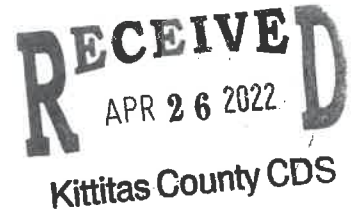


SEPA ENVIRONMENTAL CHECKLIST
Calvary Ellensburg Expansion



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:

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

1. Name of proposed Project, if applicable: Calvary Ellensburg Expansion

2. Name of applicant: CALVARY ELLENSBURG

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

Applicant: CALVARY ELLENSBURG

800-840 Cowboy LN

Ellensburg, WA 98926

Contact person: Robert Doobovsky 509-885-6482

104 E 11th Ave Ellensburg, WA 98926 509-885-6482

4. Date checklist prepared: 04/25/2022

5. Agency requesting checklist: Kittitas County

6. Proposed timing or schedule (including phasing, if applicable):

- A. Phase 1-Years 2022 -2024; Add a new sanctuary building of approximately 15,000 square feet with 750 seats with a fire suppression system; this will include a 20' X 40' breezeway connecting the approximate 6000 sq. ft. existing sanctuary to the new sanctuary building.
- B. Phase 1-Years 2022-2024; bring City water and sewer to the site and discontinue the existing septic system and well, (continue the use of the well for non-domestic use, only landscape watering, and remove the septic system).
- C. Phase 1-Years 2022-2024; Add a 25' X 65" portable classroom in the front southeast corner parking area.
- D. Phase 1-Years 2022-2024; Provide engineered parking area and on-site water retention.
- E. Phase 2-Years 2024-2032; Remodel the existing sanctuary building, convert the existing assembly area to a classroom/assembly area, remodel the existing domestic kitchen, and convert it to a commercial kitchen (this will eliminate an existing classroom), update the front street-facing façade (aesthetically pleasing)
- F. Phase 2-Years 2024-2032; In the current ballfield & playground, Construct an outdoor pavilion and outdoor stage area with an attached restroom; construct an Industrial or commercial grade (park-like) play structure.
- G. Phase 2-Years 2024-2032; Construct a multipurpose building of about 7k to 10k sq. ft. north of the new sanctuary. It would have a commercial kitchen, sports court, and dividers for classrooms. Expand the parking lot to the north (back) of the property and pave (Asphalt) all parking areas. Provide fencing around the entire property.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. See Above

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. GIS data does not indicate any critical areas on the parcel. Parcel 550136, to the direct west of the CE subject parcel, indicates a wetland; however, Cowboy Lane acts as an interrupted buffer. Therefore, it is unlikely that development on the east side of Cowboy Lane will impact the wetland's functions.

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. Conditional Use Permit

10. List any government approvals or permits that will be needed for your proposal, if known.
Building Permit & Conditional Use Kittitas County

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 answer from Question 6

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.

The address is 800-840 on the east side of Cowboy Lane; Cowboy Lane Is on the City of Ellensburg East boundary line on the north side of Vantage Hwy.

Parcel #194734 & 064734

ACRES 2.50, CD. 10541-A; SE1/4 SW1/4 TAX NO 104; SEC 31, TWP 18, RGE 19 & ACRES 2.50, CD. 10541-A-1; SEC.31; TWP.18; RGE.19; SE1/4 SW1/4 TAX 100

B. Environmental Elements

1. Earth

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)? <20%

- 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. 100% nack-opnish complex 0-2% slopes. Prime farmland if irrigated. Alluvial fan. Alluvium with a mantle of volcanic ash. Gravelly ashy loam 0-6 inches, clay loam 6-15 inches, extremely gravelly sandy clay 15-60 inches. Depth to restrictive feature is more than 80 inches.
- 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.
Grading will occur for the 15,000 square feet sanctuary and a future multipurpose building of 8000 square feet with miscellaneous structures totaling 4000 square feet. There will not be a need to bring in fill dirt.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No, the buildings are located on a flat site.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Overall, the property is 217,800 square feet with an existing building of 6000 square feet, a future sanctuary building of 15,000 square feet, and a future multipurpose building of 8000 square feet with miscellaneous structures totaling 4000 square feet. About 8 to 10 years out, approximately 60,000 square feet of paved parking area. When phase one and phase two are complete, the approximate impervious surface will be 42% of 217,800
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
The property is relatively flat and should not be subject to erosion during construction.

2. Air

- 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.
General construction activities with standard equipment emissions.
- b. Are there any off-site sources of emissions or odor 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:
Construction vehicles will be turned off when not actively being used during construction

3. Water

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.
Parcel 550136, to the direct west of the project subject parcel, indicates a wetland; however, Cowboy Lane acts as an interrupted buffer. Therefore, it is unlikely that development on the east side of Cowboy Lane will impact the wetland's functions.

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. No

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. None

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
None

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.
No, the existing well will be discontinued, and city water will be brought to the site. The well may be used for irrigation only at less than 5000 gallons a day.

- 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.

As part of phase one of the project, the existing septic system will be removed, and the city sewer will be brought in. There are no other sources of waste contamination

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.

The stormwater will flow into an on-site engineered water retention system (swells)
All water is to be kept on site.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.
No, all construction takes place outside of any runoff area

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: None

4. Plants

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

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?

One willow tree will be removed to accommodate the new sanctuary building and approximately 10,000 square feet of grass to accommodate outbuildings.

c. List threatened and 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:
We plan to plant about 12 trees between phase one and phase two. The trees will most likely be honey locust or Idaho locust,
- e. List all noxious weeds and invasive species known to be on or near the site. None known

5. Animals

- 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 _____

Urban wildlife will likely access the property, including skunks, raccoons, songbirds, and rodents.

- b. List any threatened and 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, the property is surrounded by fenced farmland
- e. List any invasive animal species known to be on or near the site. 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.
The energy needs will include heating and cooling. The majority of this will be done through multizone heat pump systems. The commercial kitchen requires natural gas. Solar may be an option in the future
- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.
No, the adjacent property to the north it's too far away to be affected, and there will be no impact on the properties to the east and west.
- 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:
The project will meet new energy codes and use led lighting, future active and passive solar, and a recovery system for water.

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.

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

None

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. None

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.

There is a natural gas transmission pipeline serving the property.

4) Describe special emergency services that might be required. None

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

None needed or required

b. Noise

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

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.

Standard construction noise will occur during construction hours between 8 and 5 daily.

There will be an outdoor church service on Sunday once a month with a worship band that will play from 8:00 AM to 2:00 PM

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

Construction times will occur during regular business hours and will be mitigated by not running the equipment when not in use. In addition, the worship band will only play on Sunday during regular business hours.

8. Land and Shoreline Use

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 proposal will positively affect adjacent properties with better traffic control and parking, along with an engineered water retention plan that will help protect the adjacent properties from water runoff. Also, bringing in city water that will include fire hydrants that make the community safer.

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? No

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: No

c. Describe any structures on the site.

An existing building of 6000 square feet, two 10 X 60 portable classrooms, storage sheds, a future sanctuary building of 15,000 square feet, a future 24 X 70 portable classroom, a future multipurpose building of 8000 square feet with miscellaneous structures totaling 4000 square feet

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

Two 10 X 60 portable classrooms will be removed from the site

e. What is the current zoning classification of the site? UR Urban Residential

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

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

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. No

i. Approximately how many people would reside or work in the completed project? 60

j. Approximately how many people would the completed project displace? 0

k. Proposed measures to avoid or reduce displacement impacts, if any: No impacts

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Is an allowed use in the UR Urban Residential with a Conditional Use Permit

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: None required

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: None

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?
35 Feet with metal and wood siding
- b. What views in the immediate vicinity would be altered or obstructed? None
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Phase two of the Project will reface the facade of the street-facing existing sanctuary for a more modern look.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The proposed metal siding will be antiglare
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No, the proposed antiglare metal siding will eliminate the safety hazard and interference with views
- c. What existing off-site sources of light or glare may affect your proposal? None
- d. Proposed measures to reduce or control light and glare impacts, if any:
There will be no light trespass onto adjoining properties; we plan on using light Shields and downward directional lighting

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 applicant, if any: None

13. Historic and cultural preservation

- 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. No
- 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. None
- 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. GIS historical map data does not indicate any historical or cultural issues with the site.
- 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.
We will obtain site development and building permit for the proposed Project

14. Transportation

- 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.
Vantage highway is on the south side of the property. There is one entrance/exit to the existing street system.
- 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?
The area is not currently served by public transit, and the nearest transit stop is approximately one mile away
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
261 parking spaces with no elimination
- 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). Frontage improvements will be required but will be deferred until the city of Ellensburg has a plan in place.
- 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?
We currently do not know how many vehicle trips we will generate by the completed project. Still, we plan on going from three services at 150 people per service down to one service of

450 to a max of 750 people once the project is completed. So, if we use a one to four ratio, that is about 187 nonpeak Sunday trips of passenger vehicles only. We may go to two services at about 500 people each service; that would be 250 nonpeak Sunday trips of passenger vehicles only

- 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: No

15. Public Services

- 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. None

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
Sewer and water will be brought to the site as part of the project, and all other utilities are currently available.
- 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.

The proposed project will require water, sewer, electric, gas, and cable services. The city of Ellensburg will bring water and sewer to the site and currently has gas available. The city sewer and water require an 800-foot extension up the south side of Vantage Hwy, and then the utilities will need to cross the road to the north an additional 600 feet up Cowboy Ln.

C. Signature

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

Signature: *Robert Doobovsky*

Name of signee Robert Doobovsky

Position and Agency/Organization Calvary Ellensburg

Date Submitted: 04/26/2022