

State Environmental Policy Act
MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Description:** Valley Vet Conditional Use Permit (CU-13-00006) is a request for a Conditional use permit for a new veterinary hospital/animal clinic for both equine and small animal patients along with animal holding kennels.
- Proponent:** Mark Hayden, D.V.M., applicant.
- Location:** The project is located approximately one (1) mile east of Ellensburg at 2090 Vantage Hwy, in a portion of Section 06, T17N, R19E, W.M. in Kittitas County, bearing Assessor's map number 17-19-06020-0002.
- Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (c) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

Transportation

1. The approach into the property shall be constructed and designed to standards within the WSDOT Design manual, current edition, Chapter 1340 and Exhibit 1340-1. The design shall be approved by the county engineer.
2. Specific issues related to roadway and access construction will be addressed at project civil submittal with the City of Ellensburg and/or Kittitas County.
3. On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and approved by the County Engineer prior to issuance of a building permit. The stormwater system

construction shall be certified by a licensed engineer. The certification is required prior to the issuance of an occupancy permit.

4. Stormwater and irrigation conveyance systems shall be kept separate.

Water & Sewer

5. Specific water and sewer requirements will be addressed at project civil plan submittal with the City of Ellensburg.

Utilities

6. An Outside Utilities Agreement, Pre-Annexation Agreement and a Frontage Improvement Deferral with the City of Ellensburg have been executed for this property. All development shall meet the requirements of these agreements and a copy of said agreements shall be submitted to CDS for our record.

Fire & Life Safety

7. A Fire Marshal permit will be required for the hydrant/fire line prior to building construction.
8. Fire hydrants shall be placed in the proposed development per the City and County Fire Marshal's requirements.

Light & Aesthetics

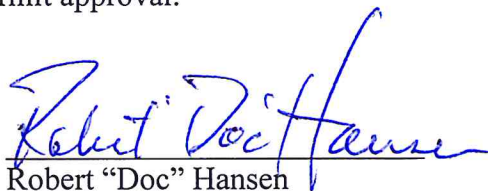
9. A sign permit will be required from Kittitas County Community Development Services and Building Department pursuant to KCC 17.72. Specific requirements for signage of a produce stand are cited in KCC 17.72.170. Signs are not allowed within the rights-of-way of any County roads pursuant to KCC 12.50.
10. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.

Noise

11. Development and construction practices during building of this shall only occur between the hours of 7:00 a.m. and 7:00 p.m.

The above stated mitigation conditions listed above will be provided within conditions of the decision of the conditional use permit approval.

**Responsible
Official:**


Robert "Doc" Hansen

Title: Planning Official

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2

Ellensburg, WA. 98926
Phone: (509) 962-7506 Fax: (509) 962-7682

Date: October 31, 2013

This Mitigated DNS is issued under WAC 197-11-355 and WAC 197-11-390; the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced on or before 5:00 pm, November 15, 2013.

Pursuant to Chapter 15A.04.020 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received within 10 working days, or no later than 5:00 PM, October 15, 2013. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.