



# SEPA ENVIRONMENTAL REVIEW

(State Environmental Policy Act)

## Submittal Checklist

Yakima County 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](http://www.co.yakima.wa.us)

Form # PLN ENR 003-SC-A  
Revised 4/1/10

(For staff use only)

APPLICANT: <u>Daniel L. Kandle</u>	PROJECT #:
PHONE: <u>509-406-5189</u>	CASE #: <u>SEP24-003</u>
PROJECT DESCRIPTION (from application form):	PC/SPC:
<u>Proposal For Rezone</u>	DATE SUBM: <u>1-29-24</u>

**NOTE:** Your application is not considered complete for processing until all applicable items have been submitted.

**NOTE:** It is recommended that construction plans not be submitted until after Planning permits are obtained since your permit may be denied or changes may be require to the construction plans, resulting in wasted or additional consultant and permit fee costs.

### SEE INSTRUCTIONS ON PAGE 2

Required Items (supplied by applicant)	INTAKE STAFF COMMENTS (reviewed by Staff)	Intake Verification
1. <u>Complete SEPA Application Form</u> * Did the property owner of record sign? <u>YES</u> NO * Is there a contact phone number listed? <u>YES</u> NO	List other related applications (zoning, subdivision, etc.):	<input checked="" type="checkbox"/>
2. <u>Completed Environmental Checklist</u> • Are all questions answered? <u>YES</u> NO • Did the property owner of record sign? <u>YES</u> NO		<input checked="" type="checkbox"/>
3. <u>Complete written description of the project.</u>		<input checked="" type="checkbox"/>
4. <u>Site Plan</u> • Are all Site Plan Requirements met? <u>YES</u> NO • Are all structures shown? (see air photos) <u>YES</u> NO • Are all Critical Areas present shown? <u>YES</u> NO • Have reproducible copies been provided? <u>YES</u> NO		<input checked="" type="checkbox"/>
5. <u>Appropriate fees paid</u>		<input checked="" type="checkbox"/>

By signing this form you are certifying that the above information is attached and accurate.

Landowner/Representative Signature: [Signature]

Date: 1-14-2024

**NOTE:** Representatives must be listed on the Application Form, with their signature.





# SEPA ENVIRONMENTAL CHECKLIST SUBMITTAL SUPPLEMENTAL

Form # PLN ENR 003-SS1-A  
Revised: 8/12/14

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## WAC 197-11-960 Environmental checklist.

### *Purpose of checklist:*

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

### *Instructions for applicants:*

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

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

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

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### *Use of checklist for nonproject proposals:*

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

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.

*(For Staff Use Only)*

DATE: \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_

PROJECT #: \_\_\_\_\_

CASE #: \_\_\_\_\_

RELATED FILES:



**A. BACKGROUND**

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1. Name of proposed project, if applicable:

N/A

2. Name of applicant:

Daniel Kandle

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

1060 Nile Road, Naches, WA. 98937 (Physical Address)

P.O. Box 152, Naches, WA. 98937 (Mailing Address)

509-406-5189 (Phone)

4. Date checklist prepared:

01/14/2024

5. Agency requesting checklist:

**Yakima County**

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

N/A

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

No plans at this time.

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

None that I am aware of.

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 pending.

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

No permits needed that I am aware of.



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 scope of this project is for zoning changes from Rural Remote/ELDP to Rural Self-Sufficient.

Also, comp plan  
designation  
amendment from  
RR/ELDP (Remote)  
to RSS (Rural  
Self-sufficient)

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.

1060 Nile Road, Naches, WA. 98937 (Physical Address)  
Township - 15, Range - 15, Section - 03  
See included vicinity maps.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

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

Generally mountainous.

b. What is the steepest slope on the site (approximate percent slope)?  
75%

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.

Silt loam.

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

None that I am aware of 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.

No grading proposed at this time.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. I don't believe so, nearby construction within vicinity has shown no erosion issues.



g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
0%

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

## 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.

No emissions are part of this proposed project.

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

No significant offsite sources of emissions will affect this proposal.

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

## 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.

No surface waters or streams.

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 adjacent waters within 200 feet.

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 materials will be placed or removed.

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

We will not be proposing withdrawals or diversions.

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

No known areas within a 100-year flood plain.



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 discharges of waste materials to surface waters.

b. Ground:

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.

None proposed at this time.

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.

No waste material from septic tanks or other sources proposed at this time.

No future plans related to industrial, agriculture, or chemical use.

c. Water runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None at this time.

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

No waste materials will be entered into ground or surface waters.

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

No changes to natural drainage patterns within the vicinity of the site.

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

Does not apply to current proposal.

#### 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?

None proposed.

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

None known.

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

Proposal will preserve native plants with minimal impact.

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

None known on or near site.

## 5. Animals

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: Hawk, heron, eagle, songbirds, other:

Mammals: Deer, bear, elk, beaver, other:

Fish: Bass, salmon, trout, herring, shellfish, other:

Hawks, Eagles, Deer, and Elk observed.

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.

Not that I am aware of.

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

None at this time.

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.

No energy changes proposed at this time.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No affect for the potential use of solar energy by 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:

N/A

## 7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal?

If so, describe.

No environmental health hazards involved.

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

None known.

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.

No existing hazards.

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.

None on property.

4) Describe special emergency services that might be required.

None.

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

None needed.



**b. Noise**

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

Traffic on paved Nile Loop roadway, but wont affect this proposal.

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.

No long-term noise. Possible future short-term noise from construction during daylight hours.

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

No long-term noise impacts created.

**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.

Current use of this site is a single dwelling. Adjacent property to the east is pasture and single dwelling. Adjacent property to the north is single dwelling. The proposal does not affect current land uses on nearby or adjacent properties.

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?

None that I am aware of since I purchased the property.

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 will not affect.

c. Describe any structures on the site.

Single-dwelling.

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

No structures will be demolished.

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

Rural Remote/ELDP.

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

YCC 16B.10.030 applicability and Horizon 2040 as far as I know.



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

N/A

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

No classified critical areas on site.

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

2 people when applicable.

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

None.

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

No displacement anticipated.

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

The proposed site is consistent with the LU-R-10 statement and have been discussed with Yakima County pre-planning stages.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Proposal does not affect nearby agricultural and/or forest lands of long-term commercial significance.

#### 9. Housing

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

No housing proposed at this time.

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

N/A

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

None at this time needed.

#### 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 proposed structures at this time.

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

No views would be altered or obstructed.



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

None at this time. If possible future plans needed, using earth tone colors consistent with the surrounding landscape.

#### 11. Light and glare

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

None at this time. If possible future plans include light or glare it will be minimal.

b. Could light or glare from the finished project be a safety hazard or interfere with views?  
No.

c. What existing offsite sources of light or glare may affect your proposal?  
None.

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

#### 12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?  
Bike riding, snowmobile, four-wheeling, hiking, and walking.

b. Would the proposed project displace any existing recreational uses? If so, describe.  
None will be displaced.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
None at this time.

#### 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 located on or near the site? If so, specifically describe.  
None.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Is 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.  
Don't know of any.

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.  
None.

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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.

N/A

#### 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.

Property has access to Highway 410 and Nile Loop Road.

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, Yakima is 23 miles away.

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

N/A

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).

Not at this time.

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

No it does not.

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?

No additional trips at this time. No increased volume of commercial or nonpassenger vehicles.

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.

No.

h. 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.

Not at this time.

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

N/A

**16. Utilities**

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

Electricity, water, refuse service, and septic system.

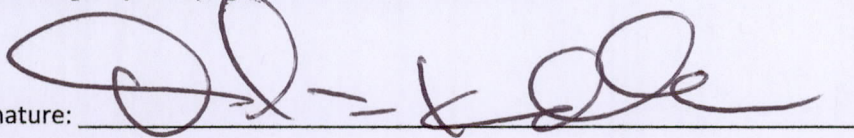
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None at this time.

**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: \_\_\_\_\_

A handwritten signature in dark ink, consisting of a large, stylized 'S' followed by a horizontal line and then a series of loops and flourishes.

Date Submitted: \_\_\_\_\_

01/14/2024

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#### **D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(do not 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?

I don't think it will do any of the above listed.

Proposed measures to avoid or reduce such increases are:

N/A

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

Minimal affect on plants due to possible future site preparation and would not affect animals, fish, or marine life.

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

Limit the amount of possible future excavation and try to keeep as much of native plants, sagebrush, etc.

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

I don't believe my proposal will deplete energy or natural resources.

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

Any possible future proposed actions would meet current energy codes.

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, flood plains, or prime farmlands?

There are no environmentally sensitive areas or areas designated within this proposal.

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

None needed.



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?

I don't believe it will affect land use because the proposal is consistent with neighboring property and land use. Shoreline is N/A.

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

Measures are consistent with Rural Self Sufficient.

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

This is a rural area and the proposal would have minimal impact if any.

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

Will meet the necessary requirements of Rural Self Sufficient areas.

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

I don't believe it will affect any of these requirements.