SEPA ENVIRONMENTAL CHECKLIST

Roamers RV

RBE Project No. 24021

February 2025

Prepared by:

RB Engineering

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A. Background

1. **Name of proposed project, if applicable:**

   Roamers RV

   RBE Project No. 24021

2. **Name of applicant:**

   Andy Royer

3. **Address and phone number of applicant and contact person:**

   676 N Military Rd
   Winlock, WA 98596

4. **Date checklist prepared:**

   January 20, 2025

5. **Agency requesting checklist:**

   Lewis County

6. **Proposed timing or schedule (including phasing, if applicable):**

   First 30 sites- construction summer 2025, additional 27 sites- construction summer 2026

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this 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.**

   A Critical Area Permit performed by Loowit Consulting.
   Nitrate assessment on CARA by Insight Geotechnical.
   Trip Generation Report by Jake Traffic.
   On-site Septic Design by Justin Russell, Alpha_Septic.

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 known.

10. List any government approvals or permits that will be needed for your proposal, if known.

This project will include the following permits: NPDES Construction Permit, Grading, Site Development Permit, Special Use Permit, Group A Water System, and On-site Septic System Permit with Soils Evaluation.

11. Give a 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 proposes a 57 site RV park with hard surfaced sites with full utility hookups in a natural setting. The sites will accommodate 60 foot trailer/towing vehicle with parking spot and areas for additional tent camping if desired. Common facilities would include restrooms/showers, a laundry facility, nature trails and small fire pit gathering area for group settings. The property would retain the existing single family home and outbuildings.

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.

Property address(s) is 676 N Military Rd, Winlock WA 98596, Parcel No.(s) 015118002000, Section 13, Township 12N, Range 02W, W.M.

B. Environmental Elements

1. Earth

a. General description of the site:

☐ Flat, ☒ Rolling, ☐ Hilly, ☐ Steep slopes, ☐ Mountainous, ☐ other: _____

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

Slopes across the site are generally between 2 and 4 percent. Steepest slopes occur immediately adjacent to the stream channel and are as steep as 80%.

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.

Per NRCS Soil Data Survey website the following soils are present onsite: Lacamas silt loam and Prather silty clay loam.

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

There is no indication of history of unstable soils in the immediate vicinity.

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.

Grading on the site will involve leveling RV sites, creating access aisles for vehicles and trenching for utilities. A rough estimate would be 1200 cy of cut and 4500 cy of fills including gravel surfaces from a local DNR approved mining operation.

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

Yes, however a Stormwater Pollution Prevention Plan (SWPPP) will be prepared that outlines appropriate Best Management Practices to control and contain any sediment migration within the project limits.

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

Roughly 16 percent of the property will be covered with impervious surface.

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

Best Management Practices will be used to prevent and contain erosion onsite during construction. The project's SWPPP requires that a Certified Erosion and Sediment Control Lead (CESCL) monitors the site during construction.

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.

Normal emissions associated with construction equipment combustion engine exhaust and possible dust emoissions will be generated during the construction phase of the project. Once the project is completed, public and commercial vehicle emissions will be generated.

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.

Construction BMPs to minimize dust emissions.

3. Water

a. Surface Water:

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.**

   Per Lewis County GIS Web Map, a Type F fish bearing stream runs across the northern portion of the parcel. This stream is not a Shoreline subject to LC SMP.

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 development is proposed within 150 feet of the Type F stream with the exception of impervious surfaced nature trails.

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 a 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.**

   No.

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 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 a general description, purpose, and approximate quantities if known.**

   Yes, the project will withdrawal ground water using an onsite well. Estimated withdrawal quantities were calculated to be 120 gallons per day per RV site and a total average daily demand of less than 5,000 gpd including the existing residence.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

   The existing residence has a private on-site septic system in good condition. The RV sites are proposed to be serviced by two sets of septic systems utilizing pressure distribution. Sizing of the septic tanks will take into consideration relatively high strength sewerage from RV holding tanks. No dump tank facilities are proposed; sites will have sewer hookups available.

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.**

   The project will create new impervious surface that will generate stormwater runoff. The runoff will be conveyed to the stormwater facility. The stormwater facilities will disperse where possible, otherwise collect, treat and detain runoff with a metered release to surface waters in a fashion that maintains current stormwater flows. Stormwater will eventually reach the Type F stream located on the site. Dispersion is proposed as a preferred release. The site is approximately 0.2 miles east of Olequa Creek.

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

   Unlikely, due to the stormwater treatment, storage and dispersion configuration preventing direct discharges to any surface waters.

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

No. Proposed grading will maintain existing drainage patterns.

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

The project will incorporate a SWPPP and stormwater design that provides water quality and flow control facilities to mitigate the impacts to surface and ground waters.

4. Plants

a. **Check the 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**
- ☐ **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**

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

Approximately 2.6 acres of vegetation will be removed to construct this project. This vegetation would include primarly grass, light brush, and occasional deciduous/coniferous trees. Clearcutting is not proposed; retention of existing trees will be emphasized to maintain a natural appeal and shade.

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

None known. The Critical Area analysis indicates a portion of the site north of the Type F stream is a categorical wetland, Category III with a recommendeed 150 foot buffer. This buffer does not extend south of the Type F stream buffer. The Category III wetland is primarily forested with Oregon Ash with a mixed understory of woody species and reed canary grass. No wetland disturbance is proposed.

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

Some ornamental landscaping will be provided at entry and high activity areas like managers structure or fire pit areas. Some native plantings may be proposed within the stream setback where enhanced buffering is desired.

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

None known.

5. Animals

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site. Examples include:

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

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

None known.

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

Yes, Pacific Flyway Migration Route.

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

Maintain a well vegetated 150 foot setback for high/medium intensity uses along the Type F stream.

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

None known.

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 to provide power to future RV sites.

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.

The project building design will utilize the latest IBC and Energy Codes to provide an energy efficient facility.

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 because of this proposal? If so, describe.

No.

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

   None known or identified.

   a. **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.

   b. **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.**

      Typical household chemicals will be stored in future RVs that visit the site.

   c. **Describe special emergency services that might be required.**

      The facility will need public services typical for similar local commercial uses including fire protection, emergency medical and law enforcement.

   d. **Proposed measures to reduce or control environmental health hazards, if any.**

      Provide approved fire apparatus access to all RV sites.

b. Noise

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

   None.

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)?**

   Short Term: Construction noise from equipment and building construction.
   Long Term: Low volume private vehicles accessing the completed project.

3. **Proposed measures to reduce or control noise impacts, if any.**

   Construction will be limited to Monday through Friday, 7:30 to 4:30pm.

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.

The site is currently a single family residence. Surrounding properties consist of single family residences, forest land and mobile home park. Some local hay production occurs on parcels immediately south of the site.

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 because 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?

The property is not currently an operational farm for animal or crop production.

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.

c. Describe any structures on the site.

Currently an 1800 SF home, 4000 SF shop and 465 SF shed are present onsite.

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

No.

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

RDD-10

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

Rural

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

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The Critical Area report identifies a portion of the site north of the stream as a Category III wetland. Although a likely high ground-water area, the NWI data on LCGIS system appears to overstate the occurance of categorical wetlands along the tributary. There is also a Critical Aquifer Recharge Area overlaying the site associated with a public water supply to the SE.

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

Approximately 3 occupants in the existing home, a seasonal RV park Host consisting of 2 people, and approximately 90 temporary occupants based on 80 percent occupancy with estimated 2 people per RV site.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Develop and operate the RV park consistent with LCC 17.144.

m. Proposed measures to reduce or control impacts to 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.

The project would provide 57 RV sites

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.

Develop and operate the RV facility in accordance with LCC 17.144

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?

The tallest building height would be about 25 feet for the two-story home.

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

None.

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

Retain much of the forested areas as possible throughout the RV facility for shade and aesthetics.

11. Light and Glare

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

None. Any lighting will be very low level associated with restroom areas or trails.

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.

None.

12. Recreation

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

Lewis & Clark State Park is 4.1 miles from project site.

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.

This facility will support local recreation-based tourism (scenic loop, sports tournaments, etc.) by increasing available lodging (RV).

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? If so, specifically describe.

There are no existing structures on the site that are listed on historic register.

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.

No curltural resources have been identified. The site is relatively disturbed by former agricultural practices and single family home, did not produce any known registers.

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.

Online search engine WISAARD on the Washington State Department of Historic Preservation website.

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.

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.

N Military Road currently provides access to site and will remain for proposed development.

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?

No, nearest transit stop is 2.6 miles away.

c. 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).

No.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air

transportation? If so, generally describe.

No.

e. **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?**

The project will generate roughly 10 AM and PM peak hour trips based on the ITE manual.

f. **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.

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

None.

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.**

Yes. Fire, police and health care services maybe needed for future vacationers.

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

Provide clear signage as well as fire apparatus access throught the RV facility.

16. Utilities

a. **Check 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.**

Sewer Service - Private Septic
Water Service - Individual Well
Phone Service - Lumen
Cable Service - Dish Service
Power - Lewis County PUD

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.

X 

Type name of signee: Chris Aldrich, RLA

Position and agency/organization: Planning Manager / RB Engineering

Date submitted: 2/27/25