

# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

## 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: [help]

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:

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.


### 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):  <hr/>	DATE:  <hr/>	RECEIPT#  <hr/>	 <p>DATE STAMP IN BOX</p>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 5-9-14

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**A. BACKGROUND [help]**

1. Name of proposed project, if applicable: [help]  
Chimpanzee Sanctuary Expansion
2. Name of applicant: [help]  
J.B. Mulcahy, Co-Director, Chimpanzee Sanctuary Northwest
3. Address and phone number of applicant and contact person: [help]  
PO Box 952 / 25351 Hwy 10, Cle Elum, WA 98922, 509-699-0728, jb@chimpsnw.org
4. Date checklist prepared: [help]  
12/5/2015
5. Agency requesting checklist: [help]  
Kittitas County Community Development Services
6. Proposed timing or schedule (including phasing, if applicable): [help]  
Phase 1 to begin in Summer 2016, balance of project to be completed when funding is available
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]  
Additional primate enclosures, staff offices, meeting room, and staff housing to be completed when funding is available.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]  
n/a
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
10. List any government approvals or permits that will be needed for your proposal, if known. [help]  
Kittitas County CDS Building Permit, Water System, and Zoning Conditional Use 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.) [help]  
Project includes construction of additional chimpanzee facilities, staff offices, classroom, and staff and volunteer housing.
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]  
25351 Hwy 10, Cle Elum, WA 98922, Parcel # 666734

**B. ENVIRONMENTAL ELEMENTS [help]**

1. **Earth**
  - a. General description of the site [help]  
(circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other \_\_\_\_\_  
Predominantly sloped 3% to 8%, with steeper slopes outside of project vicinity.
  - b. What is the steepest slope on the site (approximate percent slope)? [help]  
35%
  - 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 are generally sandy clay

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

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. [\[help\]](#)

3 to 4 feet of cutting and/or filling needed for each building pad. Imported structural sand/gravel fill, < 5% fines.

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

Cut and/or filled areas, roughly totaling 3,000 sq ft, will be exposed temporarily during construction of foundations/pads.

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

Roughly 3,000 sq ft building footprints, 500 sq ft asphalt pad near building for handicap parking

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

Maintaining vegetative cover around construction site.

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

n/a

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

n/a

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

n/a

## 3. Water

- a. Surface Water: [\[help\]](#)

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

No

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

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. [\[help\]](#)

n/a

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

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

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. [\[help\]](#)

No

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. [\[help\]](#)  
< 5,000 gallons/day to be drawn from existing well for entire property incl. domestic and animal enclosure cleaning.
- 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. [\[help\]](#)

Domestic sewage, water/dishwashing detergent used to clean animal enclosures. 2,000 gal. tank to serve 4 people and 20 chimpanzees.

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. [\[help\]](#)  
This project will generate minimal runoff - storm water from facilities will be directed to surrounding soils.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)  
No
- 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:  
n/a

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

3,000-4,000 sq ft of pasture grass.

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

n/a

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

Disturbed areas surrounding the building sites will be replanted with similar pasture grass.

- e. List all noxious weeds and invasive species known to be on or near the site.

Canada thistle

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

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

Hawk, deer, squirrel

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)  
n/a
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)  
No
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)  
n/a
- e. List any invasive animal species known to be on or near the site.  
n/a

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

Propane for in-slab hydronic heating and domestic hot water, electricity for lighting and other needs. Possible solar augmentation if funding is available.

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

High-efficiency heating systems (on demand hot water and hydronic slab heating), daylighting to reduce electricity consumption.

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

No

- 1) Describe any known or possible contamination at the site from present or past uses.  
n/a
- 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.  
n/a
- 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.  
n/a
- 4) Describe special emergency services that might be required.  
n/a
- 5) Proposed measures to reduce or control environmental health hazards, if any:  
n/a

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)  
n/a
- 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. [\[help\]](#)  
Construction equipment 8am-5pm
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)  
n/a

**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. [\[help\]](#)  
Site is currently being used as a chimpanzee sanctuary. Adjacent properties used for animal agriculture. Project will not impact surrounding 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? [\[help\]](#)  
Part of site has been used as pastures for cattle and horses. This project would reduce the amount of pasture by roughly 1 acre.
  - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:  
No
- c. Describe any structures on the site. [\[help\]](#)  
1,500 sq ft residence, 1,800 sq ft chimpanzee facility with attached 2-acre play yard, old barn and 2 smaller outbuildings.
- d. Will any structures be demolished? If so, what? [\[help\]](#)  
No
- e. What is the current zoning classification of the site? [\[help\]](#)  
Forest and Range
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)  
Rural Working (Forest and Range)
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
Rural, Conservancy
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)  
Swuak Prairie Deer Winter Range
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)  
Approximately 5 employees would be at onsite on any given day. When completed, an total of 2-4 staff would live on site.
- j. Approximately how many people would the completed project displace? [\[help\]](#)  
None
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)  
n/a
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)  
An application for conditional use is being submitted concurrently with this checklist.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:  
n/a

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
One additional single-family residence would be built for low- to middle-income workers.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
None

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

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? [\[help\]](#)

25'; exteriors will primarily be cementitious siding and metal roofing.

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

None

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

All building will be painted in natural tones so as not to stand out from a distance, trees between project and highway will be preserved.

## 11. Light and glare

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

No glare, buildings will not be lit at night and exterior lights will be on motion sensors.

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

No.

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

n/a

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

This project will not create any significant light or glare issues.

## 12. Recreation

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

None

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

No

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

n/a

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

One barn on site is approximately 100 years old and will not be torn down unless it becomes structurally unsound.

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. [\[help\]](#)

WISAARD shows no historic features near 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. [\[help\]](#)

n/a

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.

n/a

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

WA State Hwy 10

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

No

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

It would add a single row of 8 parking spaces for passenger vehicles. None would be eliminated.

- 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). [\[help\]](#)  
The first phase would not require any improvements, but later phases will require rerouting the driveway due to sight line issues.

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

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? [\[help\]](#)

Two additional staff will be added. When onsite housing is completed, there will be no additional commutes to the site. No commercial traffic will take place.

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

n/a

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

No.

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

n/a

#### 16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

propane

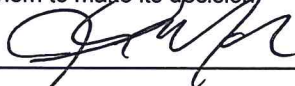
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

The project will require additional electrical service from the transformer on the property (PSE), two additional propane tanks (A-1 Petroleum)



**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: John B. Mulcahy

Position and Agency/Organization: Co-Director, Chimpanzee Sanctuary Northwest

Date Submitted: 12/29/15

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [help]**

**(IT IS NOT NECESSARY to use this sheet for project actions)**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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 are:

n/a

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 are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

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 are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

n/a

Proposed measures to reduce or respond to such demand(s) are:

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