



Lincoln County Land Services

Planning - Building - GIS

27234 SR 25 N Davenport, WA 99122 ~ 509-725-7911 ~ Fax 509-725-4467 ~ www.co.lincoln.wa.us/landservices

DATE: November 3, 2016

TO: **WA State Department of Ecology, Environmental Review**
Lincoln County Health Department
Lincoln County Public Works
National Park Service
Lincoln County Sheriff's Office

RE: Subject File - SEPA/LP-01-16

This is to advise you that pursuant to WAC 197-11-900 Lincoln County Land Services have determined that it is the lead agency for the following:

DESCRIPTION OF PROPOSAL: The proposal is to create nineteen (19) residential lots ranging from 1.2 acres to 2.2 acres in size; with one large lot of approximately 7 acres. The proposal will be served by private roads, individual septic systems and water provided by an existing water company, Deer Meadows Water Company. A Planning Commission public hearing is required on all regular subdivisions.

PROPONENT: 5M Development
1529 Weber Rd
Ritzville, WA 99169

LOCATION OF PROPOSAL: Section 36 Township 28 Range 35, Lincoln County, Washington.

Please notify this office immediately if you do not concur with this lead agency determination.

Enclosed are the following: Notice of Application/MDNS, SEPA checklist and applicable application materials. Land Services will consider comments relating to the SEPA determination until **3:30 PM, November 21, 2016** unless we advise you of a change after reviewing responses.

**LINCOLN COUNTY LAND SERVICES
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. SEPA/LP- 01-16

DESCRIPTION OF PROPOSAL: The proposal is to create nineteen (19) residential lots ranging from 1.2 acres to 2.2 acres in size; with one large lot of approximately 7 acres. The proposal will be served by private roads, individual septic systems and water provided by an existing water company, Deer Meadows Water Company. A Planning Commission public hearing is required on all regular subdivisions.

PROPONENT: 5M Development
1529 Weber Rd
Ritzville, WA 99169

LOCATION OF PROPOSAL: Section 36 Township 28 Range 35, Lincoln County, Washington.

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 3:30 PM, November 21, 2016.**

This Mitigated Determination of Non-Significance is issued pursuant to the applicant's compliance with the following:

1. All Federal, State and County regulations.
2. Best Management Practices shall be employed in all phases of operation(s) & construction.

APPEALS: You may appeal this SEPA threshold determination in writing to the responsible official listed below no later than December 1, 2016. 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: November 7th, 2016

Responsible Official: Courtney Thompson, Planner



LY-0110
Lincoln County Land Services
"Subdivision Application"

Fee Paid 2210
Date Received 9/28/10
Receipt No. 9/28/2010 14:15

27234 SR 25N Davenport, WA 99122

509.725.7911

Fax 509.725.4467

www.co.lincoln.wa.us

1. GENERAL INFORMATION:

- A. This application is used for divisions of land into five (5) or more lots, pursuant to Title 16-Land Divisions and Chapter 58.17, RCW.
- B. Planning Fee: Preliminary \$1,000.00 plus \$20.00 per lot plus engineering & advertising. Final \$500 plus \$20/lot plus engineering and advertising.
- C. Health Fee: \$450 plus \$20 per lot (collected by the Planning Dept).
- D. All plats must be surveyed by a licensed surveyor.
- E. State Environmental Policy Act (SEPA) Chapter 43.21C, RCW and WAC 197-11 compliance is required. Please submit a completed SEPA checklist.
- F. This proposal, structures and roads must be in compliance with County building, zoning and development codes.

Applicant/Property Owner 5M Development Inc
 Mailing Address 1205 W 1st Ave
 City Kitzville State WA Zip Code 99169
 Phone(s) 509-660-1040 E-mail robertjm0421@yahoo.com
 Physical Address of Proposal 42250 Bauer Ln N Deer Meadows WA 99122
 Proposed plat name River's Edge Estates # of lots 19
 Engineering firm AHBL Inc. Phone 509-252-5019
 Surveyor EMR Surveying Phone 509-279-8347

2. LEGAL DESCRIPTION:

Parcel No.(s) 28358 00000140 and 28358 00000150
 Section(s) 36 Township 28 Range 35

3. PROPERTY USE:

Residential ___ Commercial ___ Other (Please Specify) _____
 What is the property currently zoned? _____
 Is the property taxed as open space, timber or agricultural? _____
 If so, please check with the Lincoln County Treasurer (509.725.5061) and/or Assessor (509.725.7011) for more information.

4. WATER SUPPLY:

Community Water System
 Drilled Well Existing or Proposed? Existing for 1, 2, 3 Lots
 ___ Water Right (please provide details)

NOTE: Each lot within the proposal must be served by an approved potable water supply prior to approval. Contact Public Health for options.

5. SEWAGE DISPOSAL:

- Connection to new or existing public or community sewage system
- Individual on-site sewage system for each lot
- Minimum Lot Size

Test holes, as determined by Public Health, must be placed on proposed lots for review to assure adequate soils for on-site sewage disposal.

6. ROAD ACCESS:

County Road Hawk Road E Does an approach exist? Yes

If so, when was it installed? _____

State Highway _____ Does an approach exist? _____

If so, when was it installed? _____

Private drive, lane, etc. Bauer Lane N

7. CRITICAL AREAS:

Are there any critical areas on the site (shorelines, creeks, lakes, wetlands and/or slopes over 40%)? Shorelines 1310

Is there a good level building site on each proposed lot? Yes

The above information is correct to the best of my knowledge.

Signature(s) Robert Welehe Date 9/20/16

Note: Please draw below or attach a map to the site.



planning@co.lincoln.wa.us

**LINCOLN COUNTY PLANNING SERVICES
SEPA ENVIRONMENTAL CHECKLIST
WAC 197-11-960**

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 nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject 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.

A. BACKGROUND

1. Name of proposed project, if applicable: **River Edge Estates**
2. Name of applicant: **5M Development Inc.**
3. Address and phone number of applicant and contact person: **Robert Melcher, 1529 Weber Road, Ritzville, WA 99169**
4. Date checklist prepared: **October 6, 2016**
5. Agency requesting checklist: **LINCOLN COUNTY PLANNING SERVICES**

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)? **There are steep slopes approximately 40% to 50% near the west and east edges of the site.**
- 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. **According to the NRCS Soil Survey, the soils are Ewall loamy sand. This type of soil is excessively drained, with slow runoff and very rapid permeability.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **Not to our knowledge.**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. **The project is in the preliminary stage of design, but it is estimated that cut and fill, ranging from 2 feet to 5 feet across the site (30,000 cubic yards), will be necessary.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Erosion could occur as a result of construction activities. During construction, BMPs (Best Management Practices) will be followed in accordance with the requirements of the Department of Ecology *Stormwater Management Manual for Eastern Washington (SWMMEW)* to minimize erosion. To protect soil from the erosive forces of raindrops, flowing water, and wind, the following BMPs will be implemented:**
 - **After fertilizing, all areas that will not be impacted by construction will be seeded (BMP C120).**
 - **Topsoil stockpiles will be stabilized with plastic coverings (BMP C123).**
 - **Dust control (BMP C140) will be provided by sprinkling the disturbed areas with water.**
 - **Permanent erosion control measures will include stormwater facilities, a private road, and seeding of exposed soils.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **The project proposes construction of 1,300 LF of roadway with a proposed roadway width of 20 feet to serve the individual lots. It will not be known what the percentage of impervious areas will be for each individual lot until application is made for a building permit.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **The proposal will follow the stormwater management design criteria outlined in the Department of Ecology *SWMMEW*. Control methods during construction include working during the dry season, minimizing the amount of area that is disturbed at any given time, and utilizing silt fence at the perimeter of the site, if necessary.**

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, generally describe and give approximate quantities if known. **Emissions will occur from construction traffic during construction, and emissions will occur from residential vehicle traffic entering and leaving the site once the project is completed.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Watering the ground, as needed, before and during clearing and grading activities will control dust particles. Vehicles that are not being used in construction activities will be shut off.**

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. **The project is on the eastern shore of FDR Reservoir (Lake Roosevelt).**
 - 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. **Construction of the proposed roadway will be more than 200 feet from the shoreline. During construction, BMPs will be used in accordance with the SWMMEW to prevent any sediment or construction debris from entering the waterway. Setbacks for the individual homes will be determined at time of building permit.**
 - 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. **No fill or dredge material will be placed in or removed from the lake.**
 - 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. **According to FEMA Map Panel 53043C0075, the site does not lie within 100-year floodplain.**
 - 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?
No.

Give general description, purpose, and approximate quantities if known.
Domestic water and fire service will be extended to the site and will be provided by Deer Meadows Water Company,

- 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. **Each lot will be served by an individual septic system.**

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. **Storm drainage runoff will be handled onsite with dispersion or roadside ditches and bioinfiltration ponds.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe. **There is a potential for waste material to enter the ground or surface waters from within this development; however, it is unlikely to occur. Pollutants from automobiles and trucks, roadways, and rooftops can enter ground and surface waters if not handled properly and if stormwater facilities are not properly maintained.**

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **The proposal will follow the stormwater management design criteria outlined in the County's Stormwater Design Manual to reduce and control surface runoff.**

4. **Plants**

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

deciduous tree: alder, maple, aspen, other _____

evergreen tree: fir, cedar, pine, other _____

shrubs

grass

pasture

crop or grain

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? **Vegetation will be cleared for the area of road and water main construction only. Additional clearing will occur with individual lot development.**

- c. List threatened or endangered species known to be on or near the site. **To our knowledge, there are no noxious weeds or invasive species on or near the site.**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Landscaping will meet the requirements of the Lincoln County Municipal Code.**

5. **Animals**

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

birds: hawk, heron, eagle, songbirds, other: crows
 mammals: deer, bear, elk, beaver, other: mice, rabbits
 fish: bass, salmon, trout, herring, shellfish, other: _____

- b. List any threatened or endangered species known to be on or near the site. **To our knowledge, there are no threatened or endangered species at or near the site.**
- c. Is the site part of a migration route? If so, explain. **Not to our knowledge.**
- d. Proposed measures to preserve or enhance wildlife, if any: **No special measures are proposed.**

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. **Electricity will be used for illumination and heat.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **Not to our knowledge.**
- 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: **Energy efficient LED lighting will be used.**

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 special emergency services that might be required. **No special emergency services are required. Fire, police, and ambulance may be necessary in the event of a fire or accident.**
 - 2) Proposed measures to reduce or control environmental health hazards, if any: **No special measures are proposed.**
- b. Noise
- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Noise generated from neighboring roadways is not anticipated to affect this project.**

- 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. **Temporary, short-term noise impacts typical of construction projects will occur with the operation of equipment during construction. Construction will occur during the hours permitted by Lincoln County. Long-term noise will be created by the residents of the plat, but will be consistent with neighboring parcels.**
- 3) Proposed measures to reduce or control noise impacts, if any: **No special measures are proposed.**

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? **The site is currently vacant. FDR Reservoir is located to the west of the project, vacant land is located to the north, and residential properties are located to the south and the west.**
- b. Has the site been used for agriculture? If so, describe. **Not to our knowledge.**
- c. Describe any structures on the site. **There are no structures on the site.**
- d. Will any structures be demolished? If so, what? **No.**
- e. What is the current zoning classification of the site? **The current zoning classification of the site is recreational.**
- f. What is the current comprehensive plan designation of the site? **The current comprehensive plan designation of this site is to develop a road to access the various lots.**
- g. If applicable, what is the current shoreline master program designation of the site? **(Will contact Courtney Thompson at the Lincoln County Planning Division at (509) 725-7911.)**
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. **Not to our knowledge.**
- i. Approximately how many people would reside or work in the completed project? **Nineteen (19) homes will be constructed at full buildout.**
- j. Approximately how many people would the completed project displace? **None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **Not applicable.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **No special measures are proposed, as the development is consistent with the surrounding area.**

9. **Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high-, middle-, or low-income housing. **Nineteen (19) homes will be constructed at full buildout. The homes will be high- to middle-class housing.**
- 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: **No special measures are 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? **No structures are proposed at this time.**
- b. What views in the immediate vicinity would be altered or obstructed? **Not applicable.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **No special measures are proposed.**

11. **Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Street lighting is not proposed. Lighting of single-family residence is anticipated and will meet County codes.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No.**
- 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: **Special measures are not proposed.**

12. **Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity? **The project is adjacent to FDR Reservoir, which offers a variety of water sports.**
- 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: **No special measures are proposed.**

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. **No.**
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **To our knowledge, there are no landmarks or evidence of historic, archaeological, scientific, or cultural importance at or near the site.**
- c. Proposed measures to reduce or control impacts, if any: **If culturally significant objects are found during site preparation work, the Washington State Office of Archaeology and Historic Preservation will be notified.**

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. **The site is currently accessed by Bauer Lane. The project proposes construction of Buck Lane at the end of Bauer Lane.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **Public transit is not available.**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **Off-street parking will be provided for individual single-family residence.**
- 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). **Yes, the project proposes construction of 1,300 LF of private roadway (Buck Lane) for access to the site.**
- e. Will the project 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? If known, indicate when peak volumes would occur. **There are about 100 to 200 trips per day when fully developed. Many of these homes may be seasonal.**
- g. Proposed measures to reduce or control transportation impacts, if any: **No special measures are proposed.**

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. **There may be a need for police, fire, or ambulance service in the event of an accident or fire.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **No special measures are proposed.**

16. Utilities

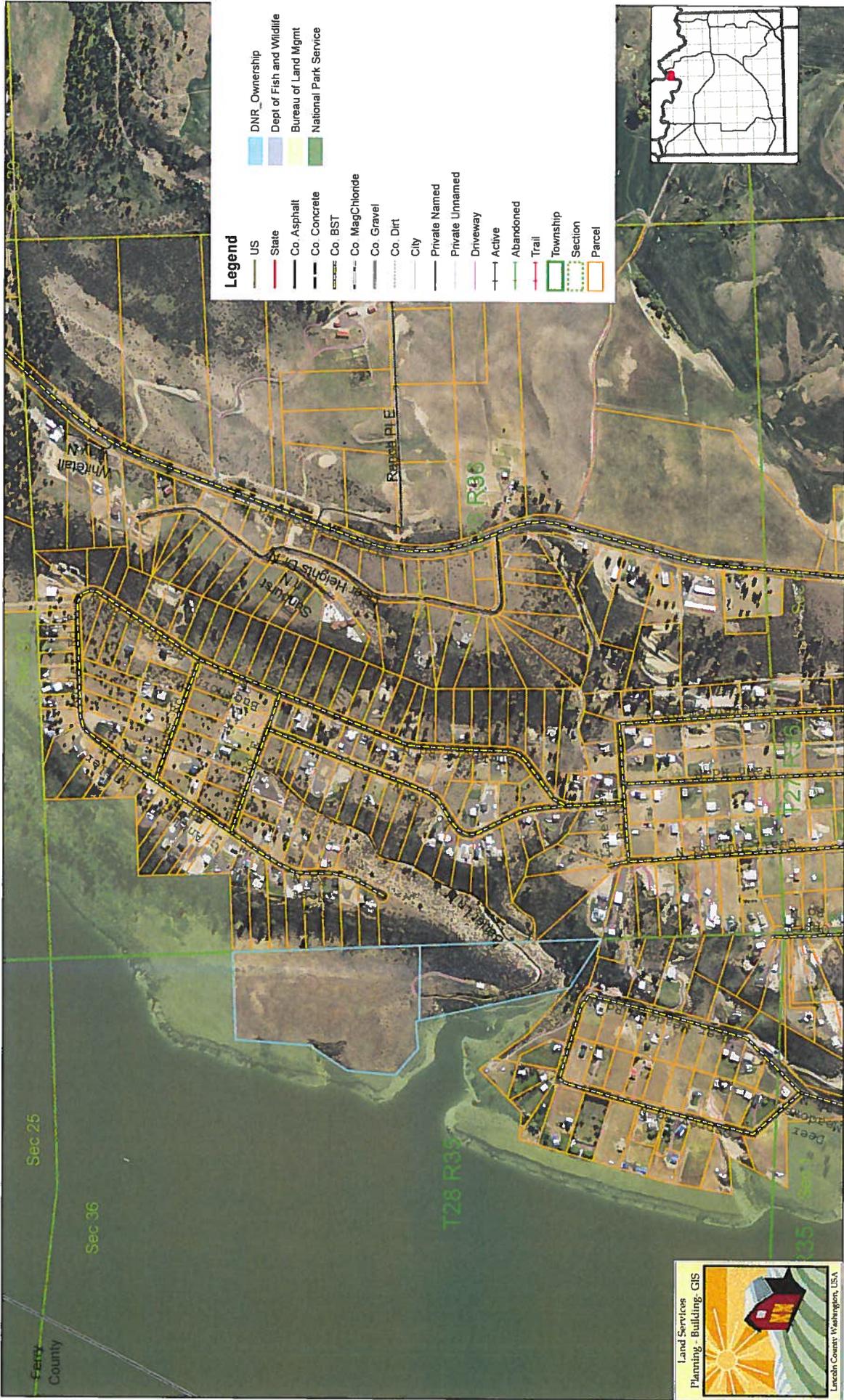
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **Water, electricity, telephone, onsite septic system at time of individual building permits.**

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.

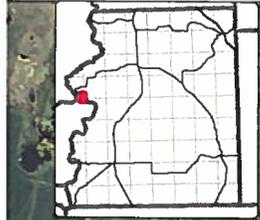
Signature: Jeff Morse Jeff Morse, Project Engineer, AHBL, Inc.

Date Submitted: October 6, 2016



Legend

- US
 - State
 - Co. Asphalt
 - Co. Concrete
 - Co. BST
 - Co. MagChloride
 - Co. Gravel
 - Co. Dirt
 - City
 - Private Named
 - Private Unnamed
 - Driveway
 - Active
 - Abandoned
 - Trail
 - Township
 - Section
 - Parcel
- DNR_Ownership
 - Dept of Fish and Wildlife
 - Bureau of Land Mgmt
 - National Park Service



1 inch = 621.4 feet

1:7,456

Lincoln County, WA

Land Services
 Planning - Building - GIS
 Lincoln County Washington, USA

This is not a survey. Each parcel boundary is not necessarily a boundary. Accuracy may be different from those depicted on this map. Accurate measurements are required in order to verify these relationships and distances.