

**APPLICATION FOR SEPA CHECKLIST
CITY OF ZILLAH, WASHINGTON**

FILE NUMBER: ER 2010-07

1) FEES:

Date paid:

SEPA Checklist Fee: \$150 plus Staff, consultant & Professional Fee's if over the initial fee.

Staff, Consultant and Professional Fees. Application and processing fees for land use matters are subject to additional costs incurred by City in excess of filing fee related to staff, consultant and professional time and charges related to the review and processing of the land use or permit application. Such charges shall be calculated as follows:

(a) Staff Review and Charges. The fee schedule contemplates routine time requirements for staff review and processing of a land use or permit application. Some applications will require additional staff time and cost. If, in the opinion of the City Clerk, a particular application will require staff time in excess of what the fee anticipates, the City may require payment for staff time at the specified rate.

(b) Consultant and Professional Review. In the event that a project requires professional services beyond that which is included in the base fee, the applicant shall reimburse the City for the actual cost of said professional services. In addition to the application fee (including staff review charges), any applicant for land use or permit approval shall reimburse the City for costs, including but not limited to, professional engineers, mailing fees, advertisement fees and other consultants and/or professionals contracted or retained by the City to review, evaluate and/or inspect applicant's proposal when the City is unable to do so with existing staff resources. By way of illustration and not limitation, these professional services may include engineering and technical review, legal review, planning review, environmental review, critical areas review, financial and accounting review, soils review, and mechanical and structural engineering review.

(c) Deposit. City may require the applicant to deposit an amount determined by City as reasonable estimate for anticipated excess costs and charges related to review and processing of the application. Such estimate may be revised periodically based on the judgment of City staff. Such deposit shall be made as a condition to further processing of the land use or permit application.

2) OWNER INFORMATION:

Owner Name: City of Zillah	Mailing Address: P.O. Box 475, Zillah, WA 98953
Property Address, if any: City- wide	Phone # 1 509-829-5151
	Phone #2

3) SEPA INFORMATION:

Section	Township	Range	¼
Zoning: ALL	Acre:	Total No. of lots:	
Assessor Parcel Number(s): City- wide			

4) CONCURRENCY REVIEW: Does your project require other land use permits (Re-zone, variance, conditional-uses, etc.) for approval for your project? If so please identify them in this application. Do you want them processed concurrently? If so please indicate this in this application.

5) PRE-APPLICATION MEETING: To help guide this SEPA, address requirements, and assure completeness of this application a pre-application conference may be scheduled and attended by the applicant with the Planning Department before submitting the application.

6) SEPA CHECKLIST: All sections required of this application.

7) IMPORTANT – Please Read

The application and any attachments shall specify the issues which the Planning Commission and City Council are being asked to consider. Issues unrelated to the application may not be considered by Planning Commission and City Council. All provisions of laws and ordinances governing the application will be complied with whether specified herein or not.

8) DECLARATION: I/WE DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I/WE HAVE PROVIDED ON THIS STATE ENVIRONMENTAL POLICY ACT CHECKLIST APPLICATION IS TRUE, CORRECT, AND COMPLETE.

Sharon Bounds
Signature(s)

8/5/10
Date

Sharon Bounds
Print Name(s)

Phone Number, if different then above

Signature(s)

Date

Print Name(s)

Phone Number, if different then above

Application Received by: _____	Date: _____
Application approved for completeness on: _____	
Notice of Application sent out: _____	Public Hearing date set for: _____
Final Decision date: _____	

CITY OF ZILLAH
PLANNING DEPARTMENT

ENVIRONMENTAL CHECKLIST

INTRODUCTION

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 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.

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 (in many cases the preparation of an EIS is not necessary, even when significant impacts have been identified, the permit approval is conditioned in such a way to mitigate the impact). 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 impacts.

Complete this checklist for non-project proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project applicant", and "property of site" should be read as "proposal", "proposer", and "affected geographic areas", respectively.

A. BACKGROUND (Attach additional sheets if necessary)

- 1. Name of Proponent: City of Zillah
- Phone: 509-829-5151
- Address: 503 First Ave. P.O. Box 475
Zillah, WA 98953

2. Person Completing Form: Ardele Steele
Phone: 509-829-5151
Address: 503 First Ave.
P.O. Box 475
Zillah, WA 98953
3. Name of Property Owner: City of Zillah
Phone: N/A
Address: N/A - Citywide
4. Date Checklist Submitted: 08/02/2010
5. Agency Requiring Checklist: City of Zillah
6. Name of Proposal, if Applicable:
Critical Areas Ordinance Update
7. Proposed timing or schedule (including phasing, if applicable):
Planning Commission Public Hearing scheduled for October 5, 2010.
Zillah City Council Public Hearing scheduled for November 1, 2010.
8. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.

No.

9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
- Yakima County- Review of Best Available Science for Inclusion Critical Areas Ordinance Update- October 2006
 - Yakima County Regional Shoreline Master Program- Goals and Policies- March 2010 or as amended
10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
N/A
11. List any governmental approvals or permits that will be needed for your proposal, if known.

Department of Commerce review and City Council adoption

12. 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.

City of Zillah is proposing to update its Critical Areas Ordinance (CAO) development regulations and Comprehensive Plan goals and policies relating to Critical Areas. The City is re-adopting the Goals and Policies that were adopted during the Yakima County Regional Shoreline Master Program.

13. 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 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 application related to this checklist.

City of Zillah- City Limits

14. Taxation Parcel Number(s): **Zillah City Limits**

B. ENVIRONMENTAL ELEMENTS (Attach additional sheets if necessary)

1. **Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other
City of Zillah contains all of the above, except mountainous
- b. What is the steepest slope on the site (approximately percent slope)?
City of Zillah topography ranges from very steep to flat.
- 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 prime farmland.
City of Zillah contains all of the soils found in the Yakima County Soil Survey within the corporate limits.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
City of Zillah contains all levels of soil stability.
- e. Describe the purpose, type and approximate quantities of any filling or grade proposed. Indicate source of fill.
N/A
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
N/A
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
N/A
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
CAO update includes provisions to control erosion.

2. **Air**

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
N/A
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
N/A
- 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.

The City of Zillah contains some freshwater environments as described in the Draft CAO. This includes perennial and intermittent streams, and wetlands. Shorelines of the State are addressed in the Yakima Regional Shoreline Master Program.

2. Will the project require any work over, in or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.

N/A

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.

N/A

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

N/A

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

The City of Zillah contains three Federal Emergency Management Agency (FEMA) non detailed floodplains.

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.

N/A

b. Ground:

1. Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A

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.

N/A

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 the water flow? Will this water flow into other waters? If so, describe.

N/A

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

N/A

- d. Proposed Measures to reduce or control surfaces, ground, and runoff water impacts, if any:

The Critical Areas Ordinance update includes provisions to control erosion for new development.

4. Plants

- a. Check or circle 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
 Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
 Water plants: water lily, eelgrass, milfoil, other
 Other types of vegetation

City of Zillah contains a wide variety of vegetation, including native and non-native species.

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

N/A

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

None Known within the city limits of Zillah

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

The Critical Areas Ordinance will help preserve or enhance stream, wetland, and riparian vegetation.

5. Animals

- a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbird, other: **Yes all including waterfowl**
Mammals: deer, beaver, other: **small mammals**
Fish: bass, trout, salmon, herring

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

Bald Eagle, Steelhead, Bull trout

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

Yes – The Yakima River is a migrating bird route and used by salmon and steelhead for spawning.

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

The Critical Areas Ordinance will help preserve or enhance wildlife and wildlife habitat.

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.

N/A

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

N/A

- 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.

N/A

1. Describe special emergency services that might be required.

N/A

2. Proposed measures to reduce or control environmental health hazards, if any:

Adoption of the Critical Areas Ordinance will help protect against some environmental health hazards through the Critical Aquifer Recharge Area protection approach.

- b. Noise.

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

N/A

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.

N/A

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

N/A

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

City of Zillah contains a wide range of urban, rural, and agricultural land uses throughout the city limits.

- b. Has the site been used for agriculture? If so, describe.

City of Zillah contained large tracts of agricultural land that was converted to residential lands.

- c. Describe any structures on the site.

See 8a above

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

N/A

- e. What is the current zoning classification?

City of Zillah contains a wide range of city zoning districts. Suburban residential to Multi-family, commercial, and light industrial.

- f. What is the current comprehensive plan designation of the site?
City of Zillah contains a range of city comprehensive plan designations.
- g. If applicable, what is the current shoreline master program designation of the site?
Current Shoreline environmental designation is Urban. The previous designation was rural.
- h. Has any part of the site been classified as an "environmentally sensitive" or "Critical" area?
Yes
- i. Approximately how many people would reside or work in the completed project?
City of Zillah contains approximately 2790 (2010 Amended OFM)
- j. Approximately how many people would the completed project displace?
N/A
- k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
N/A

9. Housing

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

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?
N/A
- b. What views in the immediate vicinity would be altered or obstructed?
N/A
- c. Proposed measures to reduce or control aesthetic impacts, if any:
N/A

11. Light and Glare

- a. What type of glare will the proposal produce? What time of day would it mainly occur?
N/A
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
N/A

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

N/A

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?

There are a variety of recreational opportunities within the City of Zillah, especially along the streams and city pond.

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

N/A

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

Shoreline rules address recreational opportunities.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed, for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

There are several historic building sites known to exist within the city limits. The Teapot Dome Gas Station is .5 miles outside of the city limits. The Newman Barn is located .25 miles outside of city limits.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

N/A

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

City's goals and policies and building codes will address historic and cultural sites.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The City of Zillah contains arterials, collectors, and local access streets that have access the state and federal highway systems.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No

c. How many parking spaces would the completed project have? How many would the project eliminate?

N/A

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways. If so, generally describe (indicate whether public or private).

N/A

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

N/A

- f. How many vehicular trips per day would be generated by the completed project? If know, indicate when peak volumes would occur.

N/A

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

N/A

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

N/A

- 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.

All of the above utilities are available in the City of Zillah.

- 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 that might be needed.

N/A

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.

(Sharon Bounds)
Signature of Proponent or Person Completing Form

N/A
Signature of Property Owner

SUPPLEMENTAL SHEET FOR NONPROJECT 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?

The proposal will not increase discharges or noise to the environment. The Critical Areas Ordinance (CAO) update includes measures to prevent or reduce such impacts.

Proposed measures to avoid or reduce such increases are:

The updated CAO would reduce and/or mitigate for such impacts resulting from development.

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

The updated CAO will not increase impacts to plants, animals, or fish, but is intended to protect, and conserve riparian vegetation and wildlife habitats.

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

The updated CAO would reduce and/or mitigate impacts of development to plants, animals, and fish.

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

N/A

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

N/A

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?

The proposal is intended to protect critical areas within the city limits of Zillah from development impacts.

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

The updated CAO includes measures to avoid or reduce impacts from development to such areas.

5. How would the proposal be likely to affect land and Critical Areas use, including whether it would allow or encourage land or Critical Areas uses incompatible with existing plans?

The proposed changes to the CAO will clarify uses currently allowed along critical areas by refining existing use provisions. State law requires that critical areas use provisions be compatible with the local comprehensive plan.

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

Best available science is used in reviewing existing Critical Areas standards and developing new standards.

The updated CAO would reduce Critical Areas impacts resulting from land use and development projects.

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

N/A

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

N/A

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 is following Growth Management Act to protect critical areas and is consistent with the City of Zillah comprehensive plan.