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

**FILE NUMBER:** ER2013-20  
**Date paid:** 9/20/2013

1) **FEES:**  
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 the 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 the 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.** The 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: | Mailing Address: |
| City of Zillah | P.O. Box 475, Zillah, WA 98953 |
| Property Address, if any: | Phone # 1 |
| 503 First Avenue, Zillah, WA 98953 | 509-829-5151 |
| | Phone #2 |

3) **SEPA INFORMATION:**

| Section | Township | Range | ¾ |
| Various | Various | Various | Various |
| Zoning: | Acres: | Total No. of lots: |
| Various | City Wide | City Wide |

Assessor Parcel Number(s): City Wide (General Sewer Plan)

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 or Hearing
Examiner, and City Council are being asked to consider. Issues unrelated to the application may not be considered by Planning Commission, Hearing Examiner, 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.

Tim Tilley

Signature(s)

Print Name(s)

Date: 8-14-2013

Phone Number, if different than above

Signature(s)

Date

Print Name(s)

Phone Number, if different than above

Application Received by: 8/15/2013
Application approved for completeness on: 8/21/2013
Notice of Application sent out: 8/22/2013
Public Hearing date set for: 11/4/2013

Final Decision date:
CITY OF ZILLAH
Yakima County, Washington

CITY OF ZILLAH
GENERAL SEWER PLAN

STATE ENVIRONMENTAL POLICY ACT

ENVIRONMENTAL CHECKLIST

Prepared by

HLA
Huibregtse, Louman Associates, Inc.
Civil Engineering • Land Surveying • Planning

HLA Project No. 11102
August 2012
STATE ENVIRONMENTAL POLICY ACT

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

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

2. Person Completing Form: Justin L. Bellamy, PE
   Phone Number: (509) 966-7000
   Address: Huibregtse, Louman Associates, Inc.
   801 North 39th Avenue
   Yakima, WA 98902

3. Date Checklist Submitted: August 2013

4. Agency Requiring Checklist: City of Zillah

5. Name of Proposal, if Applicable: City of Zillah General Sewer Plan

6. Proposed timing or schedule (including phasing, if applicable):
   General Sewer Plan Adoption, November 2013

7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.
   This plan identifies the on-going maintenance activities as well as replacement and growth-related improvements of the City’s sewer collection 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.
    Department of Ecology – Approval of the General Sewer Plan.
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.

This checklist proposes the adoption of the City of Zillah's General Sewer Plan. The plan identifies the following recommended maintenance and/or growth-related improvements to Zillah's sewer collection system:

1. Sewer Trunk Main Replacement (West City Limits to Cheyne Road)
2. Vintage Valley Road 8-Inch Sewer Main Replacement
3. 4th Street, Glenwood Drive, and Westwind Drive 8-Inch Sewer Main Replacement
4. First Avenue 8-Inch Sewer Main Replacement
5. Adams Park 8-Inch Sewer Main Replacement
6. Ann Street and Walnut Street 8-Inch Sewer Main Replacement
7. Buried Manhole Replacement
8. Zillah Sewer Trunk Main Replacement (Cheyne Road to WWTF)
9. Vintage Valley and Zillah West Lift Station Improvements

This Environmental Checklist has been completed as it pertains to adoption of the City of Zillah General Sewer Plan. Construction, with potential construction related impacts, will 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 required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

The proposed sewer system improvements are located throughout the incorporated and unincorporated areas within the City of Zillah Urban Growth Area boundary, as shown in the General Sewer Plan.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

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

   The area can be generally described as slightly sloping 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 that range from 2% to 10%, but slopes at the edge of the City's steep bluff can reach 90%.
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.

Soils within the sewer service area for the City of Zillah are primarily made up of the following soil classifications:

1. Cleman very fine sand loam
2. Esquatzel silt loam
3. Outlook silt loam
4. Warden silt loam
5. Weirman sandy loam, channeled
6. Weirman fine sandy loam

Of the above soil classifications, the Esquatzel silt loam and Warden silt loam soils are classified by the U.S. Department of Agriculture Natural Resource Conservation Service (USDA-NRCS) as Prime Farmland.

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

There have been no recent indications of unstable soils or earth movement in the Zillah area. The City of Zillah recognizes (Ordinance No. 760) the steep 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, and approximate quantities of any filling or 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 and 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:

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 Yakima River and irrigation canals and drains lye within or immediately adjacent to the current and future service areas.

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.

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 City Limits and 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:

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
No

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

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

Not applicable

4. PLANTS

a. Check or underline type of vegetation found on the site (within the City of Zillah Urban Growth Area boundary):

  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 wet soil plants; cattail, buttercup, bullrush, skunk cabbage, other
  x 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 one endangered plant that may occur within Yakima County, Ute ladies'-tresses (Spiranthes diluvialis). However, this plant is not known to exist within the City of Zillah or its Urban Growth Area.
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None

5. ANIMALS

a. Underline any birds and animals which have been observed on or near the site or are known to be on or near the site (City of Zillah Urban Growth Area boundary):

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.

None within the City of Zillah Urban Growth Area boundary.

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.

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

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, manufacturing, 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 special emergency services that might be required.*

   None

2. *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?*

      The City of Zillah Urban Growth Area is a combination of agricultural, residential, commercial, industrial, and public land uses.

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

      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.

   c. *Describe any structures on the site.*

      Not applicable

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

      Not applicable

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

      The City of Zillah incorporated and unincorporated areas consist of a range of zoning classifications including commercial, commercial tourism, light manufacturing, public lands/church, planned development, single-family residential, two-family residential, multifamily residential, suburban residential.

   f. *What is the current comprehensive plan designation of the site?*
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 an "environmentally sensitive" area?
There are areas classified as "unstable slopes" along the southern section of the City 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 

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? 
None

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. Many 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 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.

No

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

None

c. Proposed measures to reduce or control impacts, if any:
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 Urban Growth Area contains numerous City and County streets and State Routes. Public streets are shown on maps contained in the General Sewer Plan.

b. Is the site currently served by public transit? 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 parking spaces would the completed project have? How many would the project eliminate?

Not applicable

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).

No

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

A BNSF rail line passes through the City of Zillah Urban Growth Area.

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

None

g. 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.

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.

Proponent or Person Completing Form
Justin L. Bellamy, PE
Project Consulting Engineer

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 General Sewer Plan addresses and identifies improvements to and expansion of the City of Zillah's sewer collection system necessary to accommodate projected growth within the City and its Urban Growth Area over the next 20-year period. Projected increases in City wastewater flows to their wastewater treatment facility, and consequently discharge of treated wastewater to the Yakima River, are included in the Plan. No increases in emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise are likely to be a result of this proposal.

Proposed measures to avoid or reduce such increases are:

None

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 sewer 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.

*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 loading on the Zillah sewer collection 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 sewer 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 and environmental requirements.
DETERMINATION OF NONSIGNIFICANCE (DNS)

Description of Proposal:

General Sewer Plan

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:

Sept. 13, 2013

Responsible Official: Ardele Steele

Position/Title: Associate Planner, City of Zillah

Address: 503 First Avenue
Zillah, WA 98953

Phone: (509) 829-5151

Date: 8/28/2013 Signature: 

Ardele Steele