LINCOLN COUNTY
NOTICE OF APPLICATION
AND
MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)
STATE ENVIRONMENTAL POLICY ACT (SEPA) (RCW 43.21C)
SEPA RULES (WAC 197-11)

FILE NO. CUP-03-12/ LP-02-12

Hawk Creek Recreational Vehicle Subdivision: Create 46 lots for recreational vehicle ownership, including one lot for amenities to include a clubhouse w/shower & cooking facilities.

PROPONENT: Kodiak LLC
PO Box 65309
Tacoma, WA 98464

LOCATION OF PROPOSAL: NE ¼ of Section 5, Township 26 North, Range 36 East, Lincoln County.

LEAD AGENCY: Lincoln County Land Services

DETERMINATION: The lead agency for this proposal has determined that it does not have a probable significant adverse impact of 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 checklist and other information on file with the lead agency. This information is available to the public on request. This MDNS is issued under 197-11- 340(2) and the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by 3:30PM, October 16, 2012.

This Mitigated Determination of Non-Significance is issued pursuant to the applicant's compliance with the following:
1. Compliance with applicable Lincoln County codes and all state/federal requirements.

APPEALS: You may appeal this SEPA threshold determination in writing to the responsible official listed below no later than October 26, 2012. You should be prepared to make specific factual objections.

Mailing & Street Address: Lincoln County Land Services, 27234 SR 25 N, Davenport, WA, 99122. Phone (509) 725-7911
Date: October 1, 2012
Responsible Official: Courtney Thompson, Senior Planner

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENT SHEET FOR NON-PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project", "applicant" and "property or site" should be read as "proposal", "proposer" and "affected geographic area" respectively.

TO BE COMPLETED BY APPLICANT | **EVALUATION FOR AGENCY USE ONLY**

A. BACKGROUND

1. Name of proposed project, if applicable:
Hawk Creek Recreational Vehicle Subdivision and conditional use permit required by Lincoln County Planning

2. Name of applicant:
Kodiak LLC

3. Address and phone number of applicant and contact person:
Kodiak LLC PO 65309 Tacoma, WA. 98464 Owner
Larry Kendrick PO Box 338 Waterville, Wa. 98841 509-745-8530 Contact

4. Date checklist prepared:
May 10, 2012

5. Agency requesting checklist:
Lincoln County Office of Planning and Development

6. Proposed timing or schedule (including phasing, if applicable):
This SEPA check list has been prepared and is being submitted to request project review and a threshold determination pursuant to WAC 197-11 Washington State Environmental Policy Act. Once all required permits and approvals have been obtained, project development will begin. It is anticipated that all development work associated with completion of the recreational vehicle subdivision will be completed within an expected one year once final approval to construct has been issued. No phasing is planned.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with the proposal? If yes, explain.
NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None

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.
None

10. List any government approvals or permits that will be needed for your proposal, if known.
Conditional use permit to allow for intended use -- Lincoln County Planning
Boundary Line Adjustment – Lincoln County Planning
On – Site Septic approval ------ Lincoln County Health
Group B water system – Lincoln County Health/Department of Health
Internal Road approval---------- Lincoln County Public Works
Road Crossing (Franchise) – Lincoln County Public Works
Recreational Vehicle Subdivision Approval ------- Lincoln County Planning/Planning
Air Quality Permit – Department of Ecology
Class A Transient non community water system approval --- DOH / Lincoln County Health
Storm Water Management Plan – Department of Ecology

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 project size is approximately 12.07 acres in size. This proposal is to create 46 lots for recreational vehicle ownership use ranging from approximately 4000 square feet to 9000 square feet. In addition, one lot will be used for amenities, to include a proposed club house of approximately 3000 square feet with shower and cooking facitites. Domestic water for the development shall be thru the use of an exempt well which a Class A Transient non community water system well design shall be prepared for approval by Lincoln County Health and DOH. One or more septic systems shall be construction as required by commenting agency upon review of

engineers drawings. Location of the septic shall be on adjacent parcel to the West as shown on the attachés submittal . Anticipated roads shall be primarily one directional to allow for a more efficient traffic flow for recreational vehicles

12. Location of the proposal. Give sufficient information for a person to under-stand 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.

Located in Section 5, Township 26 North, Range 36 East adjacent to Hawk Creek Road approximately 3 miles south of Miles Creston Road intersection with Hawk Creek Road

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

Approximately 60%

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 prime farmland.

USDA Soil Conservation soils study classifies the site as primarily riverwash small portions of Badge-Bakeoven Road Outcrop and Nespelem Silt Loam

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

Grading will be required for construction of individual RV lot usage as well as for road construction and associated infrastructure. Approximately 7 acres of the site will be displaced with the remaining to stay in its natural state.

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

Using approved BMP's no erosion is anticipated.

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

At project completion it is anticipated that less than 12% of the site will be covered

by impervious surfaces.

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

Existing vegetation shall be maintained outside the individual lot areas to the largest degree as possible. Proper design and construction techniques will be used as measures to reduce the hazard of erosion during residential construction.

2. Air

a. What types of emissions to the air would result from the proposal (i.e.: dust, automobile odors, industrial wood smoke) during construction and when the project is completed? If any, describe and give approximate quantities if known.

Dust control measures meeting the requirements of WAC 173-400 will be employed during residential construction. Long term emissions will be likely from the use of automobiles, lawn care equipment, and heating appliances such as propane and/or wood stoves.

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

None

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

None anticipated

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.

Hawk Creek is located along the easterly side the subject property.

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.

No permanent structures will be placed within 200 feet of Hawk Creek of associated back channels but grading will be performed on the individual lots leaving a 50 foot buffer for identified water areas. See attached subdivision plans

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.

None

4) Will the proposal require surface water withdrawals or diversions?

Give general description, purpose and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes – FEMA panel 53043c0175c shows a non detailed Zone A classification.

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 ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose and approximate quantities if known.

Potable water will be provided to each RV lot and the club house through Class A Transient non community water system, with total consumption limited to 5000 gallon per day through an existing well

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.

Typical RV lot sewerage discharge will be handled by a group on site septic systems for the entire 46 lots. All required permits will be obtained and all required inspections during septic system construction and installation will be completed as required by Lincoln County Public Health. The size of systems will be determined with the assistance of Lincoln County Public Health.

c. Water Runoff (including storm water):

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.

All runoff shall be contained on site using approved methods.

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

It is not anticipated that waste material will enter ground or surface water as a result of this project.

4. Plants

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

_____ deciduous tree: alder, maple, aspen, other
__X__ evergreen tree: fir, cedar, pine, other
__X__ shrubs
_____ grass -- Dryland
_____ pasture
_____ crop or grain

_____ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
_____ water plants: water lily, eelgrass, mil foil, other
_____ other types of vegetation sage and irrigated grass in South portion

b. What kind and amount of vegetation will be removed or altered?

Some native vegetation including grasses and trees will be removed during RV Lot construction and required infrastructure construction.

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

None known

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

Native vegetation shall be protected and maintained if at all possible. Customary residential landscaping vegetation will be used once residential construction takes place.

5. Animals

a. Circle any birds and animals which has been observed on or near the site or are known to be on or near the site.

Birds: hawk, heron, eagle, songbirds, other: _____
Mammals: deer, bear, elk, beaver, other: _____
Fish: bass, salmon, trout, herring, shellfish, other: _____

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

None on site.

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

No

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

None anticipated

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.

RV lot energy needs for this project will likely include electricity and wood. All energy used should be for RV and amenities building and recreational use. No manufacturing on site is proposed.

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:

All RV structures constructed for human habitation will meet or exceed current building code compliance.

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 environmental health hazards should be associated with this proposal. Chemical use common to Recreational vehicle lots such as lawn care will be likely at all RV lot constructed on site.

1) Describe special emergency services that might be required.

None anticipated

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

None proposed

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, aircraft, other)?

None

2) What types and levels of noise could 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.

Short term noise from RV subdivision development will be likely. Construction activity will likely occur during day light hours from 7:00 until 6:00 PM Monday thru Friday for any of the required project construction activity.

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

Short term noise impact mitigation will propose to limit development and construction activity to day light hours from 7:00 to 6:00PM Monday thru Friday.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Current use of the project site currently is open space. Surrounding properties range in size from approx. 5 acres to in excess of 200 acres. Surrounding properties are generally small farms or recreational lots being used on part time occupancy basis.

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

There is presently 2 small metal sheds located on the subject property.

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

The two sheds on site will be removed.

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

Agricultural Zone

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

Agricultural Zone

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

Conservancy

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

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

This proposal is intended for Recreational Vehicle and no full time residents are expected to reside on a permanent basis.

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:

No measured is proposed as the surrounding area is either subdivided into small recreational lots or plans are being developed to do so for the majority of the surrounding properties.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

The proposal is for RV lots so no residential units will be constructed.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

None proposed

c. Proposed measures to reduce or control housing impacts, if any:

None proposed

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?

Existing structure height is approx 10 feet.
Any new residential units would be expected to be less than 35 feet in height.

Exterior building materials such as wood, concrete or vinyl would be typical for RV use.

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Lighting typical to RV use will occur during evening and nighttime darkness.

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

No, if properly installed.

c. What existing off-site sources of light or glare may affect your proposal?

None

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

No significant impacts anticipated.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Walking/hiking/fishing/hunting

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:

None

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site? If so, generally describe.

None known

b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.

None known

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

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any:

Access for this development shall be off Hawk Creek Road and an approved intersection/access point will be required..

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No

c. How many parking spaces would the completed project have? How many would the project eliminate?

Two parking spaces per dwelling unit will be provided.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

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

No

f. How may vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Depending on formulas used for calculation of vehicle trips for Rv use, the assumption is being made that this will create approximately 230 trips per day depending on occupancy rate.

g. Proposed measures to reduce or control transportation impacts, if any:

No transportation impact measures are currently planned.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

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

No measures are planned

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.

Electricity by Inland Power for residences
Telephone by Verizon
Septic shall be on site septic

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: _____

Date submitted: 9-12-12