



SEPA ENVIRONMENTAL CHECKLIST SUBMITTAL SUPPLEMENTAL

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

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
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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: 3-6-24

REVIEWED BY: Phil

PROJECT #: NA

CASE #: SEP 18-006

RELATED FILES:
LRN 24-004

A. BACKGROUND

STAFF USE ONLY

1. Name of proposed project, if applicable: Not applicable

2. Name of applicant:

Bill Hordan

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

410 North 2nd Street, Yakima, WA 98901

509-249-1919

4. Date checklist prepared: 3-5-24

5. Agency requesting checklist:

Yakima County Public Services – Planning Division

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

Not applicable.

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

Not at this time. However, if this proposal is successful, a mining and reclamation plan would eventually be developed to expand onto the subject site.

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

A similar project was proposed in 2018 and can be found under Yakima County Planning Division File No: LRN2018-00003 & SEP2018-00006. Additionally, a cultural resource study has been performed on the subject property by the Yakama Nation Cultural Resource Program.

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.

No other governmental approvals are known to affect this proposal.

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

No other approval or permits are needed for this proposal, as this request would only establish a mineral resource overlay designation on the property.

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.)

This is a non-project SEPA application to establish a Mineral Resource Overlay designation on approximately 186 acres of an approximate 610 acre parcel. There is no proposed change in the underlying comprehensive plan land use designation or zoning.

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 property lies on the north side of State Route 410, approximately 6 miles northwest of Naches, Washington. There is no assigned address to the property. The Yakima County Assessor's Parcel Number for the property is 161527-11001.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

Approximately 35 percent.

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 Soil Survey of Yakima County Area Washington, the site consists of Clint very stony loam, 15-45 percent slopes; Clint-Rubble land complex, 8-75 percent slopes; Logy Cobbly silt loam, 0-5 percent slopes; McDaniel very stony loam, 5-30 percent slopes; McDaniel very stony loam, 30-65 percent slopes. None of the soils are classified as prime Farmland. No soils are proposed to be removed as part of this non-project application.

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

No.

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 filling or grading is proposed as part of this non-project application.

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

Not as part of this non-project application.

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

No project is proposed as part of this application.

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

None needed, none proposed.

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 new emissions to the air will result as part of this non-project application.

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

No off-site sources of emissions or odor are known by the proponent that would affect this non-project application.

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

None needed, none proposed.

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.

There is a Type 4 Stream and Type 5 Stream which pass through the property. These streams are seasonal and flow to the Naches River.

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 work is proposed at this time, as this is a non-project application.

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.

Not applicable, no filling or dredging is proposed as part of this non-project application.

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

Not applicable, no surface water withdrawals or diversions are proposed as part of this non-project application.

5) Does the proposal lie within a 100-year flood plain? 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.

Not applicable, no discharge of waste material to surface waters is proposed as part of this non-project application.

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.

No discharge to, or withdrawal of ground water will occur as part of this non-project application.

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.

Not applicable, no waste material will be discharged to ground water as part of this non-project application.

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.

Not applicable to this application, as no project is proposed that would generate storm water.

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

Not applicable to this application, as no project is proposed that would generate waste materials to enter ground or surface waters.

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

No.

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

None needed, none proposed.

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 - **WEEDS**

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

No vegetation will be removed or altered as part of this non-project application.

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

The proponent is not aware of any threatened or endangered plant species known to be on or near the site.

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

None proposed as part of this non-project application.

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

No noxious weeds or invasive plant species have been observed on or near the site by the proponent.

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: Quail , Chucker

Mammals: Deer, bear, elk, beaver, other: coyote, moutain sheep

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

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

No threatened or endangered species have been observed on or near the site by the proponent.

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

The proponent is not aware of the site being a designated or recognized migration route.

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

None proposed as part of this non-project application.

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

None known by the proponent.

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.

None proposed as part of this non-project application.

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:

None proposed at this time, as this is a non-project application.

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, there is no project proposed as part of this non-project application.

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

None known by the proponent.

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.

There are no known existing hazardous chemicals/conditions on the property.

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.

There are no known toxic or hazardous chemicals stored, used or produced on the subject property.

4) Describe special emergency services that might be required.

None needed as part of this non-project application.

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

None needed, none proposed.

b. Noise

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

Minor traffic noise exists in the immediate area. The noise is not expected to affect this comprehensive plan amendment request.

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 new noise will be generated as part of this non-project application request.

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

None needed, none proposed.

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 vacant, as are properties to the north, east and south. Property to the west is an active rock quarry with associated business and residential structures for use by the owners. This non-project comprehensive amendment will not have any effect on those current land uses or nearby 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?

To the knowledge of the proponent, the property has never been used for agricultural production. No agricultural or forest land of long-term commercial significance will be converted to another use as part of this non-project comprehensive plan amendment request.

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, none of the surrounding properties are currently in agricultural or forest production, nor have they been.

c. Describe any structures on the site.

The site is vacant.

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

Not applicable, no structures exist.

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

R/ELDP-40

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

Remote Rural/Extremely Limited development Potential

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 critical area by the city or county? If so, specify.

According to Yakima County GIS mapping, the property is encumbered by a Type 4 and Type 5 Stream, Intermediate Risk Landslide area, High Risk Landslide area, High Risk Over-steepened slope and Upland Wildlife Habitat area.

STAFF USE ONLY

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

Not applicable, as this is a non-project application.

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

Not applicable, as this is a non-project application.

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

None needed, none proposed.

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

Compliance with the Growth Management Act and Yakima County Comprehensive Plan – Horizon 2040.

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

This is a non-project application and there is no project, so no mitigation measures are needed or proposed.

9. Housing

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

Not applicable, no housing is proposed as part of this non-project application.

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

Not applicable, no housing will be eliminated as part of this non-project application.

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

None needed, none proposed.

10. Aesthetics

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

Not applicable, no structures will be constructed as part of this non-project application.

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

No known views will be altered or obstructed as part of this non-project application.

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

None needed, none proposed.

11. Light and glare

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

No light or glare will result from this non-project application, as no project is proposed.

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

Not applicable as this application does not propose any development which would produce light or glare.

c. What existing offsite sources of light or glare may affect your proposal?

No off-site light or glare will affect this non-project application.

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

None needed, none proposed.

12. Recreation

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

Hunting, hiking, fishing, biking and off-road vehicles have been observed in the immediate area.

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:

None needed, none proposed.

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.

No.

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.

A cultural resource study was performed on the subject property. The study is not available to the public and details of the study are only known by the Program. Inquiries regarding the study can be made to: Ms. Jessica Lally at the Confederated Tribes and Bands of the Yakama Nation, Post Office Box 151, Toppenish, Washington 98948.

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.

No project is currently proposed for the site, so no impacts to cultural and historical resources are expected.

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 needed as part of this non-project application.

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.

The property has direct access to State Route 410, which connects with other state highways and local access roads within Yakima County.

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?

The area is not served with public transit. The nearest known public transit stop is in Yakima, Washington, about 20 miles to the east.

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

Not applicable, no parking spaces are required because no project is being proposed. This non-project application will not eliminate any parking spaces.

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).

No.

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

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Not applicable, this application does not propose any development, so no vehicle trips are being generated.

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 needed as part of this non-project application.

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.

No.

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

None needed as part of this non-project application.

16. Utilities

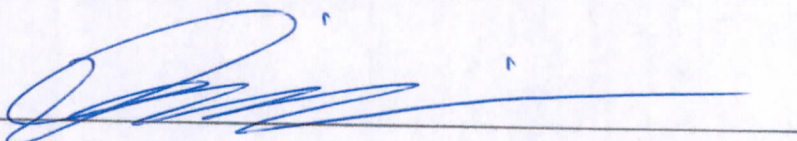
a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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

None proposed as part of this non-project application.

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: 

Date Submitted: 3-5-2024

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.

<p>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?</p> <p>No increased discharge to water, emissions to air or toxic/or hazardous substances are proposed because there is no project associated with this application. No increase in noise levels are anticipated by this non-project Comprehensive Plan Amendment.</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p>If applicable, complete an additional SEPA Checklist once a project has been proposed.</p>
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>This proposal will have no effect to plants, animals, fish or marine life.</p> <p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</p> <p>Conservation of these issues would be reviewed through additional SEPA review and implementation of rules and regulations of the Critical Areas Ordinance, if determined necessary.</p>
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>Not applicable, no natural resources are being exploited through this application.</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>Depletion of energy or natural resources will be reviewed once a project is proposed.</p>
<p>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?</p> <p>The proposal does not affect environmentally sensitive areas.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>Compliance with local, state and federal environmental ordinances will ensure protection occurs at time of project proposal.</p>
<p>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?</p> <p>This proposal will not affect shorelines, as there are none affected. Future land use development of the property will be dictated by local, state and federal ordinances.</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>Compliance with local, state and federal shoreline and land ordinances will ensure protection occurs.</p>

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

No development is proposed at this time, so there is no increased demand on transportation or public service and utilities.

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

All new development would be required to meet transportation concurrency requirements prior to development occurring. Public services and utilities will also be required to be in place at the time a project is proposed.

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

No conflicts are anticipated.