



# Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901  
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VERN M. REDIFER, P.E. - Director

DATE: August 1, 2018  
TO: Ruurd Veldhuis and Interested Agencies  
FROM: Tommy Carroll, Planning Section Manager  
SUBJ: SEP2018-00030 – FRH Enterprises Dairy Lagoon Upgrades  
Notice of Environmental Review – Preliminary SEPA Determination

## DESCRIPTION OF PROPOSAL

Inland Earth Sciences, on behalf of FRH Enterprises, has submitted a grading permit and environmental checklist to upgrade their manure management lagoons. A single dairy wastewater facility is to be replaced with two lagoons that will have greater capacity. The proposed lagoon is to be double lined. The application was received on July 9, 2018, and determined completed for processing on July 25, 2018.

**Location:** 26480 Highway 22, Grandview, WA 98930. On the south side of Highway 22, approximately ½ mile southeast of the City of Grandview. (Parcel No. 230810-32007).

## ENVIRONMENTAL REVIEW

This proposal is subject to environmental review. The Yakima County Planning Division is lead agency for this proposal under the State Environmental Policy Act (SEPA). The environmental checklist and other information on file with the Planning Division are available to the public upon request. Yakima County expects to issue a DNS for this proposal. The optional process authorized by WAC 197-11-355 is being used. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. After all comments have been received and considered, a final threshold determination will be made without an additional comment period.

## COMMENT AND APPEAL INFORMATION

Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. All written comments received by 4:00 p.m., August 15, 2018 will be considered prior to making the final decision. Mail your comments on this project to Yakima County Planning Division, 128 N. 2<sup>nd</sup> St., 4<sup>th</sup> Floor Courthouse, Yakima, WA 98901. Be sure to reference the above file number in your correspondence. Copies of the final decision will be sent to those who comment or may be obtained upon request. The final decision can be appealed to the Hearings Examiner within 14 days of the date of issuance, as allowed under the Yakima County Code. The final threshold determination can be appealed to Yakima County Superior Court within 21 days of the date of issuance.

If you have any questions on this proposal, please call Byron Gumz, Senior Project Planner, at (509) 574-2300.

Encl: Site plan/Checklist – Agencies

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*If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.*





# SEPA ENVIRONMENTAL CHECKLIST

Public Services (3)  
Revised: 6/12/14

## SUBMITTAL SUPPLEMENTAL

JUN 15 2018

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

Matt Don Lynn  
Harold Lisa Carmen

### 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.

(For Staff Use Only)

DATE: 6/15/18

REVIEWED BY: KAM

PROJECT #: 268484

CASE #: SEP18-030

RELATED FILES:

#### 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.

**A. BACKGROUND**

1. Name of proposed project, if applicable:

Veldhuis Dairy Replacement Waste Storage Facilities

2. Name of applicant

FRH Enterprises LLC

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

650 Hornby Road, Grandview WA 98930

509-837-3275

Ruurd Veldhuis – Applicant Contact

Office@windmillestates.net

4. Date checklist prepared

June 12, 2018

5. Agency requesting checklist:

Yakima County Public Services Planning Division

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

Construction to begin as soon as possible. Phase I – Construction of Replacement Waste Storage Facilities. Phase II – Abandonment of Existing Waste Storage Facility.

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.

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

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

Grading and Excavation Permit

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.)

Construction of two double-lined replacement WSFs with an operational storage capacity totaling 6.89 million gallons. The replacement WSFs work area is approximately 7.6 acres. The replacement WSFs are double-lined and will be used to store liquid manure, wash water, and stormwater runoff from the facility. The existing WSF will be decommissioned and abandoned following construction of the replacement WSFs.

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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.

Project is located on Yakima County Assessor Parcel 230810-32007. Project is located at 26480 Highway 22, Mabton WA, Latitude 46.193107°N, Longitude 119.928947°W. Situated within SE¼, NE¼, S. 9, T. 8N, R. 23E and SW¼, NW¼, S. 10, T. 8N, R. 23E, W.M., Yakima County, Washington

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

a. General description of the site (circle one):      Flat,      Rolling,      Hilly,  
Steep slopes,      Mountainous,      Other:

Site is generally flat ground sloping to the west at 1 to 1.5%.

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

Greatest slope is 1.5%.

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.

Primary soil type is Esquatzel silt loam (USCS ML). Soil profile is silt loam 0 to 4 feet overlying gravel (GP/GW). Additional soil information and characteristics are presented in Section 2.2 of the Engineering Report.

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

No.

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.

Total affected area of grading and excavation is approximately 7.6 acres. Soil will be removed for WSF subgrade preparation. Soil removed will be used for project construction. Underlying gravel removed for subgrade preparation will be used for access road construction within the Dairy and a portion will be used for access road construction at the Frysian Ranch Calf Yard Project CUP16-019.

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

No.

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

The replacement WSFs will be approximately 3.5 acres in size or 50% of the area.

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

All construction activities are occurring within the current facility boundaries. The facility is a zero discharge facility and all stormwater generated within the facility is captured and stored in the WSF system on-site.

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**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.

Limited generation of emissions associated with volatilization of organic liquid animal waste after completion of the project. The volume and types of emissions will be equal to those currently occurring at the site from the existing WSF.

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

Animal storage pens located east of the proposed site.

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

Compliance with existing Yakima Regional Clean Air Agency BMPs

**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.

No.

- 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.

N/A

- 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.

N/A

- 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

- 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.

No.

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- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; Industrial, containing the following chemicals; agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water runoff (including storm water):

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

The current Dairy is a zero discharge facility. A runoff, wash water, and liquid manure is captured and conveyed to the existing WSF. After completion of the replacement WSFs the conveyance system will discharge to the replacement WSFs. The sizing of the replacement WSFs is in compliance with the requirements of the Dairy Nutrient Management Plan and includes storage for the 120-day winter storage period and additional storage for a 25-year/24-hour storm event.

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

No.

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

No.

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

The current runoff control and conveyance system for the Dairy will be maintained.

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 7.5 acres of seasonal silage crop primarily consisting of triticale.

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

None.

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

None.

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

None known.

**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:

Birds – hawk, geese; songbirds. Mammals – rodents. Fish – None.

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

None.

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

No.

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.

Electricity from local purveyor

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

No.

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

None.

**7. Environmental health**

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

No.

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

None.

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2) Describe existing hazardous chemicals and 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.

None.

4) Describe special emergency services that might be required.

None

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

None.

b. Noise

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

Traffic, noised associated with farming and confined animal feeding operations.

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.

Traffic from liquid transfer. Noise from operating equipment. These are currently and will continue to be on-going sources over the operational life of the project. Traffic will be limited to 6 am – 6 pm. Equipment noise is 24-hour.

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

Equipment will be placed in enclosed buildings to provide weather reduce and audible noise output.

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.

Ground is currently used for equipment storage and limited crop production. Surrounding land is used for crop production and dairy/confined animal feeding operations.

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?

Yes. Approximately 7.5 acres of crop ground will be converted to non-farm use.

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.

None.

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

No

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

Rural District, Rural-10/5

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

Ag Resource (Yakima County Plan 2015)

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.

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:

N/A

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

Project is compatible with current land-use plans.

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

None.

## 9. Housing

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

N/A

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

N/A

c. Proposed measures to reduce or control housing impacts, if any:

N/A

## 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?

N/A

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

None.

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

Project will be screened from Highway 22 by an earthen berm, serving as a visual screen

### 11. Light and glare

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

None

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

No

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

None.

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

None.

### 12. Recreation

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

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.

### 13. Historic and cultural preservation

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

No.

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

None.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the Department of Archeology and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.

Review of Washington DAHP Washington Information System for Architectural and Archaeological Records Data (WISAARD) Predictive Model for Environmental Factors with Archaeological Resources Results.

- 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.

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None

**14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

State Highway 22 is located to the north of the project area. A current access is present from State Highway 22 to the project near the northeastern corner of the project. Primary access to the Dairy is via Fisher Road to the west of 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

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

None.

- 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?

No additional vehicular trips would be generated. Operating conditions will remain the same.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

None.

**15. Public services**

- a. Would the project result in an increased need for public services (for example: Fire protection, police protection, 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.

**16. Utilities**

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- a. Circle 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.

Electrical service via Pacific Power. Existing utility infrastructure will be sufficient, however if extension is necessary it will be in the form of a new transformer or power poles.

**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:

6/15/2018

