



Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

VERN M. REDIFER, P.E. - Director

DATE: September 13, 2018

TO: Lynn Barnett, Kodiak LLC, Doug Gray, GSE, APOs, Parties of Record, and Interested Agencies

FROM: Dinah Reed

SUBJ: SEP2018-00010/SUB2018-00015/CUP2018-00064 – Binding Site Plan, Type 3 RV Campground
Notice of Final Threshold Determination – Mitigated Determination of Non-Significance (MDNS)

Enclosed is the Final Threshold Determination – Mitigated Determination of Non-Significance (MDNS) for a Binding Site Plan, Type 3 Conditional Use Permit, and SEPA checklist for an RV/Campground Park in Remote/Extremely Limited Development Potential (R/ELDP) zoning district on a total of one hundred fifty-four (154+) acres. The RV Campground is proposed to be developed in three (3) phases, depending on demand, consisting of a total of 238 RV spaces, an office building, clubhouse building with laundry and shower facilities and a swimming pool. Each space will be provided with hookups for sewer, water and electricity. Roadways will be constructed and hard surfaced. Hours of operation are proposed for 12 months a year, seven days a week, and 24 hours per day. Phase I consists of forty (~40) acres. A community septic and community water system is proposed. Access is from Naches-Wenas Road

After comments were reviewed and received in response to the Notice of Application, Completeness and Environmental Review, we have determined that it will not have a probable significant adverse impact on the environment, if the required mitigation is performed. Please review the attached document for information on mitigation measures and your appeal options.

If you have any questions on the project or the appeal process, please contact Dinah Reed, Senior Project Planner, at (509) 574-2300.

Encl.: Final Threshold Determination—MDNS

[SEP2018-00010_MDNS_KodiakCampground_dsr_FinalAction.doc](#)

FINAL
MITIGATED DETERMINATION OF NON-SIGNIFICANCE
(Notice of Action)

Description of Proposal: Doug Gray of Gray Surveying and Engineering on behalf of Lynn Barnett of Kodiak, LLC has submitted a Binding Site Plan, Type 3 Conditional Use Permit, and SEPA checklist for an RV/Campground Park in Remote/Extremely Limited Development Potential (R/ELDP) zoning district on a total of one hundred fifty-four (154+) acres. The RV Campground is proposed to be developed in three (3) phases, depending on demand, consisting of a total of two hundred thirty-eight (238) RV spaces, an office building, clubhouse building with laundry and shower facilities and a swimming pool. Each space will be provided with hookups for sewer, water and electricity. Roadways will be constructed and hard surfaced. Hours of operation are proposed for 12 months a year, seven days a week, and 24 hours per day. Phase I consists of forty (~40) acres. A community septic and community water system is proposed. Access is from Naches-Wenas Road. The application was received on March 12, 2018 and determined complete for processing on June 7, 2018.

2. **File Number:** SEP2018-00010
3. **Owner:** Lynn Barnett
Kodiak LLC
3020 South Union Avenue
Tacoma, WA 98409

Agent: Douglas Gray
Gray Surveying and Engineering
P.O. Box 510
Yakima, WA 988907
4. **Location of Proposal:** Located to the north of Naches-Wenas Road, approximately 1.3 miles southwest of the intersection of Naches-Wenas Road and Longmire, and approximately 1.3 miles northeast of the City of Naches. Parcel Nos. 171535-13002, 14002, 13003.
5. **Lead Agency:** Yakima County Planning Division
6. **Determination:** A Request for Additional Information regarding traffic impacts and Upland Wildlife Area impacts was mailed to the applicant on July 10, 2018 and information was received and final review of completeness established on August 15, 2018. The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c), provided the measures listed below are taken to mitigate potential adverse impacts. This decision was made after a careful review of the completed environmental checklist, and other information on file with the lead agency. This information (including all environmental documentation) is available to the public on request and can be examined in our offices during regular business hours.

Environmental documents include the SEPA checklist, this threshold determination, and submittal materials.

7. **Identified Environmental Impacts and Mitigation Measures:**

Substantive authority to require mitigation for significant and non-significant impacts is derived from WAC 197-11-660, Yakima County Code Chapter 16.04.230 and, by reference, the policies contained in the Yakima County Comprehensive Plan.

A. Water (Ground and Surface water)

Because the proposed development exceeds one (1.0) acre of disturbed land, there will likely be impacts to drainage facilities, adjacent property owners, adjacent sensitive environments, or groundwater due to construction erosion, increased runoff, and/or stormwater infiltration unless development is properly designed and managed. Adequate site investigation and development planning will mitigate these impacts. (*Horizon 2040* Policies NS 13.1, NS 13.2, NS 13.3, & NS 14.2)

Mitigation Measure A1: A Stormwater Plan is required to be submitted to the Yakima County Public Services Division in accordance with criteria found at YCC 12.10.240 and YCC 12.10.250. Approval of the Stormwater Plan by Yakima County Public Services is required prior to land disturbance. The Stormwater Plan is required to include an Operation and Maintenance plan and ongoing inspection requirements for any permanent Stormwater facilities in accordance with criteria found at YCC 12.10.330 and 12.10.340.

Mitigation Measure A2: A drainage easement for landowner(s) maintenance is required. The drainage easement is required to conform to those conditions outlined in YCC 12.10.230. A deed of easement shall be required prior to the stormwater certificate of completion.

B. Air (Erosion and Dust)

Wind erosion and fugitive dust are likely during grading and construction. All soils within the project area possess the potential to generate significant levels of dust if they are disturbed. This potential for wind erosion and dust creation exists predominantly during construction, but also during normal operations from equipment movement within the site. (*Horizon 2040* Policy NS 3.3)

Mitigation Measure B1: The applicant shall submit a Dust Control Plan to the Yakima Regional Clean Air Agency prior to the start of construction. During both construction and normal operations, the applicant must comply with the provisions of the submitted Dust Control Plan and all permitting and regulatory requirements set forth by the Yakima Regional Clean Air Agency.

C. Upland Wildlife Habitat / Conservation Area

The project area is within a designated critical area, Upland Wildlife Habitat Conservation Areas. The Washington State Department of Fish and Wildlife (WDFW) has identified the subject area as a remaining undeveloped corridor that allows connectivity for wildlife between Clemans Mountain and about 7,500 acres of largely

intact shrub-steppe and winter range to the south and east. The subject parcels contain priority habitat such as: deer, along with smaller mammals such as rabbits and ground squirrels which provide a prey-base for a variety of falcons, hawks, and eagles. Burrowing owl colonies have been documented in close proximity to the site. Burrowing owls, blacktail jackrabbits, and Washington ground squirrels are on the state's Priority Habitats and Species (PHS) list. Fragmentation of large tracts is the greatest threat to shrub-steppe habitats in Washington. Together with large amounts of human activity across the subject parcels, this proposal poses impacts to the animal migration routes and diminishes valued wildlife species in rural settings between the Naches and Wenatchee valleys.

The Conservation Area shall not be disturbed and not be used for an amenity of commercial value. (*Horizon 2040* Policies NS 8.1, NS 8.2, NS 8.3)

Mitigation Measure C1: There shall be a full, physical separation of the facility's RV/camping/recreation use and Conservation Area by constructing a fence, a maximum two-inch welded-wire mesh extending from the ground up at least 30 inches.

Mitigation Measure C2: No permanent roads or trails are permitted in the Conservation Area.

Mitigation Measure C3: Any temporary foot trail through the Conservation Area shall be sustained for no more than one year.

Mitigation Measure C4: Development of structures in the Conservation Area is not allowed.

Mitigation Measure C5: Disturbed ground in the Conservation Area shall be successfully restored and revegetated with plugs of native *Artemisia* species planted at ambient spacing.

Mitigation Measure C6: Pets must be kept on a leash at all times. The exception is when indoors or dogs are in the fully-fenced "no leash" areas.

Mitigation Measure C7: No patrons or pets shall be allowed within the drainage easement areas.

Mitigation Measure C8: No access or entryways shall be facilitated from the subject property to the public lands to the east.

Mitigation Measure C9: No riding of all-terrain vehicles (dirt bikes, four wheelers, side-by-sides, etc.) or bicycles in the Conservation Area.

Mitigation Measure C10: Existing drainage easement shall be fenced and left in a natural state; no modifications, structures, or storage will be allowed within the drainage easement.

D. Fire Hazard

The project area receives little natural precipitation and is susceptible to fire hazard during much of the year. The subject property is located outside of a fire district. Appropriate mitigation minimizes fire risk. (RCW 46.09)

Mitigation Measure D1: Open flames in fire pits bordering the Conservation Area or the drainage easement area shall be subject to the requirements of burn bans by the local jurisdiction.

Mitigation Measure D2: All off-road vehicles shall be equipped with spark arrestors approved by the Washington State Department of Natural Resources.

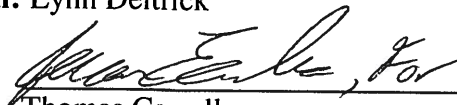
8. **Comment and Appeal Information:** This Final MDNS is issued under WAC 197-11-355. There is no further comment on it. In accordance with Title 16B, Chapter 16B.09 of the Yakima County Code, any person of standing pursuant to 16B.09.020 may appeal this SEPA threshold determination to the Yakima County Hearing Examiner. A notice of such appeal must be filed in writing and delivered to the Planning Division on the 4th Floor of the Yakima County Courthouse, Yakima, Washington within 14 days. For information on the comment or appeal processes, or on other issues relating to this proposal, contact Dinah Reed, Senior Project Planner, at (509) 574-2300.

9. **SEPA Responsible Official:** Lynn Deitrick

10. **Designee:**

11. **Address:**

12. **Date:**



Thomas Carroll
128 N. 2nd St.,
4th Floor Courthouse,
Yakima, WA 98901
September 13th, 2018