CITY OF ZILLAH
Yakima County, Washington

CITY OF ZILLAH
WATER SYSTEM PLAN

STATE ENVIRONMENTAL POLICY ACT

ENVIRONMENTAL CHECKLIST

Prepared by

HLA
Hubregsee, Leman Associates, Inc.
Civil Engineering • Land Surveying • Planning

2803 River Road
Yakima, WA 98902
309.966.7000
FAX 509.965.3800
www.hlacivil.com

HLA Project No. 13033E
JULY 2014
STATE ENVIRONMENTAL POLICY ACT

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of Proposal, if Applicable: Water System Plan

2. Name of Proponent:
   Phone Number: (509) 829-5151
   Address of Proponent: 503 First Ave.
   Zillah, WA 98953

3. Person Completing Form:
   Phone Number: (509) 966-7000
   Address: Huibregtse, Louman Associates, Inc.
   2803 River Road
   Yakima, WA 98902

4. Date Checklist Prepared: July 2014

5. Agency Requesting Checklist: City of Zillah

6. Proposed timing or schedule (including phasing, if applicable):
   Water System Plan adoption estimated by January 2015.

7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.
   The plan identifies the on-going maintenance activities as well as replacement and growth-related improvements of the City’s municipal water system.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   None.

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.

10. List any governmental approvals or permits that will be needed for your proposal, if known.
    • Zillah City Council - approval and adoption of the Plan.
• Department of Health – approval of all water system related projects.
• Department of Ecology – issuance of certified water rights for any new source.

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.

Adoption of the Water System Plan for the City of Zillah. The various chapters of the draft Water System Comprehensive Plan document can be reviewed at [http://www.cityofzillah.us/Projects%20Under%20Review.html](http://www.cityofzillah.us/Projects%20Under%20Review.html). The plan identifies the following recommended maintenance and growth-related improvements to the Zillah water system:

Operational and Maintenance (O&M) Improvements:
1. 3rd Avenue Well Water Quality Analysis
2. Source Well Protective Covenants
3. WIPPCO Well Maintenance
4. Meter Replacement Project
5. DOH Sanitary Survey
6. Reservoir Inspection (Divers)
7. Re-Paint Existing Reservoirs No. 1 and No. 2
8. Valve and Fire Hydrant Replacement
9. Water System Plan Update

Major Capital Improvements:
1. Cutler Way, 10-Inch Water Main Loop
2. 3rd Avenue Well Rehabilitation
3. Rainier Well Reconstruction
4. WIPPCO Well Reconstruction
5. Zone 2 Booster Station Pump No. 4
6. Cutler Way Booster Station Pump No. 3
7. Zone 2, 8-Inch Water Main Loops
8. Schoentrup Drive to Reo Drive, 8-Inch Water Main Loop
9. South First Avenue to Miles Drive, 8-Inch Water Main Loop
10. Meade Street to S. First Avenue Water Main Loop
11. Pollock Avenue Upsize 4-Inch Water Main
12. Construct New Source Well at Joseph Well Site
13. Replace 6-Inch Steel Line in First Avenue from Cheyne Road to Third Street
14. Replace Existing 4-Inch Water Main in Edison Street and Loop to Fourth Avenue
15. Collins Place Water Main Upsize
16. Zone 2 Catholic Church Water Main Upsize
17. Replace 6-Inch Steel Line in First Avenue from Meade Street to Glen Drive
18. Pearson Street to South Industrial Area Loop, 8-Inch Water Main Loop
19. Fifth Street from Glenwood Drive to Third Avenue Water Main Upsize
20. System Hypochlorination

The Environmental Checklist has been completed as it pertains to adoption of the City of Zillah Water System Plan. Construction, with potential construction related impacts, may be necessary to implement the Plan recommendations. Further environmental review is required for all non-exempt construction activities, and project specific checklist responses will be provided at that time.

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 re-
quired by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

The proposed water system improvements are located throughout the incorporated and unincorporated areas within the City of Zillah Urban Growth Area boundary, and are shown on Map B of the Water System Plan.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

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

The area can be generally described as slightly rolling from the north-northeast to the south-southwest.

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

The majority of the City sits on slopes from 0% to 10%, but slopes along the Zillah Bluffs can be nearly vertical.

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.

Eleven soil types are found within the general boundary of the Urban Growth Area, and these soil types are discussed below:

1. Cleman very fine sandy loam. This very deep, well drained soil is typically found on flood plains. Permeability of this soil is moderate. The effective rooting depth is 60 inches or more. Runoff from this soil is slow, and the water erosion hazard is moderate. This soil is typically used for irrigated field and orchard crops, non-irrigated crops, rangeland, wildlife habitat, and homesites. The main irrigated crops are grain, grapes, hops, peas, and fruit trees.

2. Esquatzel silt loam. This very deep, well drained soil is typically found on flood plains. Permeability of this soil is moderate. The effective rooting depth is 60 inches or more. Runoff from this soil is very slow. This soil is typically used for irrigated field and orchard crops, for wildlife habitat, and for homesites. The main irrigated crops are asparagus, corn, grain, grapes, hops, mint, peas, and fruit trees.

3. Logy silt loam. This very deep, well and somewhat excessively drained soils formed in alluvium on flood plains and alluvial fans. Runoff from this soil is slow. This soil is typically used for irrigated field and orchard crops, for wildlife habitat, and for homesites. The main irrigated crops are asparagus, corn, grain, grapes, hops, mint, peas, and fruit trees.

4. Outlook silt loam. This very deep, artificially drained soil is typically found on flood plains. Permeability of this soil is moderate. The effective root-
ing depth is limited by a seasonal high water table that is at a depth of 24 to 48 inches. Runoff from this soil is ponded, and the water erosion hazard is slight. This soil is typically used for irrigated crops for wildlife habitat, and for homesites. Where the soil is drained, leached, and irrigated, the main irrigated crops are asparagus, corn, grain, hops, and mint.

5. Sinloc silt loam. This deep, somewhat poorly drained soil is typically found on terraces. Permeability of this soil is moderate. Runoff from this soil is slow to medium, and the water erosion hazard is moderate to high. This soil is typically used for irrigated field and orchard crops for wildlife habitat, and for homesites. The main irrigated crops are corn, grain, grapes, hops, mint, peas, and tree fruit.

6. Warden silt loam. This very deep, well drained soil is typically found on terraces. Permeability of this soil is moderate. The effective rooting depth is 60 inches or more. Runoff from this soil is slow, and the water erosion hazard is slight. This soil is typically used for irrigated field and orchard crops for wildlife habitat, and for homesites. The main irrigated crops are corn, grain, grapes, hops, mint, peas, and tree fruit.

7. Weirman sandy loam, channeled. This very deep, somewhat excessively drained soil is typically found on low terraces and flood plains. Permeability of this soil is rapid. The effective rooting depth is limited by a seasonal high water table that is at a depth of 36 to 60 inches. Runoff from this soil is slow, and the water erosion hazard is slight. This soil is typically used as rangeland and for wildlife habitat.

8. Weirman fine sandy loam. This very deep, somewhat excessively drained soil is typically found on low terraces and flood plains. Permeability of this soil is rapid. The effective rooting depth is 60 inches or more. Runoff from this soil is slow, and the water erosion hazard is slight. This soil is typically used for irrigated crops for wildlife habitat, and for homesites. The main irrigated crops are corn, grain, grapes, and peas.

9. Yakima silt loam. This very deep, well drained soil is typically found on bottomlands. Permeability of this soil is moderate to very rapid. Runoff is very slow to slow. This soil is typically used for irrigated field and crops for wildlife habitat. The main irrigated crops are alfalfa, grass, and vegetables.

10. Zillah silt loam. This very deep, poorly drained soil is typically found on flood plains. Permeability of this soil is moderate. Runoff is very slow to ponded. This soil is typically used for irrigated field and crops for wildlife habitat. The main irrigated crops are pasture and hay.

11. Pits consists primarily of gravel pits, areas used for sanitary landfills, areas used as a source of clay, used as a source of material for roadfill and for surfacing roads, and as a source of sand and gravel for use in concrete.

Esquatzel silt loam, Cleman very fine sandy loam, Logy silt loam and Warden silt loam are classified by the U.S. Department of Agriculture Natural Resource Conservation Service (USDA-NRCS) as Prime Farmland if irrigated.

-4-
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
   There has been no recent indications of unstable soils or earth movement in the Zillah area. The City of Zillah does recognize (Ordinance 760) the Zillah Bluff area along the south section of the City as an “unstable soil area” due to its slope and soil makeup.

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.
   None proposed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
   No.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or building)?
   No additional impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
   None.

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, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
   None.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
   No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
   None.

3. WATER

a. Surface Water:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, de-
scribe type and provide names. If appropriate, state what stream or river it flows into.

The Yakima River, and irrigation canals and drains lie within or immediately adjacent to the current and future water service areas.

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.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
   None.

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
   No.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
   The City of Zillah Urban Growth Area boundary contains lands located within the 100-year floodplain of the Yakima River.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
   No.

b. Ground Water:

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
   Approximately 564.6 acre-feet of ground water is presently being withdrawn for water supply of the Zillah water system. The City has rights for 1,458.1 acre-feet per year. It is forecast that Zillah's groundwater withdrawals will increase to 747.1 acre-feet annually in the year 2033.

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.
   None.
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.
   Not applicable.

2. Could waste materials enter ground or surface waters? If so, generally describe.
   No.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
   No.

4. Proposed measures to reduce or control surface, ground, and run off water, and drainage pattern impacts, if any:
   Not applicable.

4. PLANTS

a. Check or underline type of vegetation found on the site:
   
   X  deciduous tree: alder, maple, aspen, other
   X  evergreen tree: fir, cedar, pine, other
   X  shrubs
   X  grass
   X  pasture
   X  crop or grain
   X  Orchards, vineyards or other permanent crops
   X  wet soil plants; cat tail, buttercup, bulrush, skunk cabbage, other
   ___ water plants: water lily, eelgrass, milfoil, other
   X  other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
   None.

c. List threatened or endangered species known to be on or near the site.
   The U.S. Fish & Wildlife Service lists two endangered plants that may occur within Yakima County, these being:
   Ute ladies'-tresses (Spiranthes diluvialis); and
   Basalt Daisy (Erigeron basalticus).
   Neither of these two plants are known to exist within the City of Zillah or it’s Urban Growth Area.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
   None.
e. List all noxious weeds and invasive species known to be on or near the site.  
   None.

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: 
   Bird: hawk, heron, eagle, songbird, other  
   Mammals: deer, bear, elk, beaver, other  
   Fish: bass, salmon, trout, herring, shellfish, other

b. List any threatened or endangered species known to be on or near the site.  
   Bald eagles (Haliaeetus leucocephalus) listed by the U.S. Fish & Wildlife Service as 
   "Species of Concern," are present along the Yakima River in the Zillah vicinity.  
   Steelhead (Oncorhynchus mykiss), currently listed by National Marine Fisheries Ser- 
   vice as "Threatened," and the Bull Trout (Salvelinus confluentus), currently listed by 
   the U.S. Fish & Wildlife Service as "Threatened," are present in the Yakima River.  
   Sandhill Cranes (Grus Canadensis) are listed by the State of Washington as "En- 
   dangered"

c. Is this site part of a migration route? If so, explain.  
   The City of Zillah Urban Growth Area boundary may be within a migratory route for 
   some bird species. The Yakima River is a migratory route for Mid-Columbia River 
   Steelhead (Oncorhynchus mykiss).

d. Proposed measures to preserve or enhance wildlife, if any:  
   None.

e. List any invasive animal species known to be on or near the site.  
   None.

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, manufac- 
   turing, etc.  
   None.

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.

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.

1. Describe any known or possible contamination at the site from present or past uses.
   None.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmissions pipelines located within the project area and in the vicinity.
   None.

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.

4. Describe special emergency services that might be required.
   None.

5. Proposed measures to reduce or control environmental health hazards, if any:
   None.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
   None.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
   None.

3. Proposed measures to reduce or control noise impacts, if any:
   None.
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 City of Zillah Urban Growth Area is a combination of agricultural, residential, commercial, industrial, public, and quasi-public land uses.

b. Has the project site been used as working farmlands or working forest land? 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 non-forest use?
   Historically, land within the City of Zillah Urban Growth Area has been used for agriculture. However some of the land area has been converted to non-agricultural urban uses.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
   No.

c. Describe any structures on the site.
   Not applicable.

d. Will any structures be demolished? If so, what?
   No.

e. What is the current zoning classification of the site?
   The incorporated and unincorporated City of Zillah Urban Growth Area consists of a range of zoning classifications including residential, commercial, light manufacturing, commercial tourism, public lands/church, and suburban.

f. What is the current comprehensive plan designation of the site?
   Not applicable.

g. If applicable, what is the current shoreline master program designation of the site?
   Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
   Yes. There are areas classified as "unstable slopes" along the southern section of the City (the Zillah Bluffs area), and there are also wetland areas present within the City and its urban growth area.
i. Approximately how many people would reside or work in the completed project?
   Not applicable.

j. Approximately how many people would the completed project displace?
   None.

k. Proposed measures to avoid or reduce displacement impacts, if any:
   Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
   None.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
   Not applicable.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
   None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
   None.

c. Proposed measures to reduce or control housing impacts, if any:
   Not applicable.

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.

b. What views in the immediate vicinity would be altered or obstructed?
   None.

c. Proposed measures to reduce or control aesthetic impacts, if any:
   None.
11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
   None.

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

c. What existing off-site sources of light or glare may affect your proposal?
   None.

d. Proposed measures to reduce or control light and glare impacts, if any:
   None.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?
   The City of Zillah Urban Growth Area contains numerous municipal parks and school playgrounds. Numerous informal recreational opportunities such as fishing, bird watching, walking, jogging, bicycling, etc., exist within the Urban Growth 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.

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.
   None.
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.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
   None.

14. TRANSPORTATION

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
   The City of Zillah Urban Growth Area contains numerous City of Zillah, Yakima County, and Washington Department of Transportation streets and highways. Public streets are shown on Map B of this Water System Plans

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 public transit service is provided within the City of Zillah Urban Growth Area.

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.

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?
   None.

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, health care, schools, other?) If so, generally describe.
   No.

b. Proposed measures to reduce or control direct impacts on public services, if any.
   None.

16. UTILITIES

a. Underline the utilities currently available at the site: electricity, natural gas, water, refuse
   service, telephone, sanitary sewer, septic system, irrigation, cable TV, drains, other.
   Available at numerous locations within the City of Zillah Urban Growth Area.

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

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.

Dustin Posten, PE
Project Consulting Engineer
Huibregtse, Louman Associates, Inc.

8/19/14 Date
D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTION

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 Water System Plan addresses and identifies improvements to and expansion of the City of Zillah's water system necessary to accommodate projected growth within the City and its Urban Growth Area over the next 20-year period. No increases in the discharge of treated wastewater, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise are likely as a result of this proposal.

Proposed measures to avoid or reduce such increases are:

Not applicable.

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

No effects are likely as a result of this proposal.

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

Not applicable.

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

Because some water system components operate electrically, this proposal may result in a minor increase in energy requirements to operate electrical equipment over current amounts.

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

The increase of electrical energy requirements will be reduced to the extent possible through the use of high-efficiency electrical motors and equipment.

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 not likely to use or affect environmentally sensitive areas. As stated above, future identified maintenance or improvement projects should be evaluated at the time of project initiation and design to minimize use or effect on environmentally sensitive areas.
Proposed measures to protect such resources or to avoid or reduce impacts are:

Environmentally sensitive areas were identified during the development of Zillah's GMA Comprehensive Plan. These areas will be avoided when detailed plans are prepared and pipeline alignments selected.

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?

The proposal will not affect land or shoreline use in ways incompatible with existing plans.

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

None.

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

This proposal identifies the future demand upon the Zillah water system, and identifies the measures the City will take to accommodate that future demand.

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

Proposed measures include expansion of the water system to serve lands within the City's Urban Growth Area.

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

This proposal does not conflict with laws or requirements for the protection of the environment. Improvements identified within this proposal will allow the City to comply with public health requirements.
DATE: September 9, 2014  
TO: Interested Agencies and Interested Parties  
FROM: Ardele Steele, Planning Official / SEPA Responsible Official  
SUBJ: Water Use Efficiency Program (WUE) - Goals and plan &  
Notice of Environmental Review – Determination of Non-Significance  
Notice of Public Hearing

Description of Proposal
On September 2, 2014, the City of Zillah submitted a Environmental checklist and a Comprehensive Plan Amendment application for processing. City of Zillah is proposing to update its Comprehensive Water Plan which includes the Water Use Efficiency (WUE) Program in Chapter 4 of the CWP. These documents are being adopted to allow the City of Zillah to comply with state law. The Comprehensive Water System Plan outlines the current and future impacts as well as the future upgrades to the City of Zillah’s water system. Information on this proposal can be obtained on the city website http://www.cityofzillah.us/Projects%20under%20Review.html and at Zillah City Hall located at 503 First Ave., Zillah, Washington 98953. These applications were deemed complete for further processing on September 9, 2014.

Location: City of Zillah

Environmental Review and Determination:
The City of Zillah, as lead agency for this proposal, has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The Draft Determination of Non-Significance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for at least 15 days from the date of issuance. This decision was made after a careful review of the completed environmental checklist, the Comprehensive Water System Plan and other information on file with the lead agency. This information is available to the public on request and can be examined in our offices during regular business hours, 8:00 am – 4:30 pm.

REQUEST FOR WRITTEN COMMENTS
Your views on this proposal are welcome. You may provide written comments concerning the impacts of this proposal during the 15-day comment period which ends at 4:00 p.m. on October 6, 2014. All written comments will be considered prior to issuing a recommendation and final decision. The applications and other information on file with the City of Zillah are available to the public upon request. Please submit your comments in writing to the City of Zillah, P.O. Box 475, Zillah, Washington 98953. Be sure to reference Water Use Efficiency (WUE) Program and/or File Nos. ER 2014-19 & CPA 2014-20.

NOTICE OF PUBLIC HEARINGS
An Open Record Public Hearing on both of these projects is scheduled before the Zillah Planning Commission on October 21, 2014 at 7:00 p.m. or sometime thereafter in the Zillah Council Chambers, 111 7th Street, Zillah, WA 98953. All members of the public are welcome to attend this meeting and offer testimony regarding the proposal. At the close of the hearing, the Planning Commission may issue a recommendation on these applications.

A Closed Record Public Hearing on both of these projects is scheduled before the Zillah City Council on November 3, 2014 at 7:00 p.m. or sometime thereafter in the Zillah Council Chambers, 111 7th Street, Zillah, WA 98953. All members of the public are welcome to attend this meeting and offer testimony regarding the proposal. At the close of the hearing, the Zillah City Council may issue a final decision on these applications.

For information on the comment process, or on other issues relating to this proposal, please contact Ardele Steele, Associate Planner at the number listed below.

Phone (509) 829-5151 Fax (509) 829-5475 P.O. Box 475 Zillah Washington 98953 www.cityofzillah.us
DETERMINATION OF NONSIGNIFICANCE (DNS)

Description of Proposal:
Water System Plan- The various chapters of the draft Water System Comprehensive Plan document can be reviewed at http://www.cityofzillah.us/Projects%20under%20Review.html

Proponent:
City of Zillah

Location of proposal, including street address, if any:
City of Zillah
503 First Avenue
Zillah, WA 98953

Lead Agency:
City of Zillah

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by October 6, 2014 by 4:00 pm.

Responsible Official: Ardele Steele

Position/title: Planner; City of Zillah

Address: 503 First Avenue
P.O. Box 475
Zillah, WA 98953

Phone: (509) 829-5151

Date: 9/9/2014

Signature: Ardele Steele
APPLICATION FOR COMPREHENSIVE PLAN/TEXT/MAP AMENDMENT
(Pursuant to ZMC Chapter 17)
CITY OF ZILLAH, WASHINGTON

FILE NUMBER: CPA 2014-20
1) FEES:

Comp Plan Amendment: $975 plus Staff, Consultant & Professional Fee’s if over the initial fee.
Type of Application: □ Future Land Use Map Amendment
□ Text Amendment
□ UGA Expansion

Is a SEPA Checklist required? X Yes □ No
(If required) 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) COMPREHENSIVE PLAN AMENDMENT INFORMATION:

Applicant Name(s):
City of Zillah- Water Comprehensive Plan 2014

Applicant(s) Mailing Address and Phone Number:
P.O. Box 475, Zillah, WA 98953 509-829-5151

Property Owner(s):
Various

Owner(s) Mailing Address and Phone Number:
N/A

Site Address:
City-Wide/ Zillah Urban Growth Areas

Legal Description of Property (attach if necessary):

Existing Zoning: Various
Desired Zoning: N/A

Existing Future Land Use Designation: Various
Desired Future Land Use Designation: N/A

Assessor Parcel Number(s):
Various

3) REQUIRED ATTACHMENTS: On a separate sheet(s) of paper please attach the following criteria:

A. Map(s) of the subject property indicating roads, any areas identified as critical areas and

BARS NO. #: 001...345.81.20.00 Updated 08-25-09
the Future Land Use map designation of adjacent properties.
B. Maps indicating the current and proposed Future Land Use designations. Maps to be provided in both 8 1/2 x 11 and 11 x 17 format and to be standard engineering scale.
C. Description information regarding the property including the status of the existing land use, access to water and sewer, as well as the availability of public facilities such as schools, fire and police services.
D. A written narrative stating the reason for the request for the Future Land Use map amendment and how the request is in compliance with the Comprehensive Plan.
E. A completed SEPA Checklist

4) FOR POLICY AND TEXT AMENDMENTS: On a separate sheet(s) of paper please attach the following criteria:
   A. Identification of the proposed amendment including the section and paragraph location for the current Comprehensive Plan provision being changed, if any, and including, for text amendments, the specific text sought to be added or amended.
   B. A written narrative stating the reasons for the request for the amendment and explaining how the proposed amendment will meet the intent of the plan or Ordinance.
   C. A completed SEPA Checklist

5) IMPORTANT – Please Read
The application and any attachments shall specify the issues which the Planning Commission and City Council are being asked to consider. Policy/ Text/ and/or Map Amendments which are not identified may not be considered by the Planning Commission and City Council. All provisions of laws and ordinances governing the appeal will be complied with whether specified herein or not.

6) DECLARATION: I/WE DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I/WE HAVE PROVIDED ON THIS COMPREHENSIVE PLAN TEXT/ MAP AMENDMENT APPLICATION IS TRUE, CORRECT, AND COMPLETE.

[Signature - Applicant] 9/4/2014
[Signature - Property Owner] Date

Date Received: 9/4/2014 Application Approved for completeness by: 9/9/2014
Public Hearing before the Planning Commission held on: 10/21/2014
Public Hearing before the City Council held on: ____________________________
Final Decision Date: ____________________________