

## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

### NOTICE OF APPLICATION

**To:** WA Dept. of Ecology - Yakima  
WA Dept. of Ecology - SEPA Registry  
WA Department of Natural Resources  
WA Department of Fish and Wildlife - Ellensburg  
WA State Department of Transportation  
Yakama Nation  
Yakima Nation – Department of Natural Resources  
Kittitas County Board of County Commissioners  
Kittitas County Sheriff's Dept.  
Kittitas County Life Safety  
Kittitas County Environmental Health  
Kittitas County Solid Waste Programs  
Kittitas County Public Works  
Kittitas County Fire District #2  
Kittitas Irrigation District  
City of Ellensburg  
CWU Library  
Adjacent Property Owners  
Applicant

**From:** Joanna Valencia, Staff Planner *JV*

**Date:** October 12, 2007

**Subject:** **Notice of Application: Cascade View Business Park**

Construction of one approximately 3000-3500 square foot storage building/warehouse in the General Commercial Zone. Location: north of Village Drive and 3rd Avenue, east of Pfenning Road, west of Willett Road and Cowboy Lane and south of Vantage Highway at 2060 Vantage Highway, Ellensburg, WA 98926 within a portion of Section 06, T17N, R19E, WM, Kittitas County. Map numbers 17-19-06075-0002 and 17-19-06075-0001.

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Enclosed please find a Notice of Application, SEPA Environmental Checklist, and related documents for the referenced project permit application. Please retain these items for future reference. Interested parties may obtain copies of related file documents by contacting our office.

The proposal is for the construction of one approximately 3000-3500 square foot storage building/warehouse in the Cascade View Business Park. A SEPA Mitigated Determination of Nonsignificance (MDNS) was previously issued for the project site for the construction of two 12,000 square feet and one 9,000 square feet metal buildings on July 14, 2005. This project is being processed for the proposed new construction of the storage building/warehouse only.

Your comments are sought prior to issuance of a threshold determination pursuant to the State Environmental Policy Act (SEPA). Please be advised that this may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a DNS is expected to be issued for this proposal (See WAC 197-11-355 – Optional DNS Process).

**Written comments may be submitted no later than 5:00 p.m. October 26, 2007** to the Kittitas County Community Development Services, 411 N. Ruby, Suite 2, Ellensburg, WA, 98926. Phone 509-962-7506. Fax 509-962-7682. Staff contact: Joanna Valencia.

Please retain these documents for your reference. Contact our office if you have any questions.

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

## Notice of Application

Cascade View Business Park SEPA

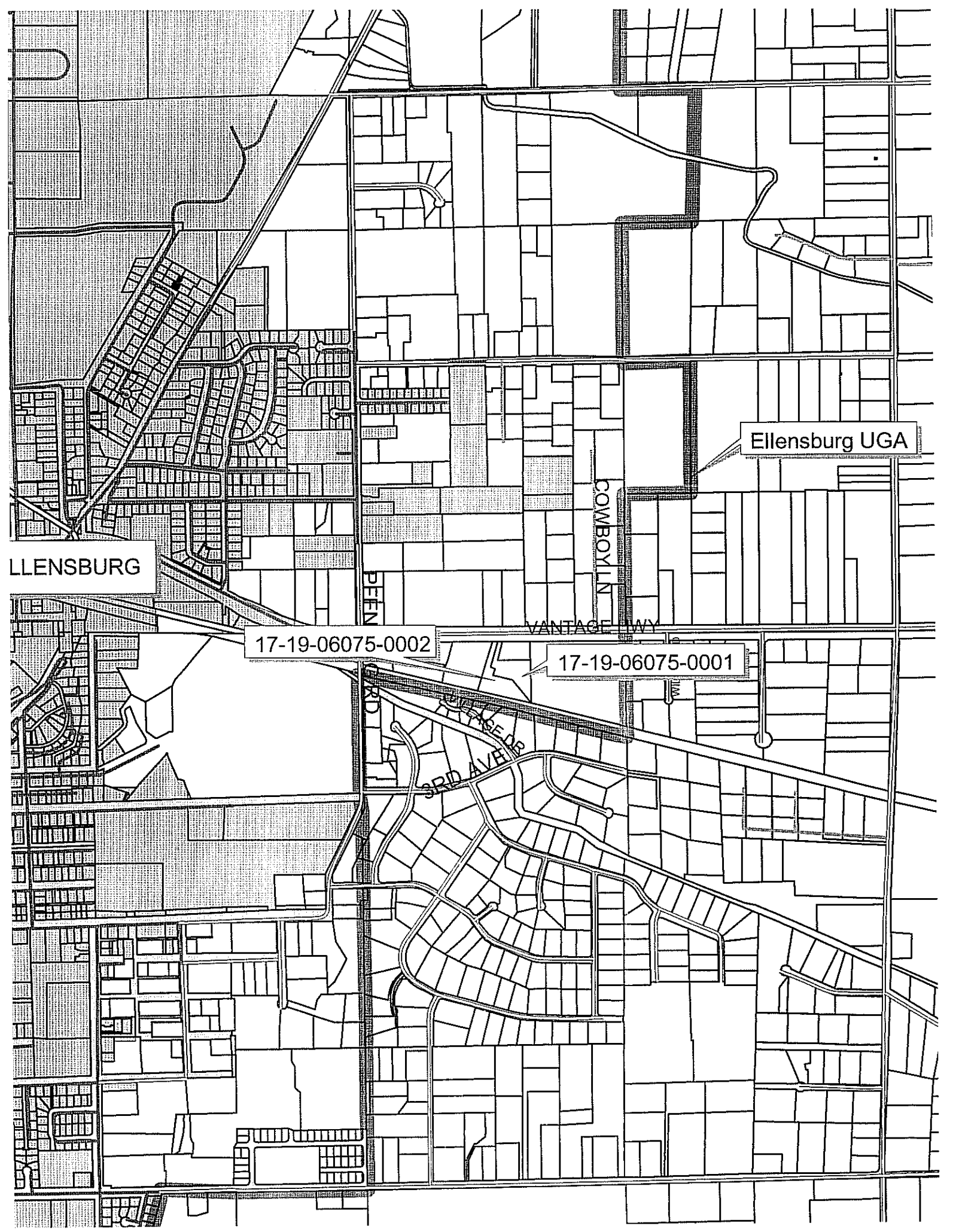
Pursuant to 36.70B RCW, notice is hereby given that Kittitas County did on October 9, 2007 deem complete an application from Sam Wray of Cascade View Business Park for construction of one approximately 3000-3500 square foot storage building/warehouse in the General Commercial Zone. A SEPA Mitigated Determination of Nonsignificance was previously issued for the project site for the construction of two 12,000 square feet and one 9,000 square feet metal buildings on July 14, 2005. This project is being processed for the proposed new construction of the storage building/warehouse only. Location: north of Village Drive and 3rd Avenue, east of Pfenning Road, west of Willett Road and Cowboy Lane and south of Vantage Highway at 2060 Vantage Highway, Ellensburg, WA 98926 within a portion of Section 06, T17N, R19E, WM, Kittitas County. Map numbers 17-19-06075-0002 and 17-19-06075-0001.

Any person desiring to express his views or to be notified of the action taken on this application should contact the Kittitas County Community Development Services Department (CDS). The submitted application and related filed documents may be examined by the public at the CDS office between 8:00 A.M. and 5:00 P.M. at 411 North Ruby, Suite 2, Ellensburg, WA 98926. Phone (509) 962-7506. Staff Contact: Joanna Valencia

**Written comments from the public may be submitted to the CDS no later than October 29, 2007 at 5:00 p.m.**, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance (DNS) is expected to be issued. A copy of this subsequent threshold determination will be available to the public upon request. This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a Determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared.

Dated: October 12, 2007, Publish: October 15, 2007 Daily Record





Ellensburg UGA

ELLENSBURG

17-19-06075-0002

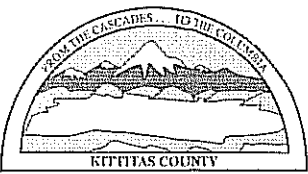
17-19-06075-0001

PEEN RD

COMBOY LN

VANTAGE HWY

VANTAGE DR  
3RD AVE



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Office (509) 962-7506

Fax (509) 962-7682

SEPA-07-74

## SEPA ENVIRONMENTAL CHECKLIST

FEE \$225.00

### 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 of 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 nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic area" respectively.

### TO BE COMPLETED BY APPLICANT

### FOR STAFF USE

#### A. BACKGROUND

1. Name of proposed project, if applicable:

CASCADE VIEW BUSINESS PARK

RECEIVED

2. Name of applicant:

SAM WRAY

SEP 07 2007

Kittitas County  
CDS

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

6791 Tjossem Rd  
Ellensburg, WA 98926 SAM WRAY

4. Date checklist prepared:

9-7-07

5. Agency requesting checklist:

PLANNING DEPT. KCCD

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

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

Winter 2007

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

NO

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Previous SEPA

Previous SEPA issued  
FILE NO. SEPA-05-01.  
W

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

NO

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. List any government approvals or permits that will be needed for your proposal, if known.

None

Building 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. (Lead agencies may modify this form to include additional specific information on project description.)

AProx 3000 - 3500 S.F. STORAGE  
building / Warehouse

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

2060 VanMatre Highway

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

FLAT

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b. What is the steepest slope on the site (approximate percent slope)?

0%

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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.

gravel

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

NO

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e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

50 YARDS of gravel

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

NO

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

NO ADDITIONAL PAVING REQUIRED

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

NONE

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2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

NONE

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

NO

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

None proposed

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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 streams or river it flows into.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Storm water retention pond

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

YES - see attached

3) Estimate the 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 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO

b.

Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO

2) Describe waste materials 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

none

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 this water flow? Will this water flow into other waters? If so, describe.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Roof gutter will flow into storm water pond

2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

\_\_\_\_\_

\_\_\_\_\_

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

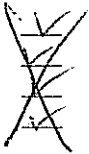
NO additional PAVING, PARKING (except gravel)  
NO roads needed

\_\_\_\_\_

\_\_\_\_\_

4. PLANTS

a. Check or circle 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

wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation: \_\_\_\_\_

NONE on building site

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

b. What kind and amount of vegetation will be removed or altered?

NONE - except few weeds

\_\_\_\_\_

\_\_\_\_\_

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. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beavers, other:

fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

NONE observed

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

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

NO

\_\_\_\_\_

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

NONE

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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.

electric, natural gas

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

NONE

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.

2) Proposed measures to reduce or control environmental health hazards, if any.

b. Noise

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

Backhoe, grinder

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction - 7-4

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

none

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

Business PARK

b. Has the site been used for agriculture? If so, describe.

NOT recently

c. Describe any structures on the site. 3 buildings  
1 - 10,000 SF 2 - 12,000 SF. same buildings

d. Will any structures be demolished? If so, what? NO

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

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

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 the completed project displace?  
None

j. Approximately how many people would reside or work in the completed project?  
None at this time

k. Proposed measures to avoid or reduce displacement impacts, if any.  
Perhaps 5 in the future

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. Same type of building

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.  
N/A

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?  
25' high - metal - stone

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

c. Proposed measures to reduce or control aesthetic impacts, if any.  
N/A

11. LIGHT AND GLARE

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

b. Could light or glare from the finished project be a safety hazard or  
NO

interfere 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.

downward reflective lighting

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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:

N/A

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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.

N/A

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

N/A

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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.

Vantage Hiway

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

NO

c. How many parking spaces would the completed project have? How many would the project eliminate?

Additional maybe 5-6 parking spaces

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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).

NO New roads

\_\_\_\_\_  
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\_\_\_\_\_

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.

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\_\_\_\_\_  
\_\_\_\_\_

g. Proposed measures to reduce or control transportation impacts, if any.

NONE

\_\_\_\_\_  
\_\_\_\_\_

15. PUBLIC SERVICE

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

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\_\_\_\_\_  
\_\_\_\_\_

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 services, telephone, sanitary sewer, septic system, other.

\_\_\_\_\_  
\_\_\_\_\_

b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electric, gas, future water/sewer

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: Sam Wray

Date: 9-7-07

Print Name: SAM WRAY

**THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.**

**SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY.** WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

**FOR STAFF USE**

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

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2. How would the proposal be likely to affect plants, animals, fish or marine life? Proposed measures to protect or conserve plants, animals, fish or marine life.

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3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

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4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.

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5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

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6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

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

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# SITE DRAINAGE PLAN

SCALE: 1" = 40'

