



SEPA ENVIRONMENTAL CHECKLIST

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.

APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

\$560.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	<div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold; font-size: 1.2em;">PAID</div> <div style="color: red; font-weight: bold; font-size: 0.8em;">SEP 04 2013</div> <div style="color: red; font-weight: bold; font-size: 0.6em; margin-top: 5px;">KITTITAS CO CDS</div>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

PLSA

Engineering & Surveying

RECEIVED

SEP 04 2013

KITTITAS COUNTY
CDS

ENVIRONMENTAL CHECKLIST

VALLEY VETERINARY HOSPITAL NEW CONSTRUCTION

2090 Vantage Highway
Ellensburg, Washington 98926

August 26, 2013
PLSA Project No. 13143

Prepared for:

Mark Hayden D.V.M.

SEPA CHECKLIST FOR

KITTITAS COUNTY, WASHINGTON

A. BACKGROUND

1. **Name of proposal, if applicable:** Valley Veterinary Hospital; New Construction/T.I.
2. **Name of applicant:** Mark Hayden, D.V.M
Phone: (509) 925-6146
Address of applicant: 2090 Vantage Highway, Ellensburg, WA 98926
3. **Person completing form:** Scott Garland, P.E. (PLSA Engineering & Surveying)
Phone: (509) 575-6990
Address: 1120 West Lincoln Avenue, Yakima, WA 98902
4. **Date checklist submitted:** (9-4-13) Enter at time of submittal.
5. **Agency requesting checklist:** Kittitas County
6. **Proposed timing or schedule (including phasing, if applicable).** Construction is proposed to start Feb/March 2014.
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?** No.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly relating to this proposal.** No additional environmental information has been prepared for this site or is anticipated to be needed in the future.
9. **Do you know whether applications are pending for governmental approvals for other proposals directly affecting the property covered by your proposal? If yes, explain.** Yes. A boundary line adjustment has been submitted to Kittitas County as well as a request for a road variance that would allow for two site entrances.

- 10. List any government approvals or permits that will be needed for your proposal, if known.** At this time the following permits are known to be required: 1. Conditional use permit, 2. Sewer connection approval, 3. Fire hydrant permit, 4. Building permit, 5. City Approval Letter for Water availability, 6. Public Works permit for Water and Sewer main extensions. 7. Mechanical Permit, 8. Plumbing Permit, 9. Medical Gas Permit and 10. Sign Permit.
- 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.** Our proposal includes the construction of a new 1 story animal veterinary clinic (for both equine and small animal patients) roughly 5,500 square foot (SF) in size along with supporting parking at 2090 Vantage Highway in Ellensburg. The proposed new building would be located next to, and on the same lot, as Dr. Hayden's existing 3823 SF veterinary clinic. The intent of the project is to build a larger more efficient building to better serve the facility's growing clientele within the community. The existing veterinary clinic will remain in use to support the new facility including provisions for animal holding kennels, general storage, laundry and administrative functions. Under separate permit, there will be a light remodel of the existing clinic to update finishes in the building along with removal of a few non-structural walls to better suit the facility's needs. The site is roughly 1.33 acres and within the Urban Growth Area of the City of Ellensburg and thus falls under the County's jurisdiction. The project is zoned "General Commercial" zoned and would require a Conditional Use Permit for the new building, which we will submit to Land Use for their review and approval.
- 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, 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 of detailed plans submitted with any permit application related to this checklist.**

2090 Vantage Highway
Ellensburg, WA 98926
Kittitas County GIS Map No. 17-19-06020-0002
Township 17 North: Range 19 East: Section 06, W.M.

- 13. Taxation Parcel Number(s):** Kittitas County Parcel No. 891933

B. ENVIRONMENTAL ELEMENTS (Attach additional sheets if necessary)

1. EARTH

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:** Mostly flat with some gentle slope along the frontage.
- b. What is the steepest slope on the site (approx. %):** 2.5%
- 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 prime farmland.** Gravelly sandy loam.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** No.
- e. Describe the purpose, type, and approximate quantities of any filling or grade proposed. Indicate source of fill.** Grading design is anticipated to balance the site cut and fills. No imported fill will be required.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.** The perimeter of the site is currently covered with lawn or gravel surfacing, the majority of which will be maintained during construction. Erosion would not be likely.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** 50%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:** Existing vegetation (lawn) and gravel surfacing will be left in place as a buffer during construction.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.** Minimal, vehicle emissions and construction dust.
- b. Are there any off-site sources of emissions or odors that may affect your proposal? If so, generally describe.** No.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any.** Water will be applied as needed to reduce airborne dust particles.

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 stream or river it flows into.** A small seasonally intermittent stream runs from north to south along the east boundary of the existing developed portion of the site. The stream, which only holds water from May until October, has been identified as a branch of Lyle Creek. A Washington Department of Fish and Wildlife biologist has visited the site and reported that the proposed project is not anticipated to have any effect on the stream. Supporting documentation is attached.
- 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.** Construction of the proposed building will be approximately 150' of the open ditch.
- 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.** No.
- 5) **Does the proposal lie within a 100-year flood plain? 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 groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.** No.
- 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.** The proposed building as well as the existing building will be connected to City of Ellensburg sanitary sewer service. The on-site sanitary sewer system serving the existing facility will be decommissioned. There are no discharges into the ground.

- 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 the water flow? Will this water flow into other waters? If so, describe.** Stormwater will be retained on-site and infiltrated, Off-site runoff is not anticipated.
 - 2) **Could waste materials enter ground or surface waters? If so, generally describe.** There is no known path for waste materials to enter ground or surface water.
- d. **Proposed measures to reduce or control surfaces, ground, and runoff water impacts, if any:** Stormwater retention and infiltration systems will be designed with treatment devices as recommended in the Stormwater Management Manual for Eastern Washington.

4. PLANTS

- a. **Types of vegetation found on the site:** Ornamental grasses, trees, and shrubs.
- b. **What kind and amount of vegetation will be removed or altered?** Approximately 5000 square feet of lawn will be removed.
- c. **List threatened or endangered species known to be on or near the site.** None.
- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:** None

5. ANIMALS

- a. **Any birds and animals which have been observed on or near the site or are known to be on or near the site:**

Birds: Songbirds only.
Mammals: None known.
Fish: None.
- b. **List any threatened or endangered species known to be on or near the site.** None.
- c. **Is the site part of a migration route? If so, explain.** No.

- d. **Proposed measures to preserve or enhance wildlife, if any:** None

6. ENERGY AND NATURAL RESOURCES

- 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.** Both the existing and proposed facilities will use natural gas for space heating and hot water. An existing standalone incinerator is currently served by natural gas. Electricity will be used, on the site, for lighting and miscellaneous small load equipment.
- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, general describe.** 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:** Building design will meet all current energy codes.

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.** No
- 1) **Describe special emergency services that might be required.** None.
- 2) **Proposed measures to reduce or control environmental health hazards, if any:** None
- b. **Noise**
- 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** None.
- 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.** Noise during the construction phase will be limited to equipment and tool operations that are typical for a construction site. Once the project is completed noise will be primarily from traffic; which is consistent with the current use of the site. All noise would be limited to normal business hours.

- 3) **Proposed measures to reduce or control noise impacts, if any:** Limit significant noise to normal business hours.

8. LAND AND SHORELINE USE

- a. **What is the current use of the site and adjacent properties?** The current use of the subject property is a veterinary hospital. To west is the fire house for Kittitas County Fire District No.2. The development to the south is a business park with a variety of business currently in operation. The balance of the properties to the east and to the north is pastures and residents with available pasture space.
- b. **Has the site been used for agriculture?** If so, describe. Not in recent history.
- c. **Describe any structures on the site.** Existing structures on the site include a 3823 SF veterinary clinic and an approximate 400 SF Incinerator facility.
- d. **Will any structures be demolished? If so, what?** No.
- e. **What is the current zoning classification of the site?** C-G-General Commercial
- f. **What is the current comprehensive plan designation of the site?** Urban
- 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 an "environmentally sensitive" area?** No.
- i. **Approximately how many people would reside or work in the completed project.** 16
- 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:** Coordinate with City and County and follow applicable land use guidelines.

9. HOUSING

- 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:** N/A

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?** The maximum clear height is planned not to exceed 25 feet above existing grade. The primary proposed exterior finish is a hardy board style lap siding with rock face accents at the entry.

b. **What views in the immediate vicinity would be altered or obstructed?** None

c. **Proposed measures to reduce or control aesthetic impacts, if any:** No anticipated impacts.

11. LIGHT AND GLARE

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** Proposed exterior lighting will use downward directing, full cutoff, style fixtures.

b. **Could light or glare from the finished project be a safety hazard or interfere with views?** No.

c. **What existing off-site sources or light or glare may affect your proposal?** None.

d. **Proposed measures to reduce or control light and glare impacts, if any:** Proposed exterior lighting use downward directing, full cutoff, style fixtures.

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.** No.

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or application, if any:** None

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.** No.
- 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 preclude 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.** The project is proposed to be served by one drive onto the Vantage Highway.
- b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?** No. The approximate distance to the nearest transit stop is 1 mile.
- c. **How many parking spaces would the completed project have? How many would the project eliminate?** The completed project will have 31 parking spaces. The project will not eliminate existing parking spaces.
- 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).** Road improvements along the Vantage Highway frontage are proposed to be deferred at this time.
- 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?** Less than 100 vehicular trips per day are anticipated. Time of Peak volumes is not known.
- g. **Proposed measures to reduce or control transportation impacts, if any: The existing facility uses 2 access point to the Vantage Highway.** The completed project is proposed to use one access point to reduce congestion entering the highway.

15. PUBLIC SERVICES

- 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.**
No.
- b. **Proposed measures to reduce or control direct impacts on public services, if any.**
None

16. UTILITIES

- a. **Utilities currently available at the site:** Utilities available to the site include Sanitary Sewer, Domestic Water, Electricity, Telephone, Natural Gas, Garbage, and 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.**

Sewer - City of Ellensburg; Sewer main to be extended across frontage.

Water - City of Ellensburg; Water main to be extended across frontage.

Electricity – Puget Sound Energy; Currently serving the site.

Telephone – Fairpoint Communications; Currently serving the site.

Natural Gas - City of Ellensburg; Currently serving the site.

Cable - Charter Communications; Currently serving the site.

Garbage - Waste Management; Currently serving the site.

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.



Proponent or Person Completing Form