

Kittitas County Community Development Services

Darryl Piercy, Director

SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

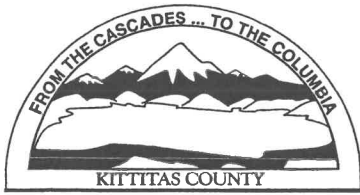
- Description of Proposal:** Zoning Conditional Use Permit from Four Seasons Ranch Inc. Land Lloyd Development for a private campground in the Agriculture-20 zone. This CUP application is an amendment to address additional services that weren't part of the and are currently in violation of the original CUP issued to the Yakima River RV Park on May 21, 1997.
File C-05-04
- Proponent:** Four Seasons Ranch Inc.
Victor and Darlene P. Boykiw
791 Ringer Loop
Ellensburg, WA 98926
- Location Of Proposal:** 791 Ringer Loop
Ellensburg, WA 98926
- Lead Agency:** Kittitas County Community Development Services Department

The lead agency for this proposal has determined that it does 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). This decision was made after review of a completed environmental check list and other information on file with the lead agency. This information is available to the public on request.

The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. The applicant is currently in violation of previous conditions of the Conditional Use Permit (File No. C-96-07) that was issued on May 21, 1997 to the Four Seasons Ranch, Inc. to operate a seasonal private campground with facilities for up to 36 self-contained recreational vehicles. The violation of the Conditional Use Permit warrants the County to issue this MDNS due to measures not being taken to ensure that the conditions set forth by the Conditional Use Permit (C-96-07) was and are met. The County has concern that mitigations set forth in this MDNS may not be met due to the history of non-compliance with the previously issued CUP. These mitigation measures include the following:

I. Transportation

- a. Access to the RV campground parking area will require a 22' all season gravel road from the edge of Ringer Loop Road to the entrance of the proposed parking area. The applicant will be responsible for the maintenance of this access and should make provisions to maintain the 22' width of gravel surfacing. The access area should also be designated as a "No Parking" area in order to ensure that the route is kept accessible for emergency vehicles.
- b. A paved apron will be required from the edge of the county road to the county road right of way.
- c. The maintenances of the parking area and the all season gravel surface road will be the responsibility of the property owners.
- d. An approved Access Permit must be obtained from the Department of Public Works prior to performing work within the county road right of way.



Kittitas County Community Development Services

Darryl Piercy, Director

- II. Mitigations to address the Conditional Use Permit (File No. C-96-07) that was issued on May 21, 1997 to the Four Seasons Ranch, Inc.
- a. All conditions that were imposed as part of the approval of the Conditional Use Permit issued to Four Seasons, Inc. to operate a seasonal private campground with facilities for up to 36 self-contained recreational vehicles, as described and depicted at the hearings on July 10, 1996 and October 8, 1996, on the property described as being tax parcel number 17-18-25000-0005, located at 791 Ringer Loop, being a portion of the NE ¼ of Section 25. T 17N., R 18E., W.M. in Kittitas County must be met and maintained accordingly.

III. Lighting

- a. Any on-site lighting shall be downward shaded and directed on-site.

This Mitigated DNS is issued under WAC 197-11-355. 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 p.m., August 10, 2005.

Responsible Official: Joanna Valencia

Title: Staff Planner

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

Date: July 27, 2005



Joanna Valencia
Staff Planner

Pursuant to 36.70B.050 RCW, and 15.04.210. KCC, the MDNS may be appealed by submitting specific factual objections in writing with a fee of \$300.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 108, Ellensburg, WA. 98926. Timely appeals must be received no later than 5:00 p.m., August 10, 2005.

(13)