

**City of Zillah
Yakima County, Washington**

**Preliminary Plat
of
REDFIELD ESTATES**

STATE ENVIRONMENTAL POLICY ACT

ENVIRONMENTAL CHECKLIST

Prepared by



**HLA Project No. 17106
JULY 2017**

STATE ENVIRONMENTAL POLICY ACT
ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. *Name of Proposal, if Applicable:* Preliminary Plat of Redfield Estates

2. *Name of Proponent:* Red Clover Poperties, LLC
(Russ Redfield)
Phone Number: (509) 949-1455
Address of Proponent: 241 Cheyne Rd.
Zillah, WA 98953

3. *Person Completing Form:* Michael R. Heit, PE
Phone Number: (509) 966-7000
Address: HLA Engineering and Land Surveying, Inc. (HLA)
2803 River Road
Yakima, WA 98902

4. *Date Checklist Prepared:* July, 2016

5. *Agency Requesting Checklist:* City of Zillah / Yakima County

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

The Plat of Redfield Estates will be developed in three phases, and anticipate construction starting in Fall, 2017.

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

This SEPA is in conjunction with a Preliminary Long Plat Application for Redfield Estates, traffic concurrency and construction of the proposed residential buildings. The property will be fully developed upon completion of this project.

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

The applicant is not aware of any specific environmental information which has been prepared for this property. Any environmental information prepared would be available at the City of Zillah Planning Department.

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.*

There are no applications pending that directly affect the property. This SEPA is in conjunction with a Preliminary Long Plat Application for Redfield Estates, and traffic concurrency.

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

City of Zillah – Preliminary Plat Approval

City of Zillah – SEPA Determination.

City of Zillah – Stormwater Approval.

City of Zillah – Plan review and approval, and construction approval for municipal facilities constructed by private parties

City of Zillah – Building Permit Approval.

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.*

The proposed Redfield Estates site will subdivide approximately 10.00 acres into 35 single family lots. The lot sizes will vary in size from approximately 9,000 square feet to 13,099 square feet. The lots will have frontage onto a public roadway which will need to be improved as part of this project.

Access to the plat will be from extensions off of Cutler Way. City of Zillah water will serve the lots with domestic water. City of Zillah sewer will serve the sewerage needs. Storm water will all be contained on-site in retention swales, or underground infiltration.

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 Redfield Estates property is located 300 feet west of the intersection of Roza Drive and Cutler Way, along the south side of Cutler Way. The SW Quarter of the of Section 25, Township 11 North, Range 20 E.W.M. Parcel number 201125-31502. Please refer to the attached map for additional information.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

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

The existing site gently slopes from the northeast to the southwest, with the southwest corner sloping back to the north.

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

The majority of the site slopes approximately 1.5 percent, while the steepest slope on the site is approximately 10.0 percent at the southwest corner of the site.

- 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.*

Natural occurring pasture grasses primarily cover the existing site. The primary soil type on the site is Esquatzel Silt Loam, 0 to 2 percent slopes, which is a ML or A-4 soil type. The Esquatzel Silt Loam soil mapping indicates: 0" - 17" Silt Loam, 17" - 60" Silt Loam, Very Fine Sandy Loam, and 60" - 64" Stratified Fine Sandy Loam to Silt Loam. Permeability of Esquatzel Silt Loam is moderate to low, the runoff is low and the water erosion hazard is slight.

The U.S. Department of Agriculture Natural Resource Conservation Service (USDA-NRCS) as Farmland of statewide importance classifies this soil type if irrigated, and this project is located within an existing agriculturally developed area.

The proposal does not require removing any soils. The site will be regraded to create an earthwork balance.

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

There are no known indications of unstable soils on site or in the immediate vicinity.

- e. *Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.*

The project consists of usual and normal embankment construction for new streets and building lots. As it applies to the entire development, there is no significant grading proposed for streets or building lot development expected. No net increase or decrease in quantity of material is anticipated within either construction projects. Earthwork quantities will be determined during the design phase of the development, but are expected to be minimal. Source of fill will be from on-site excavations or from approved/permitted borrow site. Normal clearing and grubbing of the property of vegetative top soil will occur during

construction as necessary to obtain native soil and a clean unyielding surface for the parking lot base.

Source of fill will be from on-site excavations or from approved/permitted borrow site. Backfilling for utilities will consist of crushed aggregate for pipe zone bedding and native material for trench backfill. All excess soil will be re-distributed on site for landscaping beds.

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

Erosion is not expected to occur as a result of clearing or construction. The site is relatively flat and the soil does not lend itself to erosion. Because of the relatively flat topography, water-borne erosion is not expected to be a problem during construction. Construction of the improvements will not affect wind-borne or water-borne soil erosion following project completion. After construction is completed the development will be primarily covered with hard surfacing, preventing the likelihood of erosion.

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

In Redfield Estates, approximately 50-percent of the site will be covered with impervious surfacing. The lot coverage maximum in the R-1 zone is 60 percent.

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

During the site development and construction activities, the contractor will be required to utilize appropriate erosion control Best Management Practices, and regulatory erosion control stormwater management plans will be implemented. Silt fencing and dust control measures will be implemented. Storm drainage improvements will be constructed to comply with City of Zillah (Stormwater Management Manual for Eastern Washington) standards. The site will be permanently stabilized post-construction by sodding, and landscaping.

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.*

Typical emissions of dust and automobile odors will be generated during construction. Dust control procedures will be in place during construction to limit the dust to the maximum extent practicable. Construction activity will be limited to area immediately adjacent to the construction area. Dust is not expected after construction as the site will be fully landscaped and irrigated, or will be covered with impervious surfacing. After project completion, there will be no adverse effects on the air, the emissions will be from automobiles belonging to local residents. Minimal emissions from commercial heating devices may occur after project completion. Approximate quantities are not known.

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

None are known to exist.

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

The contractor shall comply with Yakima Regional Clean Air Agency regulatory requirements. The contractor may be required to use dust control measures such as watering of the construction area to eliminate wind-borne erosion if a problem arises. The contractor will also be required to clean mud and dust from public roadways as necessary. In addition, construction equipment will be well maintained to prevent excessive exhaust emissions.

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, describe type and provide names. If appropriate, state what stream or river it flows into.*

There are no existing surface bodies of water or streams within the development.

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.*

There will be no work over or in any bodies of water.

3. *Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.*

No fill or dredge material will be placed or removed from any surface water or wetlands.

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

The new development will not require any surface water withdrawals or diversions.

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

According to FIRM mapping, the site does not lie within the 100-year floodplain.

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, the proposal does not discharge any waste material to surface waters.

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.*

The proposal will not withdraw or discharge to ground water. Domestic water supply is proposed from the City of Zillah which has deep source water wells. Ground water not anticipated to be withdrawn for construction dewatering.

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.*

Waste materials will not be discharged from any source into the ground. The project will be connected to City of Zillah public sanitary sewer.

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.*

The sources of water runoff will be primarily from rainfall and snowmelt. The runoff is proposed to be collected and managed on-site via surface retention and infiltration facilities or underground infiltration facilities. Stormwater treatment and disposal facilities will be designed and sized in accordance with the Eastern Washington Storm Water Manual and City of Zillah standards. This project will not result in the discharge of storm water into a surface water body.

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

No waste materials are anticipated to enter ground or surface waters.

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

No drainage patterns are anticipated to be altered.

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

Stormwater runoff from the roads will be retained, treated, and disposed of on-site via surface retention and infiltration facilities, or underground infiltration facilities. Stormwater from homes will be directed onto landscaped areas on each residential lot. Accepted BMP engineering practices for stormwater drainage systems will be implemented to collect and manage the surface and runoff water impacts.

4. PLANTS

a. *Check or underline type of vegetation found on the site:*

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops
- wet soil plants; cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

The development will be cleared of existing grasses where necessary for the construction of the street, utility improvements, and home construction.

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

There are no listed endangered or threatened plants on the project site or within the general project vicinity.

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

The completed residential homesites will be landscaped with typical residential lawns, trees, flowers, and shrubs.

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

There are none known to exist.

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. (Underline all that apply) 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.*

There are no known endangered or threatened animals that occur within the general project vicinity.

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

Most of Washington State is part of the Pacific Flyway migratory route for birds.

- 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, manufacturing, etc.*

It is anticipated that electricity and/or natural gas will be the primary sources of cooling and heating the residences. Electricity will also be used for normal residential demands of lighting, etc. During construction: equipment fuel.

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

The project would not affect the potential use of solar energy by adjacent properties.

- c. *What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:*

New construction will be built to Washington State Energy Codes and as required by the International Building Code.

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.*

There are no known environmental health hazards that could occur as a result of this proposal. A fuel spill may occur as a result of construction activities.

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

There is no known past or present contamination that will affect the project.

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.*

There are no known existing hazardous chemicals that will affect the project. There are natural gas lines within the project area.

3. *Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.*

There are no known toxic or hazardous chemicals that will be stored, used, or produced during the project development or construction, or at any time during the operating life of the project.

4. *Describe special emergency services that might be required.*

There are no known emergency services that would be needed as a result of this new building. Emergency medical aid may be required should an injury occur during or after construction. Emergency fire services may be required should an injury or fire occur during or after construction.

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

There are no known environmental health hazards associated with this proposal, therefore there are no proposed measures.

- b. *Noise*

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

Traffic noise from adjacent public streets.

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.*

Short-term noise: Consists of construction activities associated with commercial construction. Construction noise can be expected from approximately 7:00 a.m. to 7:00 p.m.

Long term noise is expected from standard noise emanating from a shopping center and restaurant.

Long-term noise is expected from the typical residential maintenance equipment, i.e. lawn mowers, leaf blowers, power trimmers, snow blowers, etc. during daylight hours.

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

No adverse noise impacts are anticipated; however, we propose to restrict construction to 7:00 a.m. to 7:00 p.m. In addition, we will comply with the City of Zillah and Yakima County Noise Ordinance, as it applies to this project.

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 project area consists of unused open land that is used as pasture at times. There is open land located immediately to the north and east of the subject parcel. Residential homes are located to the all sides of the subject property.

- 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 nonforest use?*

It is not known if the site has been used agriculturally.

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.*

There are currently no structures on the site.

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

No structures will be demolished.

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

The current zoning of the site is R-1.

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

The project lies within the City of Zillah and the current comprehensive plan designation of the site is single family residential.

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.*

No part of the site has been classified as an "critical" area.

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

Approximately 95 people (2.7 people per home) would reside in the completed project.

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

The project will not displace any people.

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:*

Project meets the current and future land use plans of the City of Zillah.

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

The current zoning for this property determined that the properties are suitable for uses permitted in the single-family zoning district. Project meets the current and future land use plans of the City of Zillah.

9. HOUSING

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

Approximately 35, middle income, single family housing units will be created.

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

No residential units will be removed.

- 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?*

Most likely less than 30 feet in max height. Principal building materials will consist of stone, brick, stucco, wood.

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

No known views would be altered or obstructed.

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

The project will vastly improve the aesthetic value of the subject site, and surrounding area. Compliance with zoning and building code regulations regarding building height, lot coverage and setbacks will also be in effect. The proposed buildings will be similar in size and appearance as neighboring buildings to further control aesthetic impacts.

11. LIGHT AND GLARE

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

Typical and normal residential night lighting from dusk until dawn. Interior street lights will be full cut-off style directing the light down onto the pavement.

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

The light or glare is not expected to pose any safety hazards or interfere with any views.

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

There are no existing off-site sources that are expected to affect our proposal.

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

Proposed street lighting, security lighting, and possible accent lighting will be directed toward the interior of the development. Encourage the use of lowest necessary wattages and to direct lights inward and outward.

12. RECREATION

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

The Zillah Middle School lies approximately 1,700 feet to the west, and the Hilton Middle School lies approximately 1,100 feet to the south of the subject property, and recreational activities take place at the school fields. Other known recreational activities in the general area consist of fishing, biking, golfing and walking/jogging.

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

The proposal will not displace any existing recreational areas.

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

None needed.

13. HISTORIC AND CULTURAL PRESERVATION

- a. *Area 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.*

According to the Department of Archaeology & Historic Preservation's (DAHP) Washington Information System for Architectural and Archeological Records Data (WISAARD), there are no registered properties within or adjacent to the project limits.

- 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.*

There are no known landmarks or evidence of historic, archaeological, scientific, or other cultural significance located on or near the site.

- 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.*

WISAARD, EZ-1 Form

- 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.*

There are no known impacts, therefore no measures are proposed. If, during construction, artifacts are found, then work within the area will cease and the proper authority will be notified.

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 proposed development has frontage along Cutler Way to the north. The development has two access point to Cutler Way. See site plan.

- b. *Is the site or affected geographic area currently served by public transit? If so, general describe. If not, what is the approximate distance to the nearest transit stop?*

No, it isn't serviced by transit.

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

Each homesite will have a minimum of 2 off-street parking spaces.
No spaces will be eliminated.

- 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).*

Yes. Cutler Way will require improvements to create a three-quarter width roadway. Improvement will include new curb & gutter and sidewalk on one side of the road. new public streets will be extended throughout the site to provide access to each of the proposed lots.

See attached mapping.

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

The proposal will not use water, rail, or air transportation.

- 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?*

Based upon the Ninth Edition (2012) of the Institute of Transportation Engineers (ITE) Trip Generation Manual, a single family residential project (Land Use 210) is anticipated to generate approximately 9.57 vehicle trips per weekday per residence. That equates to approximately 335 vehicle trips per day for (50% entering and 50% exiting).

The estimated volume during the A.M. peak hour (7:00 a.m. to 9:00 a.m.) of adjacent street traffic (Occidental Road) is 0.74 trips per residence or 26 trips at full build-out of all homesites (25% entering, 75% exiting). The estimated volume during the P.M. peak hour (4:00 p.m. to 6:00 p.m.) of adjacent street traffic is 1.01 trips per residence or 35 trips at full build-out of all homesites (63% entering, 37% exiting).

- 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:*

No measures are planned. Cutler Way has no frontage improvements and the service level will need to be designed to accommodate traffic loads from within the development.

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.*

The project will have probable incremental increased demand for fire and police protection, public safety services and schools could be anticipated, relative to the potential population increase.

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

No measures are proposed.

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.*

Domestic Water: City of Zillah
Sanitary Sewer: City of Zillah
Refuse: City of Zillah or private company
Power: Pacific Power
Telephone: Qwest, Charter, or CenturyLink
Natural Gas: Cascade Natural Gas Company

General construction activities will consist of trenching associated with placement of underground utility services from their present location to the project building site.

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.



Michael R. Heit, P.E.
Project Consulting Engineer
HLA Engineering and Land Surveying, Inc.



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 proposal will not increase discharges to water, emissions to air; produce or release of toxic or hazardous substances; or increase noise pollution.

Proposed measures to avoid or reduce such increases are:

No measures are proposed.

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

The proposal will not create any adverse impacts on plants, animals, fish or marine life.

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

No measures are proposed.

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

The proposal will not deplete energy or natural resources other than through normal building operations of commercial businesses.

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

Energy efficient measures will be installed wherever practicable; for instance, water efficient fixtures and non-incandescent light bulbs will be used.

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 will not affect any sensitive areas or areas designated for governmental protection.

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

No measures are proposed.

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.

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

No measures are proposed.

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

This proposal will have a slight increase of daily trips above the existing site, however the increase can be accommodated by the existing surface streets which were constructed to accommodate heavy traffic from surrounding land uses.

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

No measures are proposed.

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 not known to conflict with local, state, or federal laws protecting the environment.