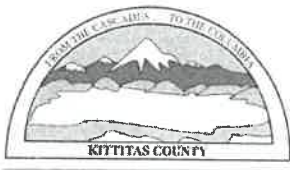


SE-18-00005



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

"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:

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: [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:


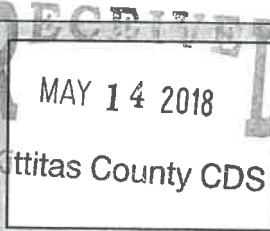
\$600.00 Kittitas County Community Development Services (KCCDS)

\$250.00 Kittitas County Department of Public Works

\$280.00 Kittitas County Public Health

\$1,130.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): 	DATE: <u>5/14/18</u>	RECEIPT# <u>CD18 - 01051</u> 
DATE STAMP IN BOX		

WAC 197-11-960

Environmental checklist.

RECEIVED
MAY 14 2018
Kittitas County CDS

A. BACKGROUND

1. Name of proposed project, if applicable:

Chimpanzee Sanctuary Northwest Facility Expansion and Access Improvement

2. Name of applicant:

**J.B. Mulcahy, Co-Director
Chimpanzee Sanctuary Northwest**

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

**PO Box 952, Cle Elum, WA
509-699-0728
jb@chimpsnw.org**

4. Date checklist prepared:

May 14, 2018

5. Agency requesting checklist:

**Kittitas County Community Development Services
Kittitas County Department of Public Works**

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

The project will begin spring/summer 2018 with the construction of a new approximately 800-foot driveway connecting parcels #666734 and #12628. When design and engineering are complete, likely summer 2018, we will begin a separate project to regrade and widen the first ~200 feet of the driveway on Parcel #12628 in order to meet county standards for a joint use driveway. Also in summer 2018, we will begin Phase 1 of the expansion of the chimpanzee facility (2 small chimpanzee enclosures, a chimpanzee treatment area, and laundry and storage areas). Phase 2 (an additional chimpanzee play room) and Phase 3 (an indoor/outdoor chimpanzee enclosure) will proceed when funding is available, likely 2019-2020.

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

Long-term plans (after 2020) include construction of a small office building for staff involved in the daily care of the chimpanzees and the administration of the organization. This building is planned for Parcel #12628 near the access that we plan to upgrade to county standards but is not yet designed. A wetland classification and delineation was recently completed for the relevant part of this parcel.

The Bonneville Power Administration (BPA), separate and apart from Chimpanzee Sanctuary Northwest (CSNW), plans to construct an access road to their towers through a right-of-way on the south end of our property (Parcel 666734). All permitting and critical area review for this project will be the responsibility of the BPA.

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

A SEPA checklist was submitted in December 2015 in connection with Conditional Use Permit CU-15-00007, which included the chimpanzee building expansion. This conditional use permit will not be vacated but the project is not being pursued as proposed due to changing circumstances (including the recent purchase of three neighboring parcels). This updated checklist is being submitted to cover changes and projects not covered in the conditional use permit, such as the driveway through Parcel #12618. The projects currently underway are consistent with the original Land Use Designations (e.g., animal care) for all parcels and do not require a conditional use permit.

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.

**Building Permit (chimpanzee facility)
WSDOT Access Permit (driveway)
Public Works Address and Access Permit (driveway)
Standard Grading Permit (each driveway project)**

Wetland Delineation (driveway)

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.)

The chimpanzee facility expansion will include additional chimpanzee enclosures, treatment area for resident chimpanzees, and laundry and storage areas for chimpanzee care. A new access road through Parcel #12628 will be installed to satisfy WSDOT and Public Works requirements for Parcels #666734 and #12628. An office building for sanctuary staff and small gravel parking area may be constructed on Parcel #12618 when funding is available and if the required setbacks can be met (further study required). The Bonneville Power Administration will construct a new access road from Hwy 10 through Parcel #666734 for access to their towers located on other parcels.

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.

**25351 Hwy 10, Cle Elum (Parcel #666734)
ACRES 16.55; PTN N1/2 (PTN LOT C3, B23/P11-12)(TAXABLE PORTION
MUST BE SOLD WITH PARCEL 959766), SEC 11, TWP 19, RGE 16**

and

**25571 Hwy 10, Cle Elum (Parcel #12618)
ACRES 21.03, CD. 6691-1; SEC 11, TWP 19, RGE 16; PTN N1/2 (LOT B2,
B23/P11-12)**

See attached Site Plan.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Predominately sloped 3% to 17%. Small steep slopes at boundary with Hwy 10 and on the east side of the property (>300 feet from project area).

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

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.

Sandy clay.

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.

The two buildings will be slab on grade, < 6,000 square feet for all structures combined. Imported structural sand/gravel fill under slab, < 5% fines.

Connecting road will include 6"- to 12"-deep imported rock and gravel, with little excavation. The re-grade of the connection to Hwy 10 on Parcel #12628 will include 1,600 square feet of earth regraded to remove 2-3% slope and topped with 6" to 12" of imported rock and gravel. The apron connecting to Hwy 10 will be paved per WSDOT standards.

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

No.

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

< 0.01% (with existing and new structures and paved areas, roughly 15,000 square feet will be impervious on a project area of 47 acres).

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

Maintaining vegetative cover around construction areas.

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.

n/a

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

n/a

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

n/a

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 Category III wetland has recently been delineated on the parcel (#12628) on which the driveway regrading will occur. The project will maintain a 40' buffer and 5' setback from this wetland.

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.

The wetland consultant has indicated a buffer of 40 feet and a setback of 5 feet for driveway construction near this wetland. See site plan.

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.

n/a

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

n/a

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 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.

< 5,000 gallons per day will be drawn from the existing Group B well located on Parcel #12628 for all parcels and all uses including 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.

Domestic sewage, water/detergent used to clean animal enclosures.

Chimpanzee facility expansion will use existing septic tanks (3,000 gallon capacity) and drain field and will serve 10-15 chimpanzees and 2-3 people per day.

Office building would serve 1-2 people per day and would require installation of a new septic system.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including stormwater) 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.

This project will generate minimal runoff. Increased runoff from the chimpanzee facility expansion will be directed to surrounding soils (20+ acres of pastures and woodlands). The driveway projects will include permeable (gravel) media.

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

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, runoff water, and drainage pattern impacts, if any:

n/a

4. Plants

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

X— Deciduous tree: Alder, maple, (**aspen**), other

X— Evergreen tree: (**Fir**), cedar, (**pine**), other

— Shrubs

X— (**Grass**)

X— (**Pasture**)

— Crop or grain

X— (**Orchards**), vineyards or other permanent crops.

- X— 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?

Pasture grass will be removed for slab installation (< 4,000 square feet) and driveway construction (~ 30,000 square feet across all projects).

c. List threatened and endangered species known to be on or near the site.

n/a

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Disturbed areas adjacent to construction areas will be restored with native pasture grass.

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

Canada thistle, knapweed.

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: **duck**

Mammals: (**Deer**), bear, (**elk**), beaver, other: **ground squirrel**

Fish: **Bass, salmon, trout, herring, shellfish**, other:

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

n/a

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

No.

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

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.

Propane for in-slab hydronic heating and on-demand hot water, electricity for lighting and other needs. Solar supplementation if funding is available.

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

High-efficiency heating systems (in-slab hydronic, on-demand hot water), daylighting to reduce energy 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.

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)?

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.

Construction equipment 8am – 5pm.

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

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.

Site is currently being used as a chimpanzee sanctuary. Adjacent properties (> 1,000 feet from project areas) are residential and agricultural. 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?

Part of site has been used as pasture, and this project will reduce the total amount of pasture on the combined 47 acres for the two lots by approximately ½ acre total.

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.

1,500 square foot residence, 1,800 square foot chimpanzee facility with attached 2-acre play yard, 2,000 square foot old barn, 540 square foot RV shelter (to be removed and possibly rebuilt elsewhere on site), 2 small old outbuildings, 6 small sheds. Also one unoccupied 1,100 square foot residence on Parcel #12628 (house was not permitted by previous owner and will likely be torn down).

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

The 540 square foot RV shelter will be disassembled and removed prior to construction of the chimpanzee facility addition. The unoccupied residence on Parcel 12628 is in the process of being evaluated for possible permitting. If permits cannot be obtained, the house will be demolished.

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

Forest and Range

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

Rural Working

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

Rural, Conservancy

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Pond on Parcel #666734, newly delineated wetland on Parcel #12628.

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

When the chimpanzee facility expansion is complete, we expect to employ approximately 1-2 additional staff per day, for a total of 4-7 people on site each day. Two staff live onsite in the residence.

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

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

n/a

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

A preliminary site analysis has been conducted for Phase 1 of the chimpanzee facility addition. Discussions with CDS staff and a pre-application meeting have been conducted with regard to the new access.

m. Proposed measures to reduce or control impacts to 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.

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?

Approximately 25 feet. Exteriors will be mostly cementitious siding and metal roofing.

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?

The project will not cause any significant light or glare issues.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing offsite sources of light or glare may affect your proposal?

n/a

d. Proposed measures to reduce or control light and glare impacts, if any:

n/a

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

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.

The dilapidated barn is likely 75-100 years old. The residence was built in 1975. None are listed on preservation registers. Neither will be impacted by the project.

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.

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.

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.

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.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

n/a

16. Utilities

a. Circle utilities currently available at the site: (**Electricity**), natural gas, (**water**), (**refuse service**), (**telephone**), sanitary sewer, (**septic system**), other.

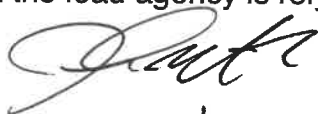
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The chimpanzee facility expansion may require upgraded electrical service from a transformer on site (Puget Sound Energy) and one additional propane tank (A-1 Propane). The proposed office building would require new electrical service from the existing transformer on Parcel #12618. The existing Group B well would serve all projects.

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:



Name of signee:

John Mulcahy

Position and Agency/Organization:

Co-Director, CSNW

Date Submitted:

5/14/2018

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

n/a

Washington 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?

No.

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

The project would add approximately 10 parking spaces. 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).

No.

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

No.

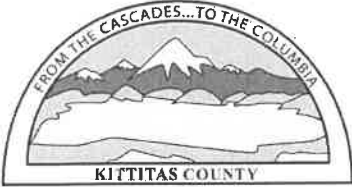
f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The project will have minimal impact on trip generation. We expect to hire 2 additional staff, who will remain on site throughout the work day. Commercial traffic on site is limited to package delivery.

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:



**KITITITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD18-01051

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: CHIMPANZEE SANCTUARY NORTHWEST
PO BOX 952
CLE ELUM WA 98922-0952

Cashier: STEPHANIE MIFFLIN
Payment Type: CHECK (4152)

Date: 05/14/2018

SE-18-00005 SEPA		25351 HWY 10 CLE ELUM		
<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>	
SEPA Review (PW)	\$250.00	\$250.00	\$0.00	
SEPA Checklist (Health)	\$280.00	\$280.00	\$0.00	
SEPA Checklist	\$600.00	\$600.00	\$0.00	
SE-18-00005 TOTALS:	\$1,130.00	\$1,130.00	\$0.00	
TOTAL PAID:		\$1,130.00		

