

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

"Building Partnerships – Building Communities"

June 6th, 2018

J.B. Mulcahy

Chimpanzee Sanctuary Northwest

PO Box 952

Cle Elum, WA 98922

RE: Chimpanzee Sanctuary Northwest SEPA (SE-18-00005)

Mr. Mulcahy,

Community Development Services (CDS) on May 31st, 2018 issued an Addendum (attached) to a Mitigated Determination of Non-Significance (also attached) issued on August 1st, 2016 in regards to the driveway relocation under the Washington State Environmental Policy Act (SEPA). Agencies with jurisdiction and interested members of the public were given opportunity to comment on the proposal. The comment period ended June 15th, 2018. The following comments were received, and are attached:

May 31 st , 2018	Russel Mau, PhD, Washington Department of Health	Comment Email
June 12 th , 2018	Terra Burgess for Gwen Clear, Washington State Department of Ecology	Comment Letter
June 14 th , 2018	Paul Gonseth, Washington Department of Transportation	Comment Letter
June 15 th , 2018	Holly Erdman, Kittitas County Environmental Health	Comment Email
June 15 th , 2018	Taylor Gustafson, Kittitas Public Works	Comment Letter

CDS has decided to retain the MDNS Addendum based on the comments received. The SEPA process has now been concluded. Please feel free to contact me with any questions.

Dusty Pilkington

Planner I

Kittitas County Community Development Services

411 N Ruby St # 4, Ellensburg, WA 98926

(509) -962-7079

dusty.pilkington@co.kittitas.wa.us

CC: Lindsey Ozbolt, Planning Official
Dustin Pierce, Encompass Engineering

via email

via email

From: [Mau, Russell E. \(DOH\)](#)
To: [Dusty Pilkington](#)
Cc: [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#)
Subject: RE: SE-18-00005 Chimpanzee Sanctuary NW (Attachments Added)
Date: Thursday, May 31, 2018 9:56:20 AM

Mr. Pilkington:

Department of Health Office of Drinking Water (DOH ODW) does not have any comment regarding the driveway; however, any additional water usage (based SEPA document statement that additional chimpanzee structures are being considered) does need to be evaluated or assessed. At this time, Hart Ranch water system is a Group B – so Kittitas County Health would be the health organization that would initiate such an evaluation or assessment.

Thanks,

Russell E. Mau, Ph.D., P.E.
Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Desk: 509-329-2116
Cell: 509-951-5494
Fax: 509-329-2104
Russell.Mau@DOH.WA.GOV

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Visit our web site at www.doh.wa.gov/ehp/dw

From: Dusty Pilkington [mailto:dusty.pilkington@co.kittitas.wa.us]
Sent: Thursday, May 31, 2018 8:43 AM
To: Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; Renfrow, Brent D (DFW) <Brent.Renfrow@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; Mike Flory <mike.flory@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; Stoner, Jana <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'Joanna Markell' <jmarkell@kvnews.com>; 'lonnie_allphin@ksd403.org' <lonnie_allphin@ksd403.org>; Lucas Huck <lucas.huck@co.kittitas.wa.us>; Karen Hodges <karen.hodges@co.kittitas.wa.us>; 'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>; Kennedy, Becky (DNR)



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

June 12, 2018

Dusty Pilkington
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: SE-18-00005

Dear Mr. Pilkington:

Thank you for the opportunity to comment on the Mitigated Determination of Nonsignificance SE-18-00005. We have reviewed the environmental checklist and have the following comments.

SHORELANDS

Kittitas County's Critical Areas Code, 17A.04.020, Wetland Buffers, recommends a 20 to 80 ft. wide vegetated buffer surrounding Category III wetlands. The Department of Ecology recommends the County request an 80' wide buffer surrounding each of the Category 3 wetlands. Ecology's recommendation is based on Best Available Science (BSA), our interagency guidance documents, the Habitat score of the previously reviewed wetland ratings, existing landuse intensity, the location of the site, and use of corridors in the area.

Ecology would require a 110' wide buffer for Category 3 wetlands that have a moderate Habitat score and a moderate intensity landuse. The existing landuse is considered either a moderate or high landuse intensity, due to the keeping of animals and regular maintenance. Ecology's buffer guidance documents assume the existing buffer is vegetated. The area surrounding Wetland A appears to be highly disturbed and lacks vegetation. The buffer width should be vegetated prior to the installation of the driveway. Without a planted buffer the driveway should be located even further away from the wetland. Planting the buffer will reduce noise, dust and other pollutants from entering the wetland, and provide structure adjacent to the wetland. The driveway should be located a minimum of 80' landward of the wetland boundary with at least 40' of it vegetated.

If you have any questions or would like to respond to these Shorelands comments, please contact Lori White at (509) 575-2616.

Sincerely,

Terra Burgess for Gwen Clear

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012

201802847





South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

June 14, 2018

Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Attention: Dusty Pilkington, Planner I

Subject: SE-18-00005 – Northwest Chimpanzee Sanctuary
SR 10 milepost 91.1 left

We originally reviewed and commented on this proposal in our letter to the County dated July 21, 2016 (CU-15-00007). We have reviewed this latest proposal and have the following revised comment.

The subject property is adjacent to State Route 10 (SR 10), a managed access Class 3 highway with a posted speed limit of 55 miles per hour. Currently, access to the property is via a grandfathered approach at milepost 91.1. This location does not provide the minimum required sight distance of 495' and, as a condition of development approval, the approach must be removed in its entirety; access to SR 10 must be gained at an alternate location.

The proponent has worked with WSDOT to identify an alternate means of ingress and egress to the subject property. We have approved the use of the northerly approach at milepost 90.96 and have issued an updated Access Connection Permit (ACP #46532) to the property owner. Construction inside WSDOT right-of-way is authorized, subject to the permit conditions.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding these comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Paul Gonseth' with 'for:' written below it.

Paul Gonseth, P.E.
Planning Engineer

PG: jjp/mnk

cc: SR 10, File #1(2016)
Harry Nelson, Area 1 Maintenance Superintendent

From: [Holly Erdman](#)
To: [Dusty Pilkington](#)
Cc: [Tristen Lamb](#)
Subject: RE: SE-18-00005 Chimpanzee Sanctuary NW (Attachments Added)
Date: Friday, June 15, 2018 11:09:13 AM

Dusty,

Thank you for this opportunity to comment on the chimpanzee sanctuary.

This system will continue to be classified as a Group B water system. Originally the classroom aspect of the proposal was what gave the impression that the system would need to be re-classified as a Group A water system. If a classroom is no longer in the proposal they will remain a Group B classification. They will just need to continue to do regular monitoring for bacteria annually and nitrates once every 3 years.

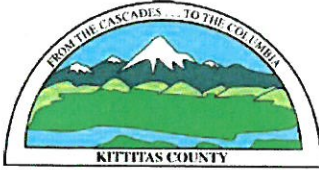
Thank you,

HOLLY ERDMAN
ENVIRONMENTAL HEALTH SPECIALIST
KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT
507 N. NANUM STREET, SUITE 102
ELLENSBURG, WA. 98926

509-962-7580

From: Dusty Pilkington
Sent: Thursday, May 31, 2018 8:43 AM
To: Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'Renfrow, Brent D (DFW)'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; Mike Flory; 'Mau, Russell E (DOH)'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'Joanna Markell'; 'lonnie_allphin@ksd403.org'; Lucas Huck; Karen Hodges; 'PrilucJ@wsdot.wa.gov'; 'becky.kennedy@dnr.wa.gov'; Taylor Gustafson; Tristen Lamb; 'Nelson, Jennifer L (DFW)'; Holly Erdman; Joe Seemiller; 'White, Lori (ECY)'; 'lori.white@ECY.WA.GOV'; 'brenda.smits@doh.wa.gov'; 'Keli Bender'; 'office@kcf7.com'; 'Mrivera1@bpa.gov'
Cc: Lindsey Ozbolt
Subject: SE-18-00005 Chimpanzee Sanctuary NW (Attachments Added)

Greetings. Find attached a Notice of SEPA Action, SEPA Checklist, and MDNS Addendum for the NW Chimpanzee Sanctuary. The comment period ends June 15th, 2018. Kittitas County will consider this



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Taylor Gustafson, Environmental/Transportation Planner *TG*
DATE: June 15, 2018
SUBJECT: Chimpanzee Sanctuary NW SE-18-00005

We have evaluated the submitted SEPA. Our comments appear below for your consideration:

1. Stormwater runoff must be treated and retained on site in accordance with the Stormwater Management Manual for Eastern Washington.