

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

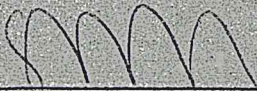
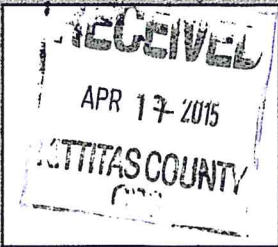
For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property 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

<b>Application Received by (CDS Staff Signature):</b> 	<b>DATE:</b> <u>4/17/15</u>	<b>RECEIPT#</b> <u>25557</u>	
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DATE STAMP IN BOX

**A. BACKGROUND** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Yakima River Campground & two lot short plat

2. Name of applicant: [\[help\]](#)

Teanaway Ridge LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

PO Box 808, Cle Elum WA 98922

4. Date checklist prepared: [\[help\]](#)

April 10<sup>th</sup>, 2015

5. Agency requesting checklist: [\[help\]](#)

Kittitas County Community Development Services Department

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Timing and scheduling is dependent upon obtaining approvals. The project could be phased over 5-10 years. The following is the tentative phasing plan.

Phase 1: Years 1 through 3; The initial development may include but not be limited to transportation and utility planning, designing, engineering, approval, construction, of roads and bridge as required for the campground. It is possible that campsite pad locations could happen within Phase 1.

Phase 2: Years 4-5; Could include the development of campsites, landscaping, trail construction, and possible construction/reconstruction/remodeling of existing structures (restroom/shower facility, kitchen/dining hall/activity center/lodge facility, caretakers/office facility).

Phase 3: Years 5-10; Could including fencing of certain areas, and general getting the site aesthetically ready.

During this time the market and/or weather or seasonal conditions may impact the rate of development. The project may be accelerated if approvals and conditions allow for said acceleration. The project may be slowed if approvals, market conditions and/or other conditions cause said slowing. Indoor and or Outdoor Recreation Facilities (trails, pool/pond) may be constructed and operated during all phases.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

There are no additional plans for this property at the current time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Historical and Cultural Resources Study, Critical Areas Study, Existing Kittitas County Shoreline designation, Floodplain and Floodway maps, existing shoreline permit (S-87-01) & conditional use permit and associated environmental review (adopt by reference).

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 Floodplain Development Permit, Grading permit, WSDOT Access & BNSF crossing permit may need to be upgraded, HPA permit, WA ST Dept. of Ecology Stormwater permit, Building permits.



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

See project description.

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. [\[help\]](#)

See project description and submitted maps.

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

### 1. Earth

- a. General description of the site [\[help\]](#)  
(circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other \_\_\_\_\_

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The slope could vary from 0% to 5%.

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

Soil Types are listed within the Critical Areas Report.

There is no agricultural land of long-term commercial significance on the subject property.

Some of these soils would be replaced with rock material for road base and pad material along with bedding material for infrastructure ditches.

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

None that we know of.

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

The intent is to layout the road, campsites, pool/pond area. Grading and Filling would be necessary for the construction of these items. In order to keep with the natural areas at this location the proposed roads and rv pads will be excavated out and replaced with road base material in order to provide a not net loss of floodplain and stay in compliance with floodplain development requirements. Road accesses and pad sites would be excavated out and replaced with appropriate road base material therefore providing a no net loss of floodplain. Fill could come from on site or off site sources (local gravel suppliers).

Quantities: Road and rv sites total 5,386 cyds.

Roads	Length	Width	Depth	Cubic Yards
A	2,274	25	4"	701
B	1,158	25	4"	357
C	603	25	4"	186
D	2,416	22	4"	656
E	1,807	25	4"	557
F	1,717	25	4"	529

**TOTA CUBIC  
YARDS  
2,986**

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

During the course of construction (grading/clearing/filling), some erosion could occur. Necessary storm water erosions controls will be incorporated to alleviate any erosion run off. Implementation of the best management practices will be used addressing stormwater and erosion control . A storm water permit will be applicable.

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

The Caretaker house (existing), Campground Activity Center (existing steel structure), cabin sites (existing approved/flood permitted foundations), and a possible swimming pool will be the only structural impervious surfaces. The roads will be constructed at widths of 22-25 feet wide (standard RV road design) and rv pads will be constructed of pervious materials (road base material and crush rock for rv pads) that will allow for infiltration. Methods of reducing additional impervious surfaces will be explored.

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

As part of the WA ST Dept. of Ecology's storm water permit, the applicant will be required to develop a storm water pollution prevention plan (SWPP) utilizing/implementing Best Management Practices (BMPs) therefore reducing and controlling possible erosion issues during storm water events.

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

The normal construction work would cause a certain amount of emissions to the air. When the project is completed the only emissions would be automobile exhaust, possible campfire smoke etc.

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

No.

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

Dust abatement will be in place during the construction phase addressing dust issues. Standard emission control devices on vehicles will be addressing the emissions from those vehicles.

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

Yakima River actually transects through the southern portion of the property. There is also a side channel/run off channel, that takes run off water from north and west of this property, through the property. This channel has an existing bridge over it with an existing culvert and water controlling structure directly under the existing bridge.

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

Yes. This project may require maintenance and trails construction within 200 feet of the Yakima River. Outside of the 200 feet there is an existing access roads and bridge that will need to be re-done that crosses over the side/run-off channel with the possibility of another bridge over the side/run-off channel closer to the entrance location.

In addition there may be walking trails to the side channel (run off channel) and there may be walking trails associated with the Yakima River.

Currently there is an existing access road next to and crosses the side channel.

The floodway associated with the Yakima River will be part of the designated open space area. This Open Space area will allow for recreational trails but not limited to sitting areas, picnicking areas, viewpoints and pond(s). These uses will protect the critical areas from residential building and with the possible creation of a pond additional flood storage areas could be created.

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

No filling or dredging will occur from surface water or wetlands. There are shorelines and riparian areas that are associated with the Yakima River. These sensitive/critical areas will be preserved within the open space areas. Trails within the project will be developed for walking, hiking, and bike riding. Furthermore a critical areas study has been completed of the site and recommendation for buffers to sensitive errors will be adhered to.

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

Yes.

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

There should be no discharges to surface waters.

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. [\[help\]](#)

Yes groundwater will be withdrawn for rv use, kitchen facility/lodge/activity center, caretaker/office residence, restrooms/showers facility from an existing well, that is approved by the WA ST Dept. of Health as a Class A Transient water system. The applicant also owns water rights that will be able to serve this proposal. The applicant is also in the process of creating a water bank with the WA ST Dept. of Ecology that will provide water for this proposal therefore creating a water budget neutral project not impacting senior water right users.

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

There are existing septic systems (individual and community) that are on site. These systems have been in place since the 1990's. These systems may need to be updated. These existing septic systems continue to serve only the facilities that are currently on site, such as the caretaker's residence, kitchen/facility/lodge/activity center, & restrooms/shower facility. The proposed campsites will not be provided septic system connections. There is an existing rv dump approved as part of the original conditional use permit. This dump site will be maintained for continued use with this new proposal.

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. [\[help\]](#)

The WA ST Dept. of Ecology will process a storm water permit for this proposal. A Storm water Pollution Prevention Plan will be developed implementing measures to reduce and control storm water during construction. As part of this plan there will be areas designated making sure run off will not leave the site.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Waste materials, excluding sewage, are not expected to enter ground or surface water. Currently on site, as allowed by Washington State Law, are existing septic systems, which discharge to the ground.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposal does not alter or otherwise affect drainage patterns in the vicinity. The existing structures (on site) have already been permitted through a previous project with flood, septic, and building permits and they have not affected any drainage patterns to our knowledge.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

As this development proposal proceeds, storm water runoff will be addressed through the development of a storm water pollution prevention plan per the WA ST Dept. of Ecology's best management practices (Eastern Washington Storm water Manual). This will include sediment and erosion control measures to address any runoff water impacts.

Roads that serve the development will be 25 feet wide, excavated out and replaced with road base material. This narrow road type will help decrease impervious surfaces and with excavating out and replacing with road base material provides a no net loss of floodplain and provide and does not create an impact to natural drainage patterns.

Walking trails constructed of the natural material on site, gravel, or bark type of material will also help reduce storm water runoff. With an existing Transient Class A System on site and the ability of the applicant to transfer water rights either through a straight water transfer or through the new water banking process there will be reduced impacts to ground water.

#### 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

**Also see Critical Areas Analysis.**

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

The site is currently and approved conditional use permit (cup) that has been partially constructed, per the cup permit and existing shoreline permit (s-87-01). These areas would be improved upon with the removal of overgrown grasses within the buildable areas along with some undergrowth (small brush and trees) for areas that will be added as part of this proposal. Trail accesses, etc will be created and maintained in a natural state blending in with the natural area. Primitive tent sites will be natural and just maintained (no pad construction etc).

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

Please see the Critical Areas Analysis of the site.

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

As part of this proposal there may be new landscaping implemented within the rv pad sites that would use existing vegetation (grass and trees).

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

None to our knowledge.

#### 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 \_\_\_\_\_

Please see Critical Areas of the site.

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

Please see critical areas analysis of the site.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Elk and Deer pass through the site.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

This proposal is to create a campground designed for temporary users. The constructed areas will be within areas that have already been disturbed due to a previous conditional use permit approval. This design is in such a manner that the main riparian corridor (outside of the proposed campsites) will remain intact and preserved in open space for continuation of a natural corridor/connectivity for wildlife.

- e. List any invasive animal species known to be on or near the site.

Known to our knowledge.

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

Currently electricity/power is already on site and throughout the proposed site with established transformers, power stub outs for existing campsite/rv site etc. This power will be used to serve the rv pads. The existing caretakers house is served by electricity and uses a wood stove. The existing kitchen/dining hall/activity center facility is served by electricity and uses a wood stove. Power also serves the existing restroom/shower facility location. There may be the need to use propane or solar for additional power and heating.

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

No.

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

None to our knowledge at this time.

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

We anticipate no environmental health hazards with this project. There is the possibility of gas, diesel, or oil leaking from vehicles. The proposal will incorporate a liner underneath each rv pad as a containment device. As each rv pad is excavated out, prior to replacing with gravel material, a liner will be installed to help minimize this possibility of leakage from vehicles. Furthermore, as part of a previous fire exercise a hazardous site analysis was conducted and removal of asbestos occurred.

- 1) Describe any known or possible contamination at the site from present or past uses.

There is the possibility of gas, diesel, or oil leaking from vehicles parking on the site associated with the existing structures. As each rv pad is excavated out, prior to replacing with gravel material, a liner will be installed to help minimize this possibility of leakage from vehicles.

- 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.

None to our knowledge.



- 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.

None to our knowledge at this time.

- 4) Describe special emergency services that might be required.

The local Fire District #7 would provide Fire Department services. There is the local health clinic in Cle Elum and the Ellensburg Hospital available for additional emergency and medical services. The Kittitas County Sheriff's department would provide for the local law enforcement.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

There will be no environmental health hazards located on the property. As for possible issues, the jurisdictional agency would be contacted, whether it's Kittitas County Environmental Health Dept., or the Dept. of Ecology.

There is the possibility of gas, diesel, or oil leaking from vehicles. The proposal will incorporate a liner underneath each rv pad as a containment device. As each rv pad is excavated out, prior to replacing with gravel material, a liner will be installed to help minimize this possibility of leakage from vehicles.

#### b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

The existing noise in the area is from trains passing (adjacent to the property) by along with traffic from Hwy 10.

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

On a short term basis during the construction of the project there would be construction noise from equipment etc. These noises would be from 8 am to 5pm. On a long term basis there would be noise from vehicles and associated users.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Kittitas County Noise Ordinance would be applicable to noises produced on site along with possible campground rules and regulations that could create additional noise requirements. Currently the site contains mature existing vegetation, with tall trees along property lines that provide additional buffers and noise reduction to adjacent landowners. At the same time, during the previous conditional use permit approval, Pine trees were planted along the railroad right of way and they have grown up to est. 20-30 feet tall that provide a type of buffer to the railroad. This vegetation will not be removed as these buffers are important to the proposal and provide a type of exclusivity for the project.

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

Currently the uses within the subject property are recreation with small cabin foundations, existing rv sites with power and water, along with a caretakers residence and a kitchen/dining hall/activity center (large steel constructed building). There is also power and water lines throughout the property, with existing stub outs of water and power to existing rv sites, along with a large concrete basketball court and a small ball field. There are also numerous small buildings sporadically placed throughout the property along with a circular fire pit.

To the north is the railroad tracks and HWY 10. Past Hwy 10 you have land that has been subdivided for residential use on 3 acre plus lot sizes.

To the south are the Yakima River and the John Wayne Trail.

To the west is land subdivided for rural residential lots (3 acre plus in size) along with manmade ponds.

To the east is the Yakima River.

This proposal will not affect the current uses due to the site already approved for 50 rv sites through a previous conditional use permit and shoreline substantial development permit approval. The site is also surrounded by the north with the Railroad and Hwy 10 and a row of 20-30 foot tall pine trees that already served as a buffer to the uses to the north. To the west existing trees and pond serve as a buffer to those uses therefore providing a natural buffer to the west. To the east there will be no affect as the Yakima River is the existing eastern boundary along with a small triangle shaped parcel. To the South there is no affect as the Yakima River runs through the subject property providing a buffer and recreational amenity along with John Wayne Trail to the far south (other side of river).

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? [\[help\]](#)

The previous/existing use of the subject property was for a conditional use allowing for cabins and 50 rv sites and associated structures. Prior to this use it is not known if the parcel was used for agricultural purposes.

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. The property to east doesn't farm and sold off it's water rights. The subject site is off of HWY 10 and .3 of a mile from HWY 970.

c. Describe any structures on the site. [\[help\]](#)

Foundations for cabins, restrooms/showers, and a dormitory are on site. A kitchen/dining hall/activity center (large steel structure), are on site. The caretakers residence is on site. A full size concrete basketball court is on site, along with other small associated buildings. Existing bridge over side/run-off channel along with existing (overgrown) access roads are on site. Power lines with transformers are all over the subject property. Water lines are in and run throughout the property with existing stub ups for the existing rv spots. There is a well house housing the existing well. Currently the kitchen facility is being rented out along with the caretakers/office residence. There is also a small ball field (overgrown) with a backstop on site.

d. Will any structures be demolished? If so, what? [\[help\]](#)

There could be some remodeling, that will not necessarily amount to adding on to structures, but deal with the aesthetic quality of the structures. The dormitory and restrooms/shower facilities and 8 cabins have already been demolished as part of a fire training exercise. These foundations will be inspected and rebuilt upon except for the dormitory.

e. What is the current zoning classification of the site? [\[help\]](#)

Forest & Range & Rural-5

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Rural Working

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

The current shoreline master program designation of this reach of the Yakima River is Rural.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

The Yakima River has been designated as a shoreline of the state. There are floodway and floodplain zones on the property. The property, in it's existing state, has been approved and developed within 26 acres, under the existing conditional use permit and a shoreline substantial development permit, all within the floodplain.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

5-10 people could work at the site.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

There will be no displacement therefore no measures will be needed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

See attachment for compatibility policies for Kittitas County.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None.

## 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No housing units are proposed other than the existing cabin foundations (18), caretaker residence, steel structure (kitchen/dining hall/activity center, restroom/shower facility). Currently 50 rv sites exist on site therefore 53 additional back-in and pull-through site will be added along with 69 seasonal primitive tent sites constituting a total of 172 campground sites. A two lot short plat is proposed simultaneously with the conditional use permit for vesting purposes.

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

There are no housing impacts.

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

The tallest height would be 20-35 feet. The principal exterior building material would be wood or materials with a wood look and stone and masonry products.

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

No views would be impacted by this project as a buffer of vegetation surrounds the existing subject property. This existing buffer includes trees at least 20-30 feet tall on the north side and trees 30 feet and taller on the western side that provides a buffer to the existing uses within the area.

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

Rules and regulations will be developed for the campground therefore protecting the natural essence of the property. It is estimated that over 28.37 acres or more of the site will be placed into open space and will not be disturbed other than for developing trails etc.

## 11. Light and glare

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

The project would produce light associated with the existing structures. This light would be directed downward. The rv spots would be provided with camp fire pits and would produce natural fire light. The rv's and cabin sites will provide their own associated light. This light would be normally in the afternoon and evening times.

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

It is not expected that light or glare from the finished project would be a safety hazard or interfere with views, especially with the subject property set back for the existing uses within the area due to the existing vegetation buffer already established.

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

Off-site light or glare sources that could affect our proposal is possible from adjacent residential structures and possible glare off of passing traffic from Hwy 10.

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

The existing vegetation buffer will be maintained as best as possible, as this buffer will provide as a mitigation measures controlling possible light from the proposal.

## 12. Recreation

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

Within the immediate vicinity there is access to fishing activities to the Yakima River. towards Cle Elum off of HWY 970 (est. .3 miles) is a public boat launch. To the east is the Teanaway river that allows fishing activities. In the general area, there is access to USFS roads where snowmobiling, hunting, hiking and other types of recreational activities take place.

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

No, the project will enhance existing recreational uses and allow fishing access on site for users.

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

The proposal could control impact on recreation by providing an all encompassing campground site providing for campsites, an activity/recreational center, hiking trails, open space for wildlife viewing etc. and a safe access point to the Yakima River.

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

To our knowledge there are no sites that are listed or proposed for listing on national, state, or local preservation registers. The applicant has completed an historical and cultural survey of the subject property.

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

None that we know of. Please see the historical and cultural survey of the subject property.

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

Please see the historical and cultural survey of the subject property.

- 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.

None as there are no sites located on the subject property. If, during construction, resources are located all work will stop and the appropriate agencies will be contacted.

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

Hwy 970 and Hwy 10 serves the subject property. The access is directly off of Hwy 10. The access crosses the BNSF railroad.

- 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. The closest public transit is 4-5 miles to the west in the City of Cle Elum.

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

The proposal is for 172 camp sites, therefore 172 parking areas. No parking spaces 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 roads will be 22-25 feet wide where the existing material will be excavated out and replaced with road-based material. The campsites will be excavated out and replaced with gravel. Trails will use natural material from on site. The proposed traffic circulation will be private. As for Washington State Department of Transportation (WSDOT) access permit. WSDOT will be contacted in order understand if this permit needs to be upgraded. As for the Burlington Northern Santa Fe Railroad (BNSF) crossing they will also be contacted to understand if this existing crossing permit will need to be upgraded.

- 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 the site is away from water, rail, or air transportation.

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

The applicant will commission a traffic impact analysis to understand the impact and peak volumes that would occur from this proposal.

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

The applicant will commission a traffic analysis in order to understand and address transportation impacts if needed.

## 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. This proposal will be privately maintained and funded. The local Fire District provides fire protection. Existing access and crossing permits are secured and will be reviewed to see if increase in needs are required. Policing will be provided by the local jurisdiction (Kittitas County Sheriff Dept.).

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

This proposal will be privately maintained and funded along with the standard taxes collected every year that is applied to Fire Districts, Sheriffs etc there should be no additional measure needed.

## 16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)  
**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. [\[help\]](#)

**Water:** Water will be provided from an on-site well. This will be provided onsite by the applicant.

**Sewer:** This proposal will continue to use these existing septic systems. These systems will need to be reviewed making sure all infrastructures are in appropriate condition. If the infrastructure needs to be maintained, improved, or repaired etc. this will be done under the review of the Kittitas County Health Department. These septic systems and rv dump will be maintained privately.

**Propane** will only be allowed for the caretaker's residence, kitchen facility and restroom/shower facility (sizing has not been determined). All tanks will be permitted through Kittitas County Building Dept. meeting all requirements including flood anchoring.

**Power:** Electricity will be provided by Kittitas County Public Utility District (KC PUD). The site currently is served with power with infrastructure already under ground with numerous transformers located through the property. More specifically power with panels are already located at the following: caretakers/office, kitchen facility/dining hall/activity center/lodge, well house,

restrooms/shower facility and power stub ups at existing rv sites on site. Power will be inspected and reviewed with KC PUD with regards to maintenance issues and repairs etc. that will serve this proposal.

Solid Waste Disposal: A screened dumpster area will be provided near the caretakers residence/office. This disposal structure will be within an enclosed area providing protection. All trash facilities will be designed to resist wildlife access, **including bears**. This will be privately maintained and possibly served by the Kittitas Count Solid Waste Management.

**C. SIGNATURE [HELP]**

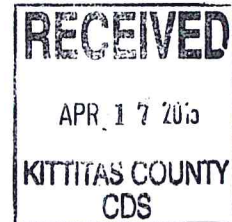
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of signee: PAT DENEEN

Position and Agency/Organization: \_\_\_\_\_

Date Submitted: 4-16-2015





**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:

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?

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.