

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Description:** Northwest Chimpanzee Sanctuary (CU-15-00007) is a proposed addition to a 26.55 acre educational chimpanzee care facility affiliated with Central Washington University. The project is proposed on a site that is zoned Forest and Range. The proposal is classified under Kittitas County Code (KCC) 17.15.040 as a “public or private school” and as such is a conditional use in the Forest and Range zone.
- Proponent:** John B. Mulcahy, landowner.
- Location:** 1 parcel, located approximately 4 miles Southeast of the City of Cle Elum on the east side of State Road 10 in a portions of the NE and NW quarters of Sec 11, T19N, R16E, and WM in Kittitas County, bearing Assessor’s map number 19-16-11000-0006.
- Lead Agency:** Kittitas County Community Development Services

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

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

Water

- 1) The water system is classified as a Group B water system. The addition of users to the waters system described in the project narrative will require reclassification as a Group A water system. The applicant must submit a Group A application to the State Department of Health.
- 2) The project’s water system shall be subjected to a capacity analysis by a State of Washington licensed engineer.
- 3) All water proposed to be used must be obtained from a water budget neutral source.
- 4) Nitrate tests must be performed on the water system.

- 5) The Washington Department of Ecology requires the NPDES Construction General Permit if there is any potential for stormwater discharge from the construction site.
- 6) The Washington Department of Ecology also believes that wetlands on the property may extend further than is indicated Wetland Inventory Maps. The proposed new road approach may intersect wetland areas or buffers. Wetland reconnaissance is required, and depending upon the outcome, wetland delineation or a wetland mitigation report will be required. The applicant can Contact Catherine Reed at (509) 575-2616 for wetland assistance.

Transportation

- 1) The parcel's approach shall be removed and a new access built moved to the south in order to ensure required sight distance of 495 feet.
- 2) A new Access Connection Permit must be obtained.

Septic and Stormwater

- 1) A Stormwater Plan prepared by a State of Washington licensed engineer is required.

Building

- 1) All buildings and structures shall require full engineering for lateral gravity and fire life-safety.
- 2) All restroom, meeting, and parking facilities shall be ADA accessible.

Fire

- 1) All structures must have adequate fire apparatus access.
- 2) Fire sprinklers shall be required in the new office building.
- 3) Exterior siding and materials shall meet with wildland-urban interface requirements.
- 4) Any gates must meet all standards outlined in KCC 20.03.020.

Cultural Resources and Historic Preservation

- 1) Should ground disturbing or other activities related to the proposed plat result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.


Light and Aesthetics

- 1) All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties and SR 10.
- 2) Any signage for the proposed use will require a sign permit as per KCC 17.70 and may not be located in State or County right of way.

Noise

- 1) Development and construction practices during building of this project shall only occur between the hours of 7:00 am to 7:00 pm to minimize the effect of construction noise on nearby residential properties.

The above stated mitigation conditions listed above will be provided within conditions of the decision of the preliminary plat of approval.

Responsible Official: 
Robert "Doc" Hansen

Title: Planning Official

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7506 Fax: (509) 962-7682

Date: August 8th, 2016

This Mitigated DNS is issued under WAC 197-11-355 and WAC 197-11-390; the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced on or before 5:00 pm, August 23rd, 2016.

Pursuant to Chapter 15A.04.020 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received within 10 working days, or no later than 5:00 PM, August 23rd, 2016. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.