



SEPA ENVIRONMENTAL CHECKLIST SUBMITTAL SUPPLEMENTAL

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

Form # PLN-ENR-003-SS1-A
Revised: 8/12/14

Received By: 

WAC 197-11-960 Environmental checklist.

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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

Use of checklist for nonproject proposals:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

(For Staff Use Only)

DATE: 10/10/25

REVIEWED BY: JS

PROJECT #:

CASE #: SEP2025-00021

RELATED FILES:

CUP2025-00047

A. BACKGROUND

1. Name of proposed project, if applicable:

Sagebrush Ranch Calf Yard

2. Name of applicant

Sagebrush Ranch Enterprises, LLC (UBI 604 599 049)

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

650 Hornby Road, Grandview, WA 98930
(509) 837-3275
Ruurd Veldhuis

4. Date checklist prepared

5. Agency requesting checklist:

Yakima County (Public Services Planning Division)

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

Work to begin spring construction season following approval.

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

NO

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

Previous CUP application and SEPA submitted for Fryslan Ranch Calf Yard under CUP2018-00099

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 government approvals or permits that will be needed for your proposal, if known.

Yakima County Permits – Grading & Excavation, Demolition, Commercial Building, Mechanical, Electrical, Plumbing, Fire System, Water Availability; Yakima Health District – On-Site Sewage System (Application or Evaluation); Yakima Regional Clean Air Agency – Construction Dust Control Plan and Cattle Feeding Operation Dust Control Plan; Washington DOH – Public Water System.

STAFF USE ONLY

11. Give brief, complete description of your proposal, including the proposed use. Ind 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.)

The Project proposes combining and consolidating two existing calf-raising operations into a single facility totaling 1,030 acres in size. The area of the two existing facilities is wholly contained within the Project area.

Approximately 12 ac. of hutch area and approximately 127 ac. of animal pens will be constructed in addition to the hutch and pen areas currently existing at the Project site.

Additionally, the following will be constructed as part of the Project:

- A 26,000-sf milk mixing shop located in the west operations area;
- A 38,000-sf commodity barn located in the west operations area;
- Four (4) additional stormwater/manure liquid WSPs: 768,000 gal, 10.4 Mgal, 5 Mgal, and 3.5 Mgal;
- A 59 ac manure solids and compost storage area consisting of a graded and compacted soil pad. The consolidation will also enhance and augment operational infrastructure such as stormwater and runoff conveyance, dry manure and compost storage, and waste storage pond construction.

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 address of the Project is 1423 Glade Road, Mabton WA 98935 (the current Sagebrush Ranch facility, the address of the Fryslan Ranch Calf Yard is 1405 Glade Road). The Project is located on Glade (aka Mabton-Bickleton) Road, approximately 1.4 miles south of the southern Mabton City Limit (Maple Street). The project site is situated within: the southeast (SE¼) of Section 12 (Sec. 12) and the northeast quarter (NE¼) of Section 13 (Sec. 13), Township 8 North, Range 22 East, (T8N, R22E); and the south half (S½) of Section 7 (Sec. 7), the south half (S½) of the southwest quarter (SW¼) of Section 8 (Sec. 8), the northwest quarter (NW¼) of Section 17 (Sec. 17), and the north half (N½) of Section 18 (Sec. 18), Township 8 North, Range 23 East, (T8N, R23E), Willamette Meridian (W.M). The approximate geographic coordinates of the Facility centroid are 46.184738°N, 119.981194°W (WGS84).

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: ☒ Flat ☐ Rolling ☐ Hilly
☐ Steep slopes ☐ Mountainous ☐ Other: _____
- b. What is the steepest slope on the site (approximate percent slope)?
 Ten (10) percent

- 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.

Soils at the Project site are silts and fine sands, consisting dominantly of silt loams (Warden and Esquatzel silt loams) with significant amounts of loamy fine sand (Hezel loamy fine sand). No portion of the Project site is classified as agricultural land of long-term commercial significance. No soils will be removed from the Project site.

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

No surface indications or history of unstable soils on the project 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.

Approximately 127 acres of vacant ground would be grubbed off, graded, and mechanically compacted. Excavation will be performed to accommodate underground piping, utilities, footing excavation, collection sumps, waste storage ponds, and portions of site grading. Maximum earth movement of approximately 430,000 cubic yards (cy) is anticipated. Fill material is not required for mass grading (cuts and fills balance) at the Project; minor amounts of structural fill (less than 100 cy) for building pads may be required. Fill sources are not determined at this time, however all imported fill materials (common borrow, 5/8" gravel, 1 1/4" gravel, 2" minus) will come from a county-approved material source.

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

Erosion is not anticipated at this site.

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

Less than 10 percent.

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

Best management practices will be used to reduce and control erosion. Local and state laws will be followed. Silt fence, construction entrance, and inlet protection are planned during construction. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared for construction activities at the Project, however it is not anticipated that the Project will require Construction Stormwater General Permit coverage.

2. Air

- 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.

Soil-disturbing activities and use of diesel construction equipment may temporarily affect air quality in the immediate vicinity of the facility during construction. Once in operation, the facility is estimated to have air emissions consistent with an operational cow milk dairy facility primarily fugitive emissions (dust) and odors.

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

NONE KNOWN OR IDENTIFIED

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

Prepare and comply with Yakima Regional Clean Air Agency approved Construction Dust Control Plan, and Cattle Feeding Operation Dust Control Plan. Use of Best Management Practices (BMPs) to control fugitive emissions and odor such as Natural Resources Conservation Service (NRCS) Conservation Practice Standard (CPS) 375 - *Dust Management for Pen Surfaces* and University of Idaho Extension Publication CIS 1148 - *Odor Control Practices for Northwest Dairies*.

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 Sunnyside Valley Irrigation District (SVID) Mabton West Lateral (the "Lateral") forms a significant length of the northern Project boundary. The USFWS National Wetlands Inventory categorizes the Lateral as R4SBCx, a riverine system within a human-excavated channel that contains flowing water only part of the year. When the water is not flowing, it may remain in isolated pools or surface water may be absent. Surface water is present for extended periods, especially early in the growing season but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface. The Lateral ultimately discharges to the Yakima River.

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

NO

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

NONE

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

NO

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

NO

- 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

STAFF USE ONLY

- 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.

Water will be withdrawn from wells for: (1) domestic use; (2) "industrial" uses including wash water for equipment sanitization, (3) non-transient, non-community (NTNC) public water system (PWS) uses; and (4) stockwater purposes. All uses are exempt from requiring a groundwater permit for the supplying well per RCW 90.44.050. Domestic, industrial, and PWS uses cannot exceed 5,000 gallons per day; stockwater withdrawals are unlimited. Using accepted quantities of expected water consumption for this herd mixture, the average daily water consumption over a year is calculated as approximately 119,500 gallons per day or 0.4 acre-feet per day. The facility's well located in Tax Parcel 230807-33001 operates under Washington Water Right Certificate G4-27178G, issued in 1980, with allowed annual quantity (Qa) of 190 acre-feet/year and an instantaneous discharge rate (Qi) of 255 gallons per minute.

- 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.

Two systems are present at the Project, one for the West operation and one for the East operation. Only human-generated domestic sewage (blackwater) is discharged to the Project system septic tanks; "Industrial" wastes and greywaters from feeding operations are discharged to the waste storage ponds. The size of both systems is identified as 1,500 gallons.

Two single-family residences are present on the Project's East (FRCY) portion. They are served by individual residential septic systems that pre-dated the construction of FRCY. The residential systems receive both blackwater and greywater. Their size is unverified.

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

The facility is designed to completely contain and store ("zero-discharge facility") all stormwater, generated wastewater, and animal-generated liquids on premises for later agricultural use (land application as a crop nutrient source). Runoff and animal liquids from the pens and the compost storage area are collected and conveyed to the waste storage ponds. General stormwater runoff from parking areas, commodity storage, and other impervious areas is contained and conveyed to the waste storage ponds.

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

The facility is specifically designed to eliminate any surface water discharge. A possibility exists for meteoric water or surface liquids to infiltrate through pervious ground surfaces and percolate to groundwater; these waters could potentially transport facility-specific waste materials (i.e. nitrogen compounds) to groundwater. However, the Project is designed with source control measures, such as synthetically lined waste storage ponds and a sloped and compacted compost storage pad, designed to reduce infiltration to *de minimus* amounts.

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

NO

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

Facilities (buildings and impervious ground surfaces) are designed to drain water to collection structures (sumps or tanks) for conveyance to the waste storage ponds. Animal pens and the compost storage area are graded and groomed to route runoff and animal liquids to collection points for transport to the waste storage ponds.

4. Plants

- 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?

Approximately 127 acres of existing shrubs and grasses will be removed as part of Project grading and ground preparation activities.

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

None per the Washington State Department of Fish & Wildlife (WDFW) Priority Habitats and Species (PHS) map (<https://geodataservices.wdfw.wa.gov/hp/phs/>).

Portions of the Project are mapped by WDFW as Shrub-steppe (or "Shrubsteppe") habitat, identified as a "Priority" habitat by WDFW.

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

NONE PROPOSED

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

Mustard grass, Russian thistle, cheatgrass

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: Hawk, heron, eagle, songbirds, other:

Mammals: Deer, bear, elk, beaver, other:

Fish: Bass, salmon, trout, herring, shellfish, other:

Hawks, horned lark, songbirds; deer (mule), rodents

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

The Washington State Department of Fish & Wildlife (WDFW) Priority Habitats and Species (PHS) map (<https://geodataservices.wdfw.wa.gov/hp/phs/>) reports the presence of Ferruginous Hawk breeding areas adjacent south of the Project area.

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

NO

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

NONE PROPOSED

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

NONE KNOWN OR IDENTIFIED

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.

Electric power for lighting, heating, and equipment operation

- 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.

- Animal contact
- Equipment with dangerous moving mechanical parts
- Confined spaces (e.g., feed bins, tanks)
- Exposure to and spills of motor vehicle fuel (diesel and gasoline)
- Hazardous chemicals used for cleaning or sanitizing facilities and animals
- Manure pits (e.g., low oxygen, toxic gases, drowning)
- Electrocution (e.g., contact with energized power lines)
- Uneven or unstable ground that can cause farm vehicle roll-overs

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

NONE KNOWN OR IDENTIFIED

- 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.

The Bonnaville Power Administration (BPA) 230kV Spring Creek-Wine Country No. 1 and 500kV Wautoma-Rock Creek No. 1 transmission lines cross the west portion of the Project.

- 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.

Diesel and gasoline motor fuels, detergents, sanitizers, anti-parasitics, antibiotics, herbicides, pesticides and fungicides.

4) Describe special emergency services that might be required.

NONE ENVISIONED

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

Toxic or hazardous chemicals will be managed, handled, used, and stored in accordance with applicable state and federal laws. **A Chemical Hazard Communication Plan will be developed for the facility in English and Spanish.** Workers will receive training in Hazard Communication, Environmental Awareness, Spill Prevention, and Spill Response.

b. Noise

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

Traffic (including heavy truck traffic associated with Glade Road/Mabton-Bickleton Highway), heavy equipment (farming-related).

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: Traffic (passenger and heavy truck) noise; demolition and construction noise (including heavy equipment) related to site development activities. During allowed daylight working hours.

Long-Term: Traffic (passenger and heavy truck) noise, heavy equipment noise related to facility maintenance and operation; animal noise. Daytime working hours, all days.

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

Operational deliveries will be limited to daylight hours to reduce traffic noise at night for the surrounding area.

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 site is currently used as a (1) calf raising facility for "dairy-beef" calves (animals from dairy origin used for beef purposes) and dairy herd replacement calves and (2) as a dairy heifer ranch raising dairy replacement cows to an age where they can be integrated into a milking herd.

Properties in the surrounding area are used for agricultural production of feed and food crops and as dairy farms. A significant amount of ground to the south of the Project is considered "vacant" ground that was used in the past for sheep and cattle grazing purposes.

The Project is not expected to affect nearby land uses or adjacent properties.

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 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?

NO

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 s

Western Project area (Sagebrush) – Milk mixing and bottle cleaning shop (4,000 ft²); commodity storage barn (6,000 ft²); equipment storage barn (5,000 ft²); medical shed (1,100 ft²); other small storage structures.

Eastern Project Area (FRCY) - Milk mixing and bottle cleaning shop (5,000 ft²); equipment storage barn (1,200 ft²); one 1,600 ft² single-family residence; one 2,500 ft² single-family residence.

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

NO

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

Agriculture (AG) per Yakima County Code (YCC) 19.11.010

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

Agricultural Resource per Horizon 2040 Comprehensive Plan

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

N/A

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

The southern portion of the Project area is classified as "Upland Wildlife Habitat Conservation Area" per YCC 16C.11.040.

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

Approximately 100 employees; Project will operate with two shifts of 33 employees per day for a total of 66 employees on-site during a given work day.

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

NONE

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

NONE PROPOSED

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

Project is agricultural, consistent with the current zoned use of the properties.

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:

NONE PROPOSED

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?

Buildings are not expected to exceed 35 feet in height and are typically not taller than 20 feet. Building materials consist of concrete floors with steel siding walls (or a combination of steel and concrete stem wall) with steel roofs.

- 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 PROPOSED

11. Light and glare

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

Light will be produced from site yard lighting operated from dusk to dawn; this lighting is limited to the worker-occupied portions of the Project. Building materials are typically of a non- or low-glare type (not gloss or reflective surface coatings).

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

NO

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

NONE

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

Facility yard lights will consist of LED fixtures focused to illuminate only work areas (shops and barns) and equipped with light shields and/or glare guards to reduce nighttime glare, light trespass, and skyglow.

12. Recreation

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

NONE

- 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 PROPOSED

13. Historic and cultural preservati

STAFF USE ONLY

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

Washington Department of Archeology and Historic Preservation (DAHP) Washington Information System for Architectural and Archaeological Records Data (WISSARD) digital repository (<https://wisaard.dahp.wa.gov/Map>) was searched for the Project site;

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Is there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

NONE DISCOVERED. No Cultural Resource Investigations are completed for the Project. Review of the Washington DAHP's Archeological Risk Assessment Model contained within the WISSARD repository (<https://wisaard.dahp.wa.gov/Map>) depicts the Risk Level as primarily "High" in the northern portion of the property and "Moderate" in the southern portion of the property..

- 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.

The Washington DAHP WISSARD digital repository was searched for the project site and surrounding properties. The Central Washington Historical Aerial Photograph Project (https://www.gis.cwu.edu/historical_airphotos/) digital repository was searched for the project site and surrounding properties.

- 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) conforming to Washington State Department of Ecology Publication 070-560 will be prepared for the project by a qualified archeologist prior to grading and construction activities. The archaeologist will provide training and instruction to site workers prior to initiation of construction activities. The archaeologist will be available for consultation during construction activities. Should a discovery occur, the archeologist will document the discovery site and materials.

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.

Glade (Mabton-Bickelton) Road provides established access to the Project. Glade Road is classified as a "Rural Major Collector" (Functional Class Route Identifier K390) by the Washington State Department of Transportation, intending to serve as a significant link to arterials and important traffic generators, with a greater emphasis on moving traffic over longer distances and at higher speeds. Northbound travel on Glade Road from the Project leads to the City of Mabton where Glade Road becomes Main Street inside the Mabton City Limits; Main Street retains the WSDOT Functional Class of Rural Major Collector. Glade/Mabton-Bickelton/Main intersects with Washington State Highway 22 approximately 1.8 miles north of the Glade Road Project entrance.

- 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

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

Twenty (20) additional, none 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).

NO

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

NO

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The proposed facility will have 30 to 35 workers per shift for two shifts per day, seven days a week. This predicts up to 140 total trips per day to and from the facility by workers in passenger vehicles; however, many workers carpool, likely cutting the number of trips by 25 percent. Peak trip times are anticipated to be 5:30 to 6:30 a.m. and 5:30 to 6:30 p.m.

The facility will likely receive between five and eight deliveries of feed commodities and other bulk supplies per day for a total of up to 15 trips by heavy truck (greater than 26,000 lbs GVWR). Trips are distributed throughout the day.

Other service vehicles (maintenance, contracted animal health workers, etc) are expected to access the facility. These trips are mainly during daylight hours.

The information for these traffic estimates is based on facility operator knowledge and experience. These trip calculations are TOTAL trips for the proposed facility; the actual impact by the facility would be in ADDITION to the trips already related to the current facility's operations.

- 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:

Stagger commodity deliveries throughout the day. Encourage employees to carpool to and from the Project.

15. Public services

- 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

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

NONE CONSIDERED

16. Utilities

STAFF USE ONLY

- a. Utilities currently available at the site: ☐ NONE ☒ Electricity
☐ Natural gas ☒ Water ☒ Refuse service ☐ Telephone
☐ Sanitary sewer ☒ Septic system ☐ 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.

Electricity – Benton Rural Electric Association (REA); Water – On-site wells; Solid Waste/Refuse – Yakima Waste Systems; Sewer – On-Site Septic System

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.

Signature: 

Date Submitted: 10/10/2025