

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:

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:

Please adjust the format of this template as needed. 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:

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.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Comprehensive Land map amendment for a Master Plan Resort overlay of Forest Resource Land to support a proposed YMCA of Greater Seattle youth and family camp.

2. Name of applicant:

YMCA of Greater Seattle

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

**Meredith Cambre, Senior Executive Director
YMCA of Greater Seattle
909 Fourth Ave.
Seattle, WA 98104**

4. Date checklist prepared:

12/22/2020

5. Agency requesting checklist:

Lewis County Community Development Department

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

Designation is to occur as part of 2021 Comprehensive Plan Amendment process

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The purpose of proposing the Master Plan Resort (MPR) Overlay is to allow the eventual phased development of a youth and family camp, using the Binding Site Plan process.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Lewis County Comprehensive Plan Amendment Application

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.

There are no known applications that are pending for government approvals directly affecting these properties.

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

Approval of Map Amendment by Lewis County Planning Commission, Board of County Commissioners. The approvals that would be needed before development include: Binding Site Plan review, shoreline substantial development, project specific SEPA review, critical area review, well and septic permits, building permits, fill and grading, stormwater, road plan and approach.

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 proposal is for an amendment to the Lewis County zoning map to designate forty-six tax parcels as Master Plan Resort to allow for a youth and family camp.

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.

The subject parcels are located in unincorporated Lewis County, Washington off of Mineral Hill Road. Lewis County Parcel Numbers

038931011001, 038931011002, 038931011003, 038931011004, 038931011005, 038931011035, 038931011006, 038931011036, 038931011007, 038931011037, 038931011008, 038931011038, 038931011009, 038931011039, 038931011010, 038931011011, 038931011012, 038931011013, 038931011040, 038931011041, 038931011042, 038931011043, a portion of 038931011014, 038931011015, 038931011016, 038931011017, 038931011018, 038931011019, 038931011020, 038931011021, 038931011022, 038931011023, 038931011024, AND a Portion of 038931011034.

The Public Land Survey system location of the subject parcels are Section 33 Township 15N Range 05E, Section 04 Township 14N Range 05E, Section 34 Township 15N Range 05E, and Section 03 Township 14N Range 05E.

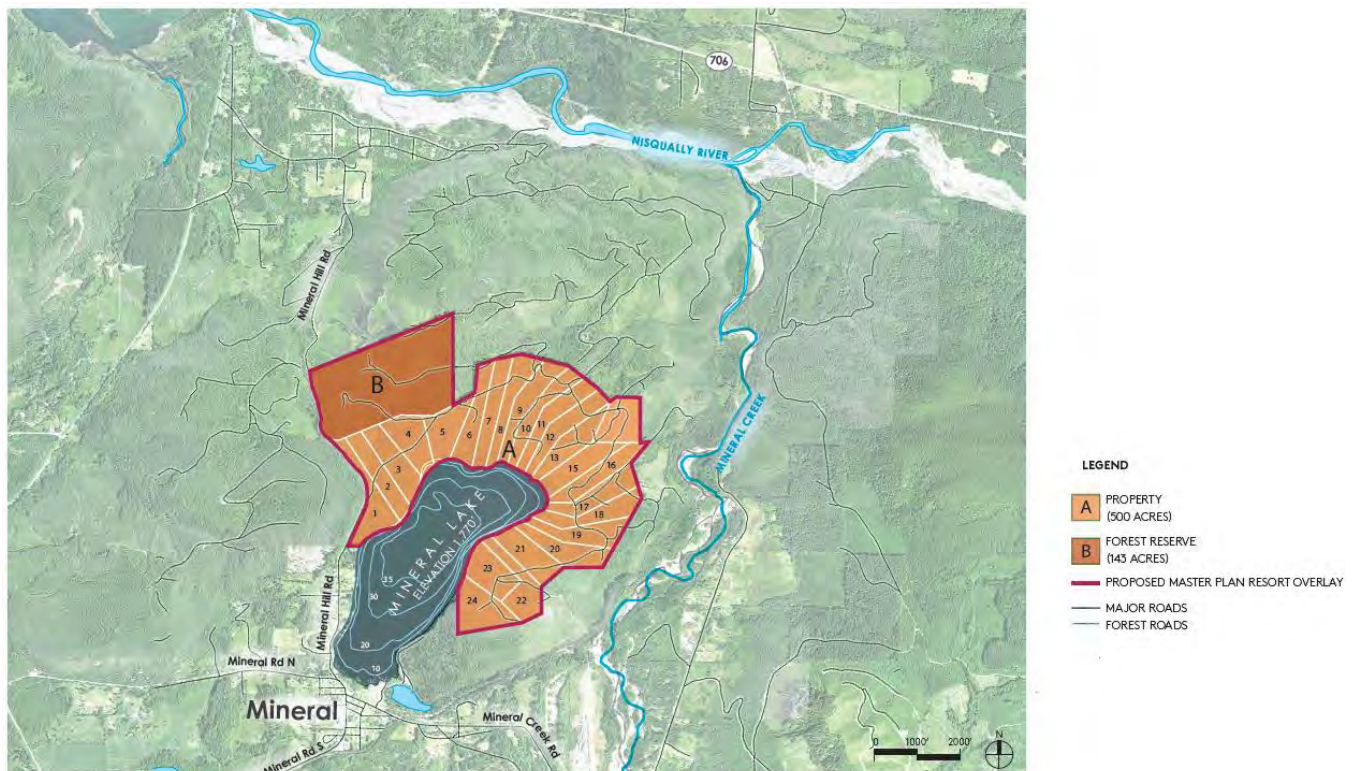


Figure 1 - Proposed MPR Overlay

B. Environmental Elements [\[HELP\]](#)

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

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)?

According to NRCS Web Soil Survey, the affected geographic area contains areas of steep slopes. The steep slope areas range from 30% to 90% and can largely be found along the northern and eastern portions of Mineral Lake. The slopes within subject parcels naturally dip towards Mineral Lake.

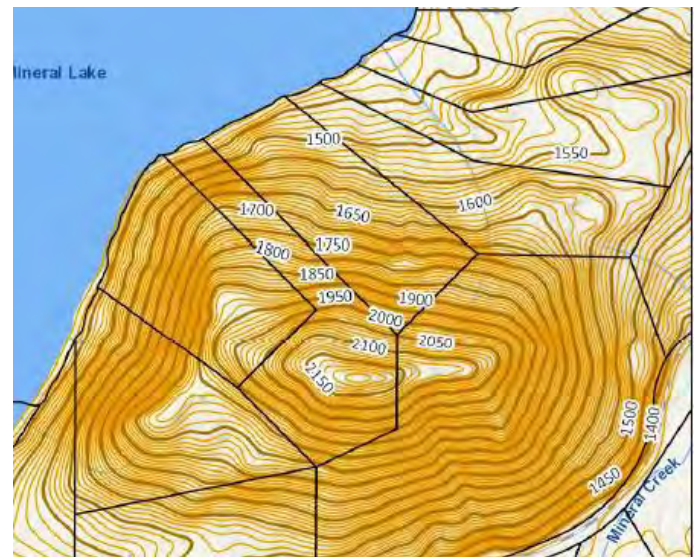
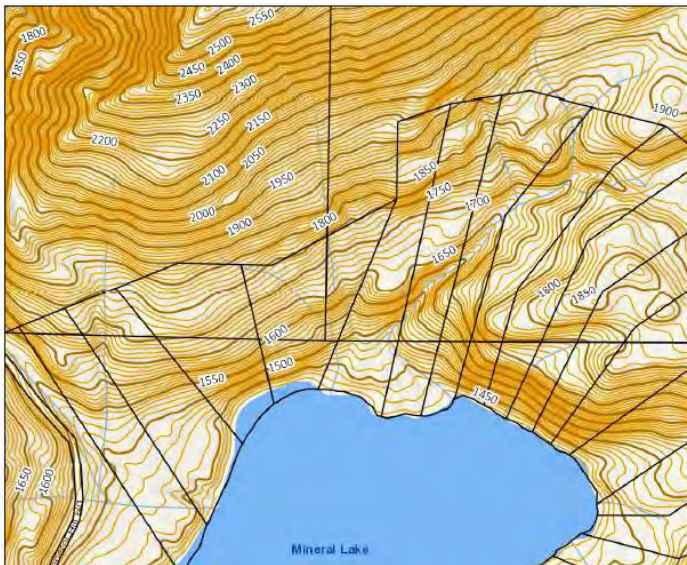


Figure 2a- Northern parcel Contours Figure 3b- Southern parcel Contours

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.

According to the NRCS the general types of soils found on the subject parcels are: Baumgard loam, Cinebar silt loam, Greenwater loamy sand, Newaukum gravelly silt loam, Phenny-Rock outcrop complex, Schneider-Baumgard complex, Schnieder-Rock outcrop complex and Zynbar gravelly silt loam. Several of the soils found on the subject parcels are consistent with prime farmland, farmland of statewide importance and prime farmland if drained or protected. The proposal to overlay the subject parcels with a Master Plan Resort designation is a non-project request and will not, in and of itself, result in removal of these top soils. The quantities of soils impacted will be assessed during later Binding Site Plan process and project review.

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

This proposal is for an MPR overlay. Any unstable soils present on the affected geographic area will be evaluated as part of site-specific Binding Site Plan project review.

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.

This proposal is for an MPR overlay. Grading and filling quantities will be evaluated as part of a site-specific Binding Site Plan project review.

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

No clearing or grading will occur as part of the MPR overlay. The probability of erosion is slight during the clearing, construction or use. BMP proposed at the time of project permitting will adhere to the Lewis County Erosion Control Standard.

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

This proposal is for an MPR overlay. The exact amount of impervious surfaces will be calculated during a site-specific Binding Site Plan project review.

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

This proposal is for an MPR overlay. If the proposal is approved, future development of a youth and family camp will go through a Binding Site Plan permitting process that will specify BMP to reduce or control erosion. This may include:

- **Sediment Control Fencing along the property boundary**
- **Gravel construction entrance**
- **Sediment traps in drainage structures**
- **Dust Control**
- **Silt Socks**

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

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.

This proposal is for an MPR overlay. If the designation proposal is approved, future development of a youth and family camp will go through a Binding Site Plan process that will specify measures to control emissions. Possible impacts on local air quality from the future of the proposed development include: fugitive dust (particulate) emissions from land clearing operations; and mobile source emissions. Dust emissions could occur from land clearing, excavation, hauling, dumping, spreading, grading, compaction, wind erosion, and traffic over unpaved areas. Actual quantities of emissions depend on the extent and nature of the land clearing operations, the type of equipment employed, the physical characteristics of the underlying soil, the speed at which construction vehicles are operated, and the type of fugitive dust control methods employed. Much of the dust generated by construction activities consists of relatively large-size particles, which are

expected to settle within a short distance from the construction site and to not significantly impact nearby properties.

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

There are no known off-site sources of emissions or odor that may affect the proposal to designate the property with a MPR overlay.

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

This proposal is for an MPR overlay. If approved, future development of a youth and family camp will go through a Binding Site Plan process that will specify measures to reduce or control erosion. These BMPS may include:

- **Idling of delivery trucks or other equipment would not be permitted during unloading or other inactive times.**
- **All appropriate dust control measures including watering of exposed areas and dust covers for trucks would be employed during construction of the proposed development.**

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

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.

Mineral Creek, Nisqually river, field preliminary delineated wetlands and Mineral Lake occur on or adjacent to the subject parcels.

- 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.

This proposal is for an MPR overlay designation. If approved, future development of a youth and family camp will go through a Binding Site Plan process that will specify measures to address impacts to these drainages.

- 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.

This proposal is for a Master Plan Resort overlay designation. If approved, future development of a youth and family camp will go through a Binding Site Plan process that will specify amount of dredge material. The project will be designed to minimize impacts to wetlands and surface water areas.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

This proposal is for a Master Plan Resort overlay designation. A future Binding Site Plan process and corresponding SEPA checklist will be completed to address surface water.

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

According to FEMA FIRM the subject parcels located along Mineral Lake are within a 100-year flood zone.

- 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.

This proposal is for a Master Plan Resort overlay designation. A future Binding Site Plan permit and corresponding SEPA checklist will be completed for development activities which will address waste materials. The proposed development is not expected to discharge waste materials to surface waters.

b. Ground Water: [\[help\]](#)

- 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.

This proposal is for a Master Plan Resort overlay designation. If approved, future development of a youth and family camp will go through a Binding Site Plan process to provide sufficient water to serve campers and staff for each phase of development. Initial feasibility studies show sufficient water is available on site using existing wells.

- 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.

This proposal is for a Master Plan Resort overlay designation. If approved, future development of a youth and family camp will go through a Binding Site Plan process to provide an onsite septic system to accommodate campers and staff for each phase of development. Initial feasibility studies show sufficient infiltration capacity is available to serve on-site sewer systems.

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.

This proposal is for a Master Plan Resort overlay designation. A future Binding Site Plan permit and corresponding SEPA checklist will be completed for development activities which will address water runoff, including a SWPPP prepared according to Lewis County Stormwater Management Code (Chapter 15.45).

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

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklist will be completed for development activities. These permits will address ground water infiltration and no impacts are anticipated.

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

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and a corresponding SEPA checklist will be completed to address affect drainage patterns in the vicinity of the site. No impacts are anticipated.

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

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and a corresponding SEPA checklist will be completed that addresses measures to collect, convey, treat, and infiltrate all stormwater runoff generated by the proposed development. No impacts are anticipated.

4. **Plants** [\[help\]](#)

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

_X_deciduous tree: alder, maple, aspen, other

_X_evergreen tree: fir, cedar, pine, other

_X_shrubs

_grass

_pasture

_crop or grain

_Orchards, vineyards or other permanent crops.

_X_wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

_X_water plants: water lily, eelgrass, milfoil, other

_other types of vegetation

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

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that addresses the extent of clearing.

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

No known threatened or endangered plant species are onsite.

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

This proposal is for a Master Plan Resort overlay designation. Future permits and a corresponding SEPA checklist will be completed that addresses vegetation.

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

No noxious weeds or invasive species are known to be present on or near the site.

5. **Animals** [\[help\]](#)

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:

birds: kawk, 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.

Based on the Priority Habitat Species database maintained by Washington State Department of Fish & Wildlife the Northern Spotted Owl (*Strix occidentalis*) which is listed as threatened and endangered is known to be on or near the subject parcels. The following species are known to be on or near the subject parcels and are listed as PHS listed occurrence: Resident Coastal Cutthroat Trout (*Oncorhynchus clarki*), Mule and Black-tailed Deer (*Odocoileus hemionus*), Harlequin Duck (*Histrionicus*), Rocky Mountain Elk (*Cervus elaphus nelsoni*), and Little Brown Bat (*Myotis lucifugus*).

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

According to IPaC (U.S. Fish and Wildlife Service's (USFWS)) database, species of conservation note include the Bald Eagle (*Haliaeetus leucocephalus*), Great Blue Heron (*Ardea herodias fannini*), Olive-sided Flycatcher (*Contopus cooperi*), and Rufous Hummingbird (*selasphorus rufus*). Many species don't travel the entire flyway while migrating. Among those species using the Pacific Flyway, there are plenty of feeder birds, including: American Crow, American Goldfinch, American Robin, American Tree Sparrow, Band-tailed Pigeon, Black-chinned Hummingbird, Bohemian Waxwing, Brewer's Blackbird, Brown-headed Cowbird, Cassin's Finch, Cedar Waxwing, Chipping Sparrow, Common Redpoll, Dark-eyed Junco, Evening Grosbeak, Fox Sparrow, Golden-crowned sparrow, Hermit Thrush, Hoary Redpoll, Lesser Goldfinch, Northern Flicker, Pine Siskin, Purple Finch, Red-breasted Nuthatch, Red-winged Blackbird, Ruby-crowned Kinglet, Rufous Hummingbird, Song Sparrow, Varied Thrush, Western Meadowlark, White-crowned Sparrow, and Yellow-rumped Warbler

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

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and a corresponding SEPA checklist will be completed that will address impacts to any threatened or endangered species.

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

None known

6. Energy and Natural Resources [\[help\]](#)

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.

This proposal is for a Master Plan Resort overlay designation. Specific energy needs will be evaluated during the Binding Site Plan process. It is expected that the future YMCA camp will have structures that use electric power.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

This proposal is for a Master Plan Resort overlay designation. The future YMCA camp use is not expected to impact any potential use of solar on adjacent properties.

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:

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that addresses measures to conserve energy.

7. Environmental Health [\[help\]](#)

- 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.

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address potential environmental health hazards.

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

The property has long been used to harvest timber. There are no known contaminations.

- 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.

According to the Washington State Department of Ecology's What's in My Neighborhood website there are three sites listed site within near the project however they are not expected to affect the future development of a youth and family camp. The Mount Rainier Scenic RR Mineral Shop site at 349 Mineral Creek Rd, Mineral WA is awaiting cleanup, the Old Gas Station Mineral WA at the intersection of Mineral Rd N & S, Mineral WA is awaiting cleanup and the Mineral Lake site at Mineral Rd, Mineral WA has completed cleanup.

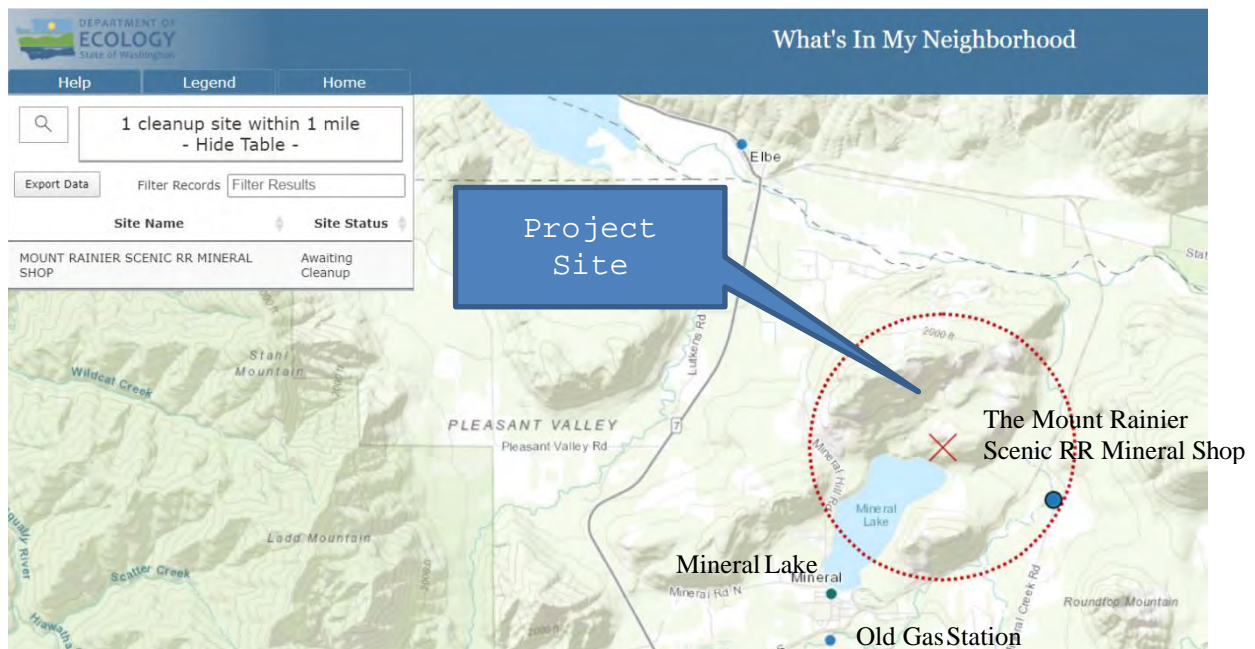


Figure 3 - WA Dept of Ecology Clean-up Site Map

- 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.

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address potential toxic or hazardous chemicals.

4) Describe special emergency services that might be required.

This proposal is for a Master Plan Resort overlay designation. If approved, any future development of a youth and family camp will address the need for special emergency services to serve the subject area.

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

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address BMP to control these hazards.

b. Noise

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

The surrounding area is largely undeveloped, no noise is expected to affect the proposal. The Mineral Lake Community is 4,000-6,000 feet to the south.

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.

This proposal is for a Master Plan Resort overlay designation. Future Binding Site plan permits and corresponding SEPA checklists will be completed that address types and levels of noise. It is anticipated that noises on the site will be similar to those found at low-density recreation and park facilities.

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

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address noise control measures, but these may include:

- Quieter Equipment • Barrier Protection • Maintenance • Noise Perimeter Zones • Work Activity Scheduling

8. Land and Shoreline Use [\[help\]](#)

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 current use is forest land and timber harvesting. The surrounding properties largely include forest to the north, east and west and the properties south include the small community of Mineral and Mineral Lake.

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?

The parcels are owned by Forecastle Timber Co LLC and have been used as working forest land. Much of the 643 acres proposed to be designated as MPR overlay has recently been logged.

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:

This proposal is for a Master Plan Resort overlay designation. Much of the property proposed for this overlay has recently been logged and the remaining timber may never be harvested depending on market and ownership conditions. Any affect on future logging activities on surrounding properties is expected to be minimal as the future youth and family camp is developed over time.

c. Describe any structures on the site.

There are no structures present on the site.

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

There are no structures present on the site.

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

The current zoning designation is Forest Resource Land.

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

The current comprehensive plan designation is Forest Resource Land

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

Rural Conservancy

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

Critical areas have been identified. The subject parcels have wetlands, floodplains, steep slopes, and shoreline environments. If the MPR overlay proposal is approved, the future development of a youth and family camp will comply with Lewis County Code Chapter 17.35 Critical Areas. Binding Site Plans and corresponding SEPA checklists will be completed that will address impacts to critical areas.

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

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address employment. It is anticipated that at full build out of the camp it could accommodate 400 campers and 100 staff members.

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

There are no residents at the site and therefore no people will be displaced.

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

No proposed measures are recommended as there are no displacement impacts.

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

The areas surrounding the subject parcels are largely designated as Forest Resource Lands. The proposed MPR overlay is a map change to allow compatible development of a future youth and family camp.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

If the MPR overlay proposal is approved, the future development of the YMCA youth and family camp will retain large areas of forested space and natural environment.

9. *Housing* [\[help\]](#)

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

This proposal is for a Master Plan Resort overlay designation. If approved, a Binding Site Plan will specify the phased future development of the youth and family camp.

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

No units would be eliminated for future use.

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

No impacts anticipated.

10. *Aesthetics* [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address aesthetics.

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

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address views.

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

As part of the Binding Site Plan process for phased development, buildings, structures and uses are expected to be dispersed across the site to retain the natural feel and rural character of the area. Specific measures to reduce or control aesthetic impacts will be proposed at the time of permit application.

11. *Light and Glare* [\[help\]](#)

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

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address potential impacts of light or glare.

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

There is no anticipated safety hazard.

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

There are no known existing off-site sources of light or glare that may affect the future development of a YMCA youth and family camp.

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

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address potential measures to reduce or light and glare.

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

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

The northern portion of Mineral Lake is located along the subject area, the Lions Den Campground and Mineral Lake Public Boat Launch are located south of the subject area.

b. Would the proposed project displace any existing recreational uses? If so, describe.

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address any impacts to recreation uses. The proposed development of a YMCA youth and family camp will add recreational uses.

d. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No impacts are anticipated, therefore no measures are proposed at this time.

13. Historic and cultural preservation [\[help\]](#)

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.

According to the Washington Information System for Architectural and Archaeological Records data (WISAARD) online mapping system, there is one site listed on the National Register and Washington Heritage Register and there is one site listed on the Washington Heritage Barn Register. These sites are located south of the subject area.

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.

According to WISAARD the subject area is largely located in an area considered to be moderate to low risk for having archeological resources. There are a few areas flagged as very high risk and high risk that highly advise conducting a survey. Initial feasibility studies have not revealed any indication of archeological resources on site.

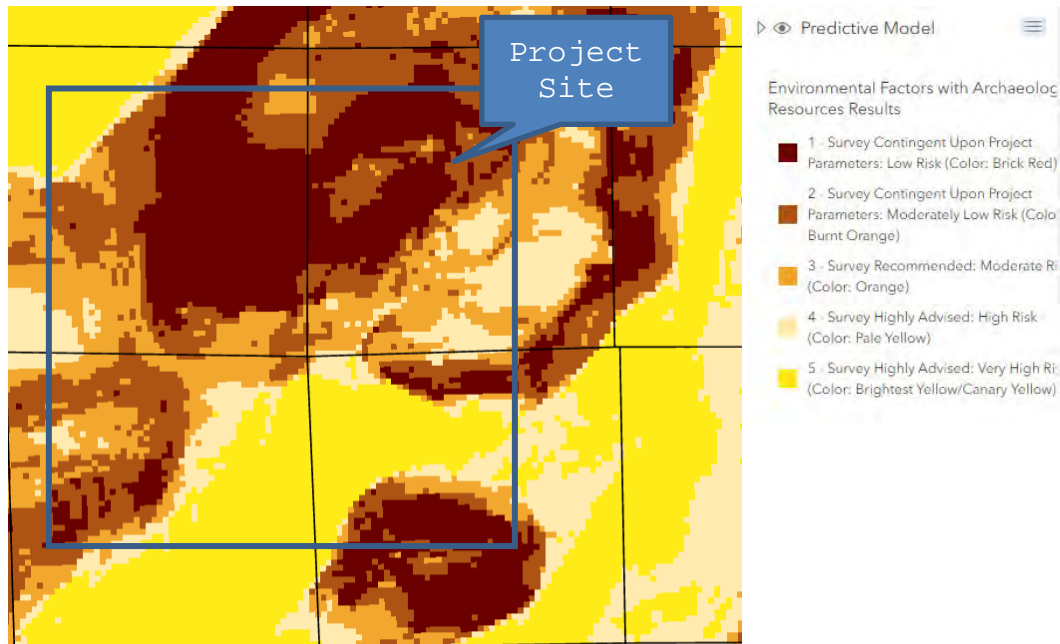


Figure 4 - WISAARD Database- Predictive Model

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.

The Y has entered into a partnership with the Nisqually Tribe, and they enthusiastically support this project. We will work with the Nisqually Tribe directly to develop educational programs that celebrate the cultural heritage of the land.

The Washington Information System for Architectural and Archaeological Records data (WISAARD) online mapping system was used to determine the potential impacts to cultural and historic resources on or near the project site.

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.

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address Cultural Resources. A report will likely be needed prior to beginning construction of the project to ascertain if there are cultural resources on the project site and what mitigation will be needed (if any).

14. **Transportation** [\[help\]](#)

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.

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address transportation impacts to Mineral Hill Rd, Mineral Rd and SR 7.

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?

There is no known public transportation service currently serving the site. Future Binding Site plan permits and corresponding SEPA checklists will be completed that address public transit near the affected geographic area.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed that will address proposed parking spaces and impacts. Initial feasibility studies have shown adequate areas to provide parking for each phase of development.

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).

This proposal is for a Master Plan Resort overlay designation. If approved, future Binding Site Plan permits and SEPA checklists will be completed that address improvements to the existing roads, streets, pedestrian, bicycle and/or state transportation facilities.

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

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and SEPA checklists will be completed that addresses transportation. The Tacoma Rail Mountain Division is located east of the subject area but does not provide passenger service. The site is not adjacent to air or water 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?

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and SEPA checklists will be completed that address project trip generation.

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.

The future YMCA youth and family camp is not expected to interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area. Site specific impacts will be determined at the time of Binding Site Plan application.

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

Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address any necessary transportation mitigation measures.

15. Public Services [\[help\]](#)

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.

This proposal is for a Master Plan Resort overlay designation. If approved through a Binding Site Plan process, the future development and operation of the YMCA youth and family camp will most

likely result in an increased need for public services (for example: fire protection, police protection, public transit, health care).

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

If the MPR overlay proposal is approved, future Binding Site Plan permits and SEPA checklists will be completed that will address measures to reduce or control impacts on public services.

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

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

There are no utilities currently available.

e. 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.

Future Binding Site Plan permits and corresponding SEPA checklists will be completed that address utility needs.

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: Meredith Cambre

Name of Signee Meredith Cambre

Position and Agency/Organization Senior Executive Director, YMCA of Greater Seattle

Date Submitted: December 30, 2020

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?

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plans and corresponding SEPA checklists will be completed that address any necessary mitigation measures.

Proposed measures to avoid or reduce such increases are:

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plans and corresponding SEPA checklists will be completed that address any necessary mitigation measures.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plans and corresponding SEPA checklists will be completed that address any necessary mitigation measures.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plans and corresponding SEPA checklists will be completed that address any necessary mitigation measures.

3. How would the proposal be likely to deplete energy or natural resources?

This proposal is for a Master Plan Resort overlay designation. If the designation is approved, the subject parcels will no longer be used for timber harvesting. While the timber will no longer be harvested, the area will remain predominantly forested as the nature of the use will be outdoor recreation, dispersed camping and natural environment education.

Proposed measures to protect or conserve energy and natural resources are:

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plans and corresponding SEPA checklists will be completed that address any necessary mitigation measures.

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?

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plan permits and corresponding SEPA checklists will be completed for development of youth and family camp and will use best management practices to ensure regulatory compliance. A SWPPP will be prepared for the future projects to address any potential stormwater and contaminant issues.

Proposed measures to protect such resources or to avoid or reduce impacts are:

This proposal is for a Master Plan Resort overlay designation. The future use will be subject to the regulations by the Critical Areas Ordinance, Best Management Practices and Environmental Review by the appropriate jurisdiction.

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?

This proposal is for a Master Plan Resort overlay designation. Any future proposed activities will be addressed in a master plan to ensure compatibility with existing plans and uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:

This proposal is for a Master Plan Resort overlay designation. Future Binding Site Plans and corresponding SEPA checklists will be completed that address any measures needed to avoid or reduce shoreline and land use impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This proposal is for a Master Plan Resort overlay designation. Currently no public transportation is available to the site and rezoning the property will not trigger sufficient uses that warrant public transit. If approved, the development will require an increased need for emergency services, which will be evaluated as part of the Binding Site Plan review process.

Proposed measures to reduce or respond to such demand(s) are:

None proposed at this time, future permits and a corresponding SEPA checklist will be completed that will address any necessary mitigation measures.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal to overlay the Forest Resource Lands with a Master Plan Resort will not conflict with local, state, or federal laws for the protection of the environment. Site specific impacts will be evaluated during the Binding Site Plan process.