUNTRY STORE BUILDING, INSTALLED BY GC. (SEE ARCHITECTURAL PLANS)
2. AUTO CANOPY, FURNISHED AND INSTALLED BY CANOPY SUPPLIER. CANOPY FOUNDATION INSTALLED BY GC. (SEE ARCHITECTURAL PLANS)
3. CONCRETE PAD FOR AUTO CANOPY, INSTALLED BY GC.
4. GAS DISPENSER. (SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS)
5. TRUCK CANOPY, FURNISHED AND INSTALLED BY CANOPY SUPPLIER, CANOPY FOUNDATION INSTALLED BY GC (SEE ARCHITECTURAL PLANS).
6. CONCRETE PAD FOR TRUCK CANOPY, INSTALLED BY GC.
7. DIESEL DISPENSER SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS.
8. PREFABRICATED FUEL ISLAND CATCH BASIN (TYP). SUPPLIED BY LOVE'S, INSTALLED BY GC.
9. 12" WHITE WIDE PAINTED WHITE PULL FORWARD LINE INSTALLED BY GC.
10. UNDERGROUND STORAGE TANKS, FURNISHED BY OWNER, INSTALLED BY GC. (SEE ARCHITECTURAL PLANS)
11. TIRE BARN BUILDING, INSTALLED BY GC. (SEE ARCHITECTURAL PLANS)
12. CONCRETE SLAB AT TANK FARM INSTALLED BY GC. (SEE ARCHITECTURAL PLANS)
13. TRUCK SCALE FURNISHED AND INSTALLED BY OWNER.
14. TRASH ENCLOSURE WITH 6' FENCE.
15. UNDERGROUND OIL/WATER SEPARATOR FURNISHED BY OWNER AND INSTALLED BY GC. (SEE ARCHITECTURAL PLANS)
16. GREASE TRAP, FURNISHED AND INSTALLED BY GC. (SEE ARCHITECTURAL PLANS)
17. 4" YELLOW PAINTED PARKING STALL STRIPING (TYP).
18. AUTO AIR/WATER STAND FURNISHED BY OWNER, INSTALLED BY GC. (SEE ARCHITECTURAL PLANS)
19. STORMWATER POND, INSTALLED BY GC.
20. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SURFACING DETAILS NEAR NEW BUILDING.
21. LANDSCAPING AND IRRIGATION TO BE INSTALLED BY GC. (SEE LANDSCAPING PLANS)
22. ADA ACCESSIBLE PARKING STALLS.
23. FRONTAGE IMPROVEMENTS (SEE SHEET FR-01)
24. WSDOT LIMITED ACCESS
25. LOWER YAKIMA VALLEY PATHWAY IMPROVEMENTS
26. PROPANE TANK, SEE ARCHITECTURAL PLANS.

BY	
DATE	
REVISIONS	

SCJ ALLIANCE
CONSULTING SERVICES

8730 TALLON LANE NE, SUITE 200, LACEY, WASHINGTON 98516
P: 360-352-1465 F: 360-352-1509
SCJALLIANCE.COM

PRELIMINARY SITE PLAN

LOVES TRAVEL STOP

PROSSER, WASHINGTON



DESIGNER:	W. HOLM
DRAWN BY:	R. WEEDEN
APPROVED BY:	B. JOHNSON
DATE:	JULY, 2015
JOB No:	1398.08
DRAWING FILE No:	1398.08 SP-01
DRAWING No:	SP-01
SHEET No:	3 of 9

Jul 22, 2015 5:02:00pm - User: rick.weeden
 N:\PROJECTS\1398 LOVE'S TRAVEL CENTER\1398.08 PROSSER TRAVEL STOP\PHASE 20 - SITE PLAN REVIEW & SEPA CHECKLIST\CADD\1398.08 SP-01.DWG



CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.