

# SEPA<sup>1</sup> Environmental Checklist

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## Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

# A. Background

[Find help answering background questions<sup>2</sup>](#)

**1. Name of proposed project, if applicable:**

Interim Action – East-West Corridor Roadway

**2. Name of applicant:**

Yakima County (County)

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

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**4. Date checklist prepared:**

May 6, 2026

**5. Agency requesting checklist:**

Washington Department of Ecology (Ecology)

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

Q4 2026 through Q2 2027 (approximate).

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

The East-West Corridor Roadway will be constructed within a portion of the Interim Action Cleanup Unit (IACU). See attached Figure.

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

A site investigation and interim action work plan were prepared for this site in coordination with Ecology. Environmental documents prepared and related to this proposal have been provided below and are available upon request.

- Ecology. 2026. Arthur Buchan, Toxicologist, Washington State Department of Ecology. *Re: Yakima County East-West Corridor Roadway Project, Development of Preliminary Cleanup Levels (PCULs). Boise Cascade Mill Site.* Memorandum to John

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<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

Zinza, PE, Cleanup Project Manager, Washington State Department of Ecology. April 2.

- MFA. 2024a. Initial Investigation Work Plan for East-West Corridor Roadway. Prepared for Yakima County. Maul Foster & Alongi, Inc.: Seattle, WA. June 24.
- MFA. 2024b. Draft Initial Investigation Report for East-West Corridor Roadway. Prepared for Yakima County. Maul Foster & Alongi, Inc.: Seattle WA. August 28.
- MFA. 2026. Interim Action Work Plan, East-West Corridor Roadway. Prepared for Yakima County. Maul Foster & Alongi, Inc.: Seattle, WA, April 16.

Additional environmental information related to the Boise Cascade Mill Site (CSID 12095 and FSID 450) can be located at <https://apps.ecology.wa.gov/cleanupsearch/site/12095>.

**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.**

A NEPA determination is pending for the future East-West Corridor Roadway project.

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

Grading Permit, Construction Stormwater General Permit, and cultural review consultation.

The proposed cleanup action is anticipated to be conducted subject to the requirements of an Ecology-supervised De Minimis Consent Decree (DMCD). Pursuant to RCW 70A.305.090 and WAC 173-340-710(9)b), remedial actions performed under a consent decree are exempt from the procedural requirements of certain laws and all local permits, but must comply with the substantive requirements of these laws and permits.

**11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

This project would remove woodwaste and impacted soil from the Interim Action Cleanup Unit (IACU) under a De Minimis Consent Decree and Ecology oversight for development of the East-West Corridor Roadway. The IACU consists of a 9.7-acre area of undeveloped land covered with a mix of grass and gravel. The IACU includes portions of two county-owned parcels, 191318-11002 and 191318-41002 (the Parcels). The parcels are a part of the Boise Cascade Mill Site (CSID 12095 and FSID 450) and contamination at the Parcels is associated with historic log yard operations including storage and landfilling of woodwaste.

The woodwaste has been deemed a public health and safety hazard as it frequently ignites into uncontrolled fires that release particulate matter (PM) into the air and deplete public service resources. The fire hazard and soil contamination also pose human health and public exposure risks to adjacent public recreational facilities. The adjacent properties include the Yakima Greenway public trail and the Sunrise Rotary Park playground, used by the public. The work being proposed will excavate woodwaste from the 9.7-acre IACU to a depth of up

to 15 feet below ground surface and remove an estimated 85,000 cubic yards of woodwaste from the site.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The Parcels are located in township 13 north, section 18 and range 19 east of the Willamette Meridian, and comprise two Yakima County tax parcels (portions of 191318-11002 and 191318-41002). The Parcels are currently zoned Suburban Residential by the City of Yakima (the City). The Parcels are in the northeast corner of the City and do not have unique street addresses.

## **B.Environmental Elements**

### **1. Earth**

[Find help answering earth questions<sup>3</sup>](#)

- a. General description of the site:**

The site (the IACU) is a 9.7-acre portion of two county-owned parcels (191318-11002 and 191318-41002) that are being proposed for interim remedial action and development of the East-West Corridor Roadway. The portions of the Parcels investigated by the County consist of approximately 19 acres of undeveloped land covered with a mix of grass and gravel. The area investigated on the Parcels are bounded to the west by I-82, the north by the Yakima River and paved greenway trail, and the south and east by the Yakima River. A levee runs along the west bank of the Yakima River to protect the City from the 100-year flood. The Sunrise Rotary Park, a public park, is located at the southern end of the Parcels. A federally authorized levee (maintained by the County) runs along the eastern portion of the Parcels and a paved greenway trail is constructed on top of the levee. A railroad right-of-way runs through Parcel 191318-11002, dividing the Parcels into two main areas

**Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:**

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

<10% slope.

- 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**

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<sup>3</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

**agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Borings advanced on the Parcels indicate that they are underlain by approximately 1 to 6.5 feet of sand, fines, fill material, underlain by soil and woodwaste to approximately 10 feet below ground surface (bgs), and then underlain by poorly graded gravel with cobbles to 30 feet bgs, with intermittent one-foot-thick beds of silty sand with gravel. This proposal plans to remove the woodwaste within these soils within the IACU up to 15 feet bgs.

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

The woodwaste within the IACU is unstable. The material below the woodwaste consisting of poorly graded gravel with cobbles and intermittent one-foot thick beds of silty sand and gravel are stable.

**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 will excavate woodwaste and impacted soil in an area of 9.7 acres to a depth of up to 15 feet bgs. Approximately 85,000 cubic yards of woodwaste and soil will be excavated.

**f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

The excavation activities have the potential to increase erosion. To avoid and minimize these impacts, a Temporary Erosion and Sedimentation Control (TESC) plan will be in place for the duration of construction until final stabilization.

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

0%.

Future roadway development separate from the interim cleanup action would result in impervious surface development associated with the development of the East-West Corridor Roadway covering approximately 2% of the Parcels.

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

Prior to the start of construction, a site-specific Temporary Erosion and Sedimentation Control (TESC) plan will be prepared, detailing the appropriate best management practices to be implemented during construction. Erosion and sediment controls will be designed to prevent the offsite migration of sediment and to prevent sediment from leaving the construction area and flowing to the Yakima River.

Anticipated BMPs include silt fencing/straw wattle and the covering of soil stockpiles when not in use, during rain or wind events, and overnight. A TESC plan and details will

be provided with the construction documents. All erosion and sediment control measures will be installed before excavation activities begin and will be maintained through the construction effort.

## 2. Air

[Find help answering air questions](#)<sup>4</sup>

- a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

During implementation of the interim action, temporary emissions (e.g., engine exhaust and dust) from construction equipment would be present until the project is completed and equipment demobilization occurs. No permanent emissions are expected to occur following completion of the interim action.

- 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:**

Construction equipment will meet all state and local emission standards, including Puget Sound Clean Air Agency regulations. Dust control measures include the use of water trucks to control airborne particles during construction, if dust is generated during excavation.

## 3. Water

[Find help answering water questions](#)<sup>5</sup>

- a. **Surface:**

[Find help answering surface water questions](#)<sup>6</sup>

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.**

Approximately 75 feet to the east of the site is the Yakima River and associated wetlands that flow into the Columbia River.

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<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

<sup>6</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

The project area lies in the shoreline area managed by the City of Yakima Shoreline Master Program and the State Shoreline Management Act (Revised Code of Washington 90.58). The proposed work will be completed in accordance with the City of Yakima Shoreline Management Program.

- 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.**

Removal of the woody debris will occur, as close as, 75 feet from the Yakima River. See attached Figure with the IACU (work area).

- 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 a 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.**

No, the project area is within Zone X, reduced flood risk, as it is protected by a 100-year levee.

- 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:**

[Find help answering ground water questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater)<sup>7</sup>

- 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 a 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 (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.

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<sup>7</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

**c. Water Runoff (including stormwater):**

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

The only source of runoff will be from stormwater subject to the requirements of the Construction Stormwater General Permit issued by the Department of Ecology which includes implementation of a Stormwater Pollution Prevention Plan (SWPPP). As the project surface area will be pervious, rain is anticipated to infiltrate into the ground where it falls from the sky. Runoff will not be discharged to surface waters.

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

No, BMPs including a Temporary Erosion and Sedimentation (TESC) Plan, Stormwater Pollution Prevention Plan (SWPPP), and Spill Prevention Control and Countermeasures (SPCC) Plan elements will be implemented for the duration of construction until final stabilization.

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

No, drainage patterns will be maintained to infiltrate on-site.

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

BMPs including Temporary Erosion and Sedimentation (TESC) Plan, Stormwater Pollution Prevention Plan (SWPPP), and Spill Prevention Control and Countermeasures (SPCC) plan elements will be implemented for the duration of construction until final stabilization.

## **4. Plants**

[Find help answering plants questions](#)

**a. Check the types of vegetation found on the site:**

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

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

All of the grasses, shrubs and trees within the 9.7 acre IACU will be removed to access the underlying wood waste.

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

None observed or known.

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

Post-excavation, top soil will be placed across the top one foot of the IACU and seeded with native grass species, as appropriate for the final elevation hydrology.

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

Tall tumbled mustard (*Sisymbrium altissimum*), small tumbleweed mustard (*Sisymbrium loeselii*), hoary cress (*Lepidium draba*), pepperweed (*Lepidium latifolium*), Canada thistle (*Cirsium arvense*), and cheat grass (*Bromus tectorum*).

## 5. Animals

[Find help answering animal questions](#)<sup>8</sup>

**a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

Hawk, heron, songbirds, deer, beaver, salmon, and trout, pacific lamprey.

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

The US Fish and Wildlife Service (USFWS) and National Marine Fisheries Services (NMFS) databases indicate the potential presence of the Yellow-Billed Cuckoo, Bull Trout, Monarch Butterfly, Suckley's Cuckoo Bumble Bee, and Steelhead Trout.

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

Yes, most of Washington State is part of the Pacific Flyway Route.

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

None. No suitable habitat is present in the project area for these species.

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

None observed or known.

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<sup>8</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

## 6. Energy and natural resources

[Find help answering energy and natural resource questions](#)<sup>9</sup>

- 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.**

Small quantities of petroleum products (gas and oil) to fuel vehicles and equipment during construction.

- 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

[Health Find help with answering environmental health questions](#)<sup>10</sup>

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

The purpose of the proposed project is to implement an interim remedial action to remove woodwaste and soil contamination in the IACU of the East-West Corridor Roadway. This will mitigate fire hazards associated with the woodwaste and environmental and human health hazards associated with soil contamination.

The environmental health concerns resulting from short-term construction required in this proposal would be mitigated via personal protective equipment as described in the response to question 7.a.5. The fire concerns associated with the excavation of woodwaste will be monitored by a hazmat specialist and air monitoring, and fire protection will be on site to prevent environmental and human health impacts.

As the proposed work includes implementation of interim remedial action through excavation of woodwaste and soil contamination associated with the Boise Cascade Mill Site, the work will be approved by the Washington State Department of Ecology to ensure that it does not interfere with the MTCA site assessment or cleanup action for the Boise Cascade Mill Site.

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

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<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

<sup>10</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

The IACU is a portion of the Boise Cascade Mill site (CSID 12095 and FSID 450) and consists of approximately 9.7 acres of undeveloped land covered with a mix of grass and gravel. This Boise Cascade Mill previously used the IACU for mill site operations including the storage and landfilling of woodwaste. Based on an initial investigation which included implementation and analytical testing for fifteen borings, three on-site monitoring wells and three test pits, the following contaminants of potential concern (COPCs) were identified:

- Diesel-range organics as diesel and heavy oil
- Metals (mercury and nickel)
- Volatile organic compounds (ethylbenzene, toluene, 1,2,3-trichlorobenzene, 1,2,4-trichlorobenzene, total xylenes)
- Pesticide (4,4'-dichlorodiphenyltrichloroethane [DDT])
- Semi-volatile organic compounds (fluoranthene, carcinogenic polycyclic aromatic hydrocarbons [cPAHs])

Further information regarding the history of contamination at the site can be found in the documents listed in question 8 of the background section and at Ecology's cleanup site portal for the Boise Cascade Mill Site (CSID 12095 and FSID 450) at <https://apps.ecology.wa.gov/cleanupsearch/site/12095>.

The Parcels are also adjacent to the separate Interstate 82 Exit 33A Yakima City Landfill Site (CSID 3853 and FSID 1927) and additional environmental information concerning this Site can be located at <https://apps.ecology.wa.gov/cleanupsearch/site/3853>.

**2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

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.**

Small quantities of petroleum products (oil and gas) for fueling vehicles and equipment may be temporarily stored and used on site during construction.

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

Fire protection services will be on-site during woodwaste excavation to protect human and environmental health.

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

The interim remedial action will be implemented in accordance with the applicable requirements of state and federal rules for contaminated site work, including Chapter 296-62 WAC, Chapter 296-843 WAC, and 29 CFR parts 1910.120 and

1926.65. These regulations address worker health and safety at cleanup sites, including worker training, preparation of a health and safety plan, a site control and monitoring requirements, and personal protective equipment.

#### **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)?**

Temporarily elevated levels of airborne noise generated by excavators and dump trucks is anticipated during construction. Construction would occur during daylight hours.

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

Working hours will be limited to weekdays between 7:00 am and 7:00 pm, as feasible and practicable.

### **8. Land and shoreline use**

[Find help answering land and shoreline use questions](#)<sup>11</sup>

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The site is comprised of vacant land zoned as Suburban Residential and currently used as recreational and undeveloped lands. Adjacent properties include the Yakima Greenway Public Trail, immediately east of the site, and the Sunrise Rotary Park playground, immediately south of the site, both of which are used by the public. No changes to land use or these adjacent properties will result from the Interim Action and East-West Corridor Roadway project.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because 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?**

The project site has not been used as farmlands or working forest lands.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

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<sup>11</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

No.

**c. Describe any structures on the site.**

None.

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

No.

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

Suburban Residential.

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

Low Density Residential.

**g. If applicable, what is the current shoreline master program designation of the site?**

Urban conservancy.

**h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

No.

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

None.

**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.**

The project does not impact current or future land use.

**m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

None.

## 9. Housing

[Find help answering housing questions](#)<sup>12</sup>

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

None.

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<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

- 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:**

None.

## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

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

No structures are proposed.

- 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

[Find help answering light and glare questions](#)<sup>14</sup>

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

None. Construction is anticipated to take place during daylight hours.

- 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.

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<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

<sup>14</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

## 12. Recreation

[Find help answering recreation questions](#)

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

The Sunrise Rotary Park playground is immediately south of the project and the Yakima Greenway Trail is immediately east of the project.

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

No. The project will improve the safety of the recreational uses by removing woodwaste and impacted soil from the IACU. This will remove environmental and human health hazards by eliminating fire ignition potential from the woodwaste and preventing soil contamination from impacting recreational users or the local habitat.

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

The project will improve the safety of recreational uses by removing woodwaste and impacted soil from the IACU. This will remove environmental and human health hazards by eliminating fire ignition potential from the woodwaste and preventing soil contamination from impacting recreational users or the local habitat. Yakima Greenway Trail access will not be impeded by the project.

## 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

- 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? If so, specifically describe.**

Yes, the Northern Yakima and Valley Railway (Property ID: 672364) - Moxee to North Yakima Branch rail bridge is elevated near the site. The project will not impact this resource.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are 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.**

No. A Cultural Resources Assessment was conducted for 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.**

A Cultural Resources Assessment was prepared by Drayton Archeology on July 14, 2014, which recommended a determination of no historic properties affected. On March 23,

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<sup>15</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

2020, the Department of Archeology and Historic Preservation (DAHP) State Historic Preservation Officer (SHPO) concurred that the proposed project would have no adverse effect on cultural resources.

- 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.**

An Inadvertent Discovery Plan (IDP) will be prepared for the project and a cultural resources monitor will be on-site during excavation. In addition, the following specification will be included in the contract: Archaeological or historical objects, such as ruins, sites, buildings, artifacts, fossils or other objects of antiquity that may have significance from a historical or scientific standpoint, which may be encountered by the Contractor, shall not be further disturbed.

## 14. Transportation

[Find help with answering transportation questions](#)<sup>16</sup>

- 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.**

There are no public streets or highways currently serving the site.

- 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, the proposed project will not impact public transit. The closest public transit to the site is the Gateway Center bus stop located across Interstate 82 approximately 0.25 miles to the south.

- c. 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.

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

The project will not make use of water, rail or air transportation. The IACU for the project is located adjacent to the Yakima River and the Northern Yakima and Valley Railway. The proposed work will not impact these resources.

- e. 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?**

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<sup>16</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

0 trips will be generated by the completed project. Vehicular traffic will occur during excavation activities with an estimated up to 80 truck trips per day.

- f. **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.

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

None.

## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

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

No. The project will improve the safety for human health and the environment by eliminating fire hazards associated with the woodwaste and preventing soil contamination from impacting recreational users or the local habitat. The project will reduce the fire risk on the site and the likelihood for need of the Fire Marshal's Office and other public services to respond to public safety and health hazards on the site.

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

Not applicable.

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

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

None.

- 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

[Find help about who should sign<sup>19</sup>](#)

**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.**

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<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

<sup>19</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

X 

**Type name of signee:** Brett H. Sheffield, P.E.

**Position and agency/organization:** Assistant County Engineer/Yakima County

**Date submitted:** May 6, 2026

## **D. Supplemental sheet for nonproject actions**

[Find help for the nonproject actions worksheet<sup>20</sup>](#)

**Do not** use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 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?**

- **Proposed measures to avoid or reduce such increases are:**

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

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

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

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

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<sup>20</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

**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?**

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

**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?**

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

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

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

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

