

**CITY OF MABTON
NOTICE OF ENVIRONMENTAL REVIEW**

DATE: November 25, 2009
TO: SEPA Reviewing Agencies
FROM: Velva Herrera, Mayor, City of Mabton SEPA Responsible Official
SUBJECT: Notice of Environmental Review for 2009 Comprehensive Plan Update

Notice of Proposal

The City of Mabton is proposing to adopt updates to its Comprehensive Plan as required by RCW 36.70A.130. Updates to the Comprehensive Plan include an updated Natural Systems Element, Land Use Element, Housing Element, Transportation Element, Capital Facilities Element, Utilities Element, and Administration Element. The Land Use Element contains an updated Future Land Use Map. No development projects are associated with this planning-only action.

Environmental Review

The City of Mabton is the lead agency for this proposal under the State Environmental Policy Act (SEPA) and expects to issue a Determination of Non-Significance (DNS). The optional process authorized by WAC 197-11-355 is being used. The draft Comprehensive Plan update document, environmental checklist and other information on file with the City of Mabton are available to agencies and the public upon request, and are also posted online at http://www.yvcog.org/pages/notice_Mabton.htm. If you would like a hard copy of the draft plan mailed to you, please contact Shawn Conrad, Acting Planner for City of Mabton at 509-574-1550 or email at conrads@yvcog.org. 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.

Request for Written Comment

Your views on the proposal are welcome. All written comments received by **Thursday, December 10, 2009** will be considered prior to drafting a threshold determination. **This may be your only opportunity to comment on the environmental impacts of this proposal.** After the comment period, an environmental determination will be issued without an additional comment period. Please mail your comments to City of Mabton, PO Box 655, Mabton, WA 98935. Be sure to reference "Comprehensive Plan Update-SEPA" in your correspondence.

Notice of Decision

After the 15-day comment period, a threshold environmental determination will then be issued without an additional comment period. A copy of the subsequent threshold determination for this proposal may be obtained upon request from the City of Mabton. If you have any questions on this proposal, please call Shawn Conrad, Acting Planner for City of Mabton at (509) 574-1550 or email at conrads@yvcog.org.

Encl.: SEPA Environmental Checklist, Vicinity Map

WAC 197-11-960 Environmental checklist.

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:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). 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:** 2009 City of Mabton Comprehensive Plan Update
- 2. Name of Proponent:** City of Mabton
Phone Number: (509) 894-4096
Address: City of Mabton
PO Box 655
Mabton, WA 98935

3. Person Completing Form: Shawn Conrad, Planner
Yakima Valley Conference of Governments
Phone Number: (509) 574-1550
Address: 311 North 4th Street, Suite 202, Yakima, WA 98901

4. Date Checklist Prepared: November 24, 2009

5. Agency Requesting Checklist: City of Mabton

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

Adoption by the Mabton City Council of all Comprehensive Plan element updates, including the Capital Facilities Element, Land Use Element, Transportation Element, Housing Element, Natural Systems Element, Utilities Element, and Administration Element is projected for December 22, 2009.

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

The Comprehensive Plan is a general planning document that will be implemented through updates to the Mabton Municipal Code and land use decisions made by the City of Mabton. Any specific projects identified in the Comprehensive Plan, most prominently in the Capital Facilities Element, must go through their own individual project level environmental review prior to implementation. The Comprehensive Plan Update for 2009 is a non-project planning document.

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

To meet the requirements of the Growth Management Act, part of the 2009 Comprehensive Plan Update included a detailed Natural Systems Element. The Natural Systems element analyzed surface water, ground water, soil, air quality, sensitive plant and animal species, mineral sites, agriculture and forested areas, wetlands, streams and critical aquifer recharge areas within the City of Mabton's UGA. The Natural Systems Element was recommended for approval by the City of Mabton Planning Commission on 7/13/2009 and was submitted to Commerce for 60-day review.

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 pending applications.

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

Final adoption of all the updated Comprehensive Plan Elements by the Mabton City Council in December 2009.

- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

The Comprehensive Plan is a general planning document that will be implemented through updates to the Mabton Municipal Code and land use decisions made by the City of Mabton. The Comprehensive Plan document will provide guidance for private development and the public development of critical infrastructure within the City of Mabton. The project site includes all land within the City of Mabton's UGA.

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

The City of Mabton and UGA is located in Yakima County south of the City of Yakima. (See Attachment A, Vicinity Map).

B. ENVIRONMENTAL ELEMENTS (Attach additional sheets if necessary)

1. Earth

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

Predominantly flat land with an approximate elevation of 730 feet above sea level.

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

The topography in the Mabton UGA is flat, with slopes between 0-10%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland areas.**

Most of the city is dominated by Warden silt loam, with slopes ranging from zero to two percent. It is well drained with very slow to rapid runoff and moderate permeability. Other scattered soil types occur in the UGA.

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

The Natural Systems Element in Mabton's draft Comprehensive Plan update identified one stream undercutting hazard area (high risk) in the northwest corner of the UGA. This will be addressed in the City's Critical Areas Ordinance.

- e. Describe the purpose, type, and approximate quantities of any filling or grade proposed. Indicate the source of fill.**

N/A – non-project, planning-only action.

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

N/A – non-project, planning-only action.

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

N/A – non-project, planning-only action.

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

None

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

N/A – non-project, planning-only 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:**

N/A – non-project, planning-only action.

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

The Yakima River runs meanders north of Mabton's UGA boundary. The corner of a Type 2 wetland associated with the Yakima River falls inside the UGA. There is also a small Type 3 wetland near the UGA's east border. Wetlands will be protected through Mabton's Critical Areas Ordinance.

- 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 – non-project, planning-only action.

- 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 the fill material.**

N/A – non-project, planning-only action.

- 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 the 100 year floodplain? If so, note location on site plan.**

Yes. The southwest tip of the City lies within the 100-year floodplain.

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No

b. Ground:

- 1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

No

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

N/A – non-project, planning-only action.

c. Water Runoff (including storm water):

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

N/A – non-project, planning-only action.

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

No

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

Some design requirements for infrastructure improvements contained in the Comprehensive Plan will likely result in the reduction of water runoff impacts.

4. Plants

- a. Check or circle 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
 wet soil plants: cattail, buttercup, bulrush, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

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

N/A – non-project, planning-only action.

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

No threatened or endangered plant species are known to occur on or near the site. However, one state sensitive plant species, Piper’s Daisy (*Erigeron piperianus*), is known to occur in the vicinity of Mabton. However, little native vegetation is found within Mabton and its UGA and it is unlikely that rare plants would have survived the alterations of the habitat.

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

N/A – non-project, planning-only action.

5. Animals

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

Bird: hawk, eagle, songbird, quail, crow, raven, magpie
Mammals: rodents, skunk, coyote, deer

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

No endangered or threatened species are known to occur within the City of Mabton or the UGA. The City of Mabton falls within the breeding range of the ferruginous hawk (*Buteo regalis*), a state threatened species. The ferruginous hawk is not known to occur in Mabton or its UGA. There was a reported great blue heron colony to the west of the City of Mabton and its UGA, in the vicinity of Horseshoe Lake. The great blue heron is not a federally listed endangered species, but is classified as a state monitor species by the Washington Department of Fish and Wildlife.

Mabton is most closely associated with Reach #6 of the Yakima River. Reach #6 of the Yakima River is important as a migratory corridor for a number of fish species. According to the WDFW, the reach is a known spawning ground for fall chinook, and a known rearing ground for spring chinook. Coho and summer steelhead salmon are also documented in Reach #6. Bull trout are presumed to occur in the reach, but are not documented.

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

Reach #6 of the Yakima River is important as a migratory corridor for a number of fish species.

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

N/A – non-project, planning-only action.

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.

N/A – non-project, planning-only action.

b. Would the 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:

N/A – non-project, planning-only action.

7. Environmental Health

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

No

1. Describe special emergency services that might be required.

None

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

N/A – non-project, planning-only action.

b. Noise

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

N/A – non-project, planning-only action.

- 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.**

N/A – non-project, planning-only action.

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

N/A – non-project, planning-only action.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?**

Residential, commercial, industrial, agricultural and municipal uses.

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

Some areas within the City limits and UGA are currently used for agricultural purposes. The City of Mabton historically has been an agricultural community.

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

All structure types (residential, commercial, industrial, municipal) common to smaller-sized municipalities.

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

No.

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

Mixture of commercial, residential, industrial, and public zoning.

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

All of the above (8e).

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

A SMP-designated shoreline runs just inside the northwest corner of the City's UGA. The shoreline designation is Rural.

- h. Has any part of the site been classified as an "environmentally sensitive" area?**

The Natural Systems Element of the Comprehensive Plan identifies environmentally sensitive areas. These areas will be protected when the City of Mabton develops its Critical Areas Ordinance in early 2010.

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

N/A – non-project, planning-only action. The Washington State Office of Financial Management estimates that the 2009 population of the City of Mabton is 2,100.

j. Approximately how many people would the project displace?

N/A – non-project, planning-only action.

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

N/A – non-project, planning-only action.

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

The proposed ordinance will be the primary means for the City to ensure future land uses are compatible with planned land uses as established within the Mabton Comprehensive Plan.

9. Housing

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

N/A – non-project, planning-only action.

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

N/A – non-project, planning-only action.

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

The proposed Comprehensive Plan contains measures to control projected housing impacts through the establishment of regulated zoned districts.

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 – non-project, planning-only action.

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

N/A – non-project, planning-only action.

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

N/A – non-project, planning-only action.

11. Light and Glare

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

None

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

N/A – non-project, planning-only action.

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

None

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

N/A – non-project, planning-only action.

12. Recreation

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

City parks and school district athletic facilities are located within the City of Mabton.

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

No. The Comprehensive Plan would enhance and expand recreational opportunities within the City of Mabton through long-term planning for land use and capital facilities, including parks and open space.

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

N/A – non-project, planning-only action.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

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

Several buildings throughout the City may have varying degrees of historic significance.

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

No specific measures.

14. Transportation

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

Access to Mabton is from both SR 22, which passes through the center of Mabton, and from I-82 via the Mabton-Sunnyside Road (SR 241). The Mabton-Bickleton Road connects Mabton with the City of Bickleton, approximately 35 miles to the south. Other roads that connect with Mabton serve agricultural lands surrounding the City and Yakama Indian Nation land to the west of the City.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

No.

- c. How many parking spaces would the completed project have? How many would the project eliminate?**

N/A – non-project, planning-only action.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways. If so, generally describe (indicate whether public or private).**

N/A – non-project, planning-only action. However, the Transportation Element and Capital Facilities Elements of the Comprehensive Plan do contain long-range plans for improving motorized and non-motorized transportation within the City of Mabton.

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

N/A – non-project, planning-only action.

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

N/A – non-project, planning-only action.

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

N/A – non-project, planning-only action.

15. Public Services

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

No.

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

N/A – non-project, planning-only action.

16. Utilities

a. What utilities are currently available at the site:

Electricity, natural gas, water, refuse service, telephone, sanitary sewer and septic systems are available throughout the City of Mabton

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.

N/A – non-project, planning-only action.

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.

 11/24/09

Proponent or Person Completing Form

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet 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?

No likelihood of increasing any of the above emissions would result from adoption of the Comprehensive Plan. The Comprehensive Plan will actually work to decrease discharges into water and air by identifying sensitive environmental habitats that need to be protected and by establishing a sound investment plan to construct critical infrastructure that implements smart-growth planning principles.

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

Plants and animals will benefit from the adoption of the Comprehensive Plan update. The Capital Facilities Element strives to maintain and improve infrastructure for the benefit of plants, fish and wildlife. Sensitive plants and animal species have been identified and will be protected by the City of Mabton's Natural Systems Element and Critical Areas Ordinance. The Land Use Element ensures that the city will grow in a manner that respects the environment and open space and treats land as a valuable commodity that should be developed wisely.

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

No likelihood of depleting energy / natural resources. The Comprehensive Plan develops a long-term investment strategy that develops new infrastructure technology that will actually work towards conservation of energy and natural resources.

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, floodplain, or prime farmlands?

Adoption of the Comprehensive Plan update could improve the ecological function of environmentally sensitive areas. The Comprehensive Plan will work to decrease discharges into water and air by identifying sensitive environmental habitats that need to be protected and by establishing a sound investment plan to construct critical infrastructure that implements smart-growth planning principles.

- 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?**

Adoption of the Comprehensive Plan will ensure that land and shorelines within the City of Mabton are developed wisely and that any uses deemed incompatible by the best available science are not allowed. The Land Use Element ensures that the city will grow in a manner that respects the environment and shoreline areas and treats land as a valuable commodity that should be developed wisely.

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

The proposed Comprehensive Plan responds to long-range increases in demand for transportation and public services by identifying needed infrastructure improvements and possible funding sources. The Capital Facilities Element of the Comprehensive Plan helps maintain transportation Level of Service standards within the City of Mabton.

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

One of the main reasons the City of Mabton developed an update to the Comprehensive Plan was to comply with state and federal laws that require the identification and protection of environmental resources. The proposed Comprehensive Plan update goes above and beyond state and federal planning requirements for protection of the environment. The Comprehensive Plan update was reviewed by state agencies and deemed to be consistent with applicable state laws.

Attachment A: Mabton Vicinity Map