



SEPA ENVIRONMENTAL REVIEW

(State Environmental Policy Act)

Submittal Checklist

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 # PLN0028 A
 Revised 01/31/2009

(For staff use only)

| | |
|--|--|
| APPLICANT: <u>Wind Mill Estates</u> | |
| PHONE: <u>509 837 3275</u> | |
| PROJECT DESCRIPTION (from application form): <u>Veldhuis Mabton Feedlot</u> | |

NOTE: Your application is not considered complete for processing until all applicable items have been submitted.

NOTE: It is recommended that construction plans not be submitted until after Planning permits are obtained since your permit may be denied or changes may be require to the construction plans, resulting in wasted or additional consultant and permit fee costs.

SEE INSTRUCTIONS ON PAGE 2

| | |
|--|---|
| | |
| 1. Complete SEPA Application Form * Did the property owner of record sign? YES NO * Is there a contact phone number listed? YES NO | List other related applications (zoning, subdivision, etc.): <input type="checkbox"/> |
| 2. Completed Environmental Checklist • Are all questions answered? YES NO • Did the property owner of record sign? YES NO | <input type="checkbox"/> |
| 3. Complete written description of the project. | <input type="checkbox"/> |
| 4. Site Plan • Are all Site Plan Requirements met? YES NO • Are all structures shown? (see air photos) YES NO • Are all Critical Areas present shown? YES NO • Have reproducible copies been provided? YES NO | <input type="checkbox"/> |
| 5. Appropriate fees paid | <input type="checkbox"/> |

By signing this form you are certifying that the above information is attached and accurate.

Landowner/Representative Signature: TW Benda Date: 10 Apr 2015

NOTE: Representatives must be listed on the Application Form, with their signature.



AGREEMENT TO PAY FEES

Form # PLN LR 001-A-A
Revised 4/1/10

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
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File No(s): _____

This agreement between Yakima County Public Services and Wind Mill Estates,
whose interest in the proposed amendment is such developer
is entered into this 10th day of April, 2015. This agreement is applicable to the
project known as: Veldhuis Mabton Feed Lot.

The individuals and parties named herein as having an interest in the above-described property and proposed amendment agree to the following:

1. To reimburse Yakima County for processing costs incurred in the review and processing of the proposed comprehensive plan amendment and environmental review (SEPA). The fees will be based on processing costs incurred for planning and environmental reviews at the standard planning processing hourly rate as defined in YCC Title 20. A minimum \$1,000 deposit shall be required to initiate review for the plan or development regulation amendment and the required \$260 SEPA fee. Fees will be billed monthly as processing costs are accrued.
2. The undersigned agrees that these fees are due and payable upon receipt of the billing as specified above. The monthly billing should be sent to the attention of:

Wind Mill Estates
650 Hornby Rd, Grandview Wa 98930

3. OWNER'S SIGNATURE:

I certify that failure to pay these fees may result in delays in approval, completion of the required review or scheduling of public meetings, or other possible actions.

Jacob Veldhuis
Applicant Property Owner
T. W. Baskin
Applicant Property Owner

STATE OF WASHINGTON)
COUNTY OF YAKIMA)

On this day personally appeared before me _____ known to me to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that they are the owner(s) of the property, have read the Agreement to Pay Fees and know the contents thereof, and believe the same to be true.

Given under my hand and official seal this _____ day of _____, 20____

Notary Signature _____ Exp. Date _____



SEPA ENVIRONMENTAL CHECKLIST SUBMITTAL SUPPLEMENTAL

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

Yakima County Public Services
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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: 4-10-2015

REVIEWED BY: APL

PROJECT #: PRJ201500350

CASE #: SEPA201500150

RELATED FILES:

A. BACKGROUND

STAFF USE ONLY

1. Name of proposed project, if applicable:

Wind Mill Estates Mabton Feed lot

2. Name of applicant:

Wind Mill Estates LLC

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

650 Hornby Road Grandview WA 98930

Jake Veldhuis

4. Date checklist prepared:

7 April 2015

5. Agency requesting checklist:

Yakima County Planning

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

Construction to start when permits are secured

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

None at this time.

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

Type II Land Use permits, CAFO

SEPA.

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.

Building Permits, Conditional Use Permit, Grading 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.)

Build New Bovine cattle Feed lot for raising replacements dairy cattle and related cattle markets including:

- Build about 42 acres of holding/resident corrals
- Cover about 5 acres with gravel for truck maneuvering.
- Cover about 2 acres with asphalt concrete for feed lay down.
- Move about 70,000 yards of soil for corral grading
- Build about 6000 feet of private graveled road.
- Build one 3600 SF resident for manager, including onsite sewer.
- Build one 4000 SF shop
- Dig one approx. 1 million Gallon waste water storage pond
- Drill two deep wells for stock watering
- Install an excess water collection system.

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.

Address: Glade Road (address not assigned)
 Sections 08, 17 and 18, Township 23 East, Range 08 North
 Located about 2 miles Southeast from Mabton WA

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Generally flat with slopes to North about 3 percent.

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

Localized slopes about 6 percent to the south.

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.

Silt-Loams, specifically: Warden Silt Loam #177 & 179 (about 90%), Esquatzel Silt loam #33 (about 10 %), per Soil Survey of Yakima County Area, Washington, published by the US Dept. of Ag. Soil Conservation Service.

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

None Identified

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.

Minor cuts and fills to establish desired Corral grading. Estimated volume over about 45 acres 75,000 Cu Yd.

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)?

Affecting 3 parcels, totaling 277.42 acres, actual affected area about 55 acres.

| | | |
|--------------------------|---|-------|
| Building Roofs | 7500 SF (55acres/43560sf/acre =) | 0.3 % |
| Paving about | 150,000 SF estimate for transit and feed alleys | |
| | = | 6.3 % |
| Total Impervious Surface | = | 6.6 % |
| Graveled areas | Estimate 5 acres | = 9% |

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 during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction equipment motor exhaust, limited fugitive soil dust. During normal operations, some fugitive feed and soil dust, equipment motor exhaust, and emissions associated with bovine cattle.

Approximate quantities:

Estimate 22,000 lbs /mo engine exhaust CO₂, (based on 1000 gal/mo fuel budget)

Estimate 75 lbs/ mo bovine emissions, CH₄ & organo/H-sulfides

Fugitive dust less than 100 lbs/mo

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

None

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

Apply best practices for minimizing animal smells as much as practical. Keep equipment motors in good repair. The remote location of the feed lot will contribute toward minimizing complaints.

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.

Mabton West Lateral Irrigation Canal

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:

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.

Yes – Water for stock watering, cleaning, and cooling is drawn from four deep wells. Water drawn for domestic purposes.

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.

Human waste processed by an on-site sewer systems approved by Yakima County Public Health.

Animal waste is collected and processed as discussed in the narrative.

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.

Storm water runoff in extreme weather could exceed the ability of the soil to absorb it. Especially in the corrals where manure reduces soil permeability. Grading will be provided that enables collection of excess water for transfer to the waste water pond. Water from high ground to the south will be diverted around the operation.

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

No. The waste water storage pond will be an engineered structure considering the soil permeability, climate, and other relevant factors. It will also be lined with minimum 40 mil synthetic liner.

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

Yes, there is a suspected drainage channel not designated a type 5 stream that crosses the feed lot site. Wind Mill Estates will be cooperative in investigating this concern and taking reasonable steps to mitigate this potential concern.

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

No new practices are proposed. All run off will either be diverted around the site or confined on site for later dispersion.

4. Plants

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

— Deciduous tree: Alder, maple, aspen, other

— Evergreen tree: Fir, cedar, pine, other

x- Shrubs

X- Grass

--Pasture

--Crop or grain

— Orchards, vineyards or other permanent crops.

— Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other

— Water plants: Water lily, eelgrass, milfoil, other

— Other types of vegetation

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

All the natural vegetation located on the affected area will be removed. The surrounding area of about 1150 acres will be claimed for dry-land farming to grow wheat or oil seed crops.

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

None identified

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.

Typical for Yakima Valley, including Kosha, Tumble weed, and others..

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:

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

None Identified

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

No

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

None judged necessary

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

None 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 motors, lighting, and control. Conventional petroleum fueled internal combustion engines for equipment and vehicles.

STAFF USE ONLY

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:

High efficiency lighting, and use of High efficiency motors.

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.

Yes, Water contaminated with animal waste material is natural but a potentially serious contaminant to surface and ground water. It has high BOD, High e-coli counts, and high levels of phosphorous. For this reason potential contaminated waste water will be captured and treated in the same manner as dairy waste water.

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

None known

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

None known

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.

Bovine manure contaminated storm water. The design will provide for collection and processing like dairy waste water.

4) Describe special emergency services that might be required.

No new services required.

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

Provide design features to collect and transfer manure contaminated storm water to a storage pond for dispersion like dairy waste.

b. Noise

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

None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

Bovine Animal noise. Equipment operation and motor noise. Traffic noise from deliveries, pickups and employee commutes.

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

Keep equipment and vehicle exhaust systems in good repair.
Minimize operations during non-typical working hours.

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 site is undeveloped AG resource without irrigation water rights. Adjacent properties to north are irrigated crop land and hobby farms. There are 5 residents within 1/2 mile of the proposed feed lot. There is one similar feed lot to the west about 3/4 mile. Adjacent properties south are undeveloped dry lands, some engaged in wheat production. This feedlot could be offensive to nearby residences, but they should be accustomed to fugitive odors by merit of two CAFO size dairies about 1 mile east of this proposed feed lot. Odiferous emissions from this feedlot will be less than those released by the nearby dairies.

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, this property is undeveloped Ag resource.

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

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

No

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

AG

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

Agriculture resource

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?

15-20 full time employees.

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

None

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

None

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

None

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.

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:

STAFF USE ONLY

None

STAFF USE ONLY

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?

About 35 feet, structural rolled metal siding.

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

None Identified

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

None

11. Light and glare

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

Night corral lighting.

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:

Select low-trespass, high-efficiency luminaires. For night lighting.

12. Recreation

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

None Identified

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 Identified

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.

None

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.

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.

Road access to the Feedlot is provided from Glade Road (Mabton – Bickleton Road). Glade Road is a paved county road. From Glade Road access to county arterials, state and federal highways can be made. See Site Plan

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?

Employee parking is provided on site alongside the shop and other convenient locations about 25 spaces will be provided are provided on site.

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?

About 40 vehicle trips per day including employee commutes, pick-ups and deliveries. About one third of these trips will be passenger cars. Most of these trips will be trucks.

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

a. Circle utilities currently available at the site: 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 from Benton Rural Electric Association (BREA)

STAFF USE ONLY

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: Tim J. Sandall

Date Submitted: 10 April 2015



NARRATIVE FORM

Form # PLN 003-F7-A
Revised 10/14/11

Yakima County Public Services
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The Narrative Form is designed to help you, the application reviewer, interested agencies, and adjacent property owners to the proposal understand the scope of your project and how your project meets the legal requirements in the **Yakima County Codes**. You should refer to the appropriate sections of the ordinance, when describing your proposal if applicable. You can obtain a copy of the ordinance in our offices, or access it on the internet at:

<http://www.co.yakima.wa.us/cmrs/default.htm> (choose 'County Code')

| | |
|-------------------------|-----------------------|
| <i>(Staff Use Only)</i> | |
| DATE: | <u>4-10-2015</u> |
| REVIEWED BY: | <u>AJL</u> |
| PROJECT #: | <u>PRJ 2015-00350</u> |
| CASE #: | <u>CWP2015-00036</u> |
| RELATED FILES: | |

Narrative Content: Please tell us the "who", "what", "where", "when", and "why" of your proposal. A list of typical content is provided below. The area provided for your narrative continues on page 2 of this form. You may attach additional pages if needed. (Note: not all content listed below will be pertinent to your proposal, but please remember that your narrative must explain in detail the specifics of your proposal.) Narrative forms are mailed with notification of the project to surrounding property owners and agencies of interest

- Describe the current use of the site:
- Describe the use of the proposal:
 - Type of business and/or use
 - Hours and days of operation
 - Number of employees/family members
 - Maximum number of customers/guests
 - Number of lots created
 - Changes or additions of driveways or other access points
 - Type of mitigation or adjustment requested
- Describe any new or existing structures to be used as part of this proposal and what uses will be pertinent to the structure(s):
- Describe any parking facilities provided for the proposal:
 - Number of spaces (including accessible spaces)
 - Type of surface (gravel, paved)
- Access or route of travel to site
- Describe the current use of adjacent parcels and structures on these parcels:
- Describe the timelines for completion of your proposal:

SEE Attached

7 April 2015

WIND MILL ESTATES - SEPA and Type I land Use Review Narrative.

MABTON FEEDLOT

INTRODUCTION

Wind Mill Estates operates five Concentrated Animal Feeding Operations (CAFO) in the lower Yakima Valley. These include three dairies: Klompe, Friesland, and Veldhuis, and two feed lots, heifer and Frysland. The two feed lots, for business purposes, are one operation, called Frysland Ranch. They are mentioned separately due to the distance between them and the distinction in the type of cattle they feed. The Frysland feedlot is a calf feeding operation, the heifer operation (north) is for growing replacement cows (heifers).

The Wind Mill Estates is not confined to the below mentioned parcels. It has multiple adjacent lots near the Grandview and Mabton operations used for growing feed, and dispersion of waste water and manure solids. For purposes of obtaining land use permits, this narrative will address the proposed Feed lot as one operation. In the interest of full disclosure all of these operations are interconnected. Functions needed by the global Wind Mill Estates business operation carried out at these facilities will vary depending on economic conditions and season.

Wind Mill Estates wants to combine and transfer its feed lot operations found near its Klompe Dairy to a new site south of Mabton Wa. Construction is intended to start soon after the necessary permits are secured. This move is judged favorable due to the new feed lot being located to a place where residential populations are sparse. The intended site is currently undeveloped agricultural land without irrigation water rights. Consequently, this feed lot is judged a good use for land not valuable as an agricultural resource.

CURRENT USE

Wind Mill Estates has selected multiple parcels south of Mabton for building this feed lot. These parcels are undeveloped raw land.

All of the surrounding parcels are zoned AG. Parcels to the south and west are undeveloped land. Parcels further south are dryland wheat fields. Within 1-1/2 miles are three CAFOs. To the northwest adjacent to the affected parcels is a similar

sized feed lot. To the east within one mile is the Mensonides Dairy and to the northeast about one mile is the Veldhuis Dairy mentioned above. To the east within ½ mile are four residences, and to the northwest about 1/3 mile is another residence. There are about 14 other residences within 1 mile to the north.

PROPOSED USE

The proposed feed lot will be located on 3 parcels. These parcels slope downward to the north. Parcel 230817-21001 (60 acres) is generally the flattest and will contain the main cattle feeding operation. It will have a variety of different sized corrals for containing cattle at different stages of growth and end use.

Facilities supporting the feed lot operations will be located north of the feed lot corrals on part of Parcel 230808-33001. This 35 acre parcel will have a residence for a full time care taker/herdsman and a shop for equipment maintenance. This parcel is also lower in elevation than the other operations and will have the waste water pond discussed below.

The entire project has about 1200 acres, land not used as feed lot will likely be used for raising dry land crops such as wheat or oil seeds.

CRITICAL AREAS

The affected parcels have designated critical areas. The site plan and Yakima GIS maps shows Type V streams. The location of the actual feed lot and the support facilities were selected to avoid altering these natural drainage paths. Topography and some aerial views would indicate potential other drainage paths though the site. Wind Mill estates is willing to work with authorities regarding the best way to resolve this potential concern. The access road will cross one of the stream beds. Since this drain path is rarely wet, a vehicle ford will be provided across the drain path.

STRUCTURES

The feed lot will have only a small number structures that will require a building permit. A residence (about 3500 SF) is planned for a care taker/herdsman, and a shop (about 4000 SF) is planned for equipment maintenance.

Other structures include 4x8 foot calf hutches provided by for new born calves up to a weight of about 150 lbs. These hutches are located on the higher elevations to the south to improve dry hutch condition for the calves.

Calf hutches are generally exempt structures because they are self-standing plywood boxes 4 feet wide 4 feet high and 8 feet long. Sometimes these hutches are connected into clusters of 3 to improve handling. They are not permanent structures on foundations, and they have dirt floors because they are moved after each usage a short distance (about 12 feet) for disease control purposes. But due the potential high number of them (6,000), the potential roof area will be near 192,000 SF.

Select corrals may be provided with cloth shade structures. These structures are generally exempt from permits because they are not permanent roofs. These shade structure use a pipe frame spanning 20 feet which support cables spanning up to 60 feet. UV resistant and wind and rain porous poly shade cloth is then fastened to these cables to provide cattle shelter from the summer sun. During snow season the fabric covers are pulled back, and restored in the spring. These structures generally will not resist loads due to snow or heavy hail.

Elementary Corrals are about 2000 SF each will contain cattle in the 150-300 lbs range; Intermediate Corrals are about 4000 SF each will contain cattle in the 300 to 500 lbs. range. Larger cattle will be finished in corrals about 12,700 SF.

All of these corrals are arranged to facilitate feeding and monitoring herd health. 12 foot and 30 foot gravel access roads will enable effective cattle feeding and cattle transfer either by trailer or herding on hoof.

Corrals will be equipped with fences that will endure the cattle environment. The likely materials for the corrals will be drill stem frame with sucker rod rails welded together. Curbs will be provided under all coral fences to ensure cattle containment and capture storm water within the corrals. All of the corrals also have watering troughs, feeding lockups and Stormwater collection drains or swales.

Feed lot operations are very dry compared to dairy operations largely because there is no waste water from parlor cleaning and milk cooling. Urine from cattle will usually be evaporated from dry soil.

During wet condition storm water may exceed the evaporation capacity of the corrals. Drains or collection swales will be provided at the lowest corner of each corral to collect storm water and transfer it to the waste water pond. The waste water pond will be sized as an evaporation pond but it could be pumped to transfer trucks for dispersion on adjacent open land if needed.

The pond will be lined with minimum 40 mil synthetic liner and designed to conform with requirements of US Soil conservation Service.

Ground preparations for these corrals may include some earth moving. Cuts and fills are not likely to exceed 3 feet. These preparations will enhance management of storm water within the corrals.

OPERATIONS

Hours of operation may require two shifts, 6AM-2PM and 2PM-8PM. Noise caused by operations will generally cease after 6 PM.

Manure waste will be scraped from the corrals using tractors and loaders. Solid manure waste will be transported for manure waste processing on the adjacent parcel 230818-11002.

This parcel for solid waste processing is about 82.25 acres and about 9 acres of the south east corner will be used for stacking and composting manure waste from the corrals. A berm will be built to prevent storm water falling on the solid waste from entering the Class V stream path mentioned above. The finished compost will be either sold, dispersed as soil supplement or used as bedding in the finishing corrals.

The west side of this parcel can also be used for dispersion of waste water following unusual wet weather.

Feed for the operation will be trucked in from the feed facility at the Friesland Dairy about 12 miles away. About 29,000 SF of paved area will be provided for feed lay down. The paved area will be sloped to collect feed leachate and transfer it to the liquid waste collection pond.

Noises inherent to the operation will include animal noises and vehicle motors. The vehicle noises will be controlled by hours of operations which occur during the typical work hours. Bovine animal noises are managed by the long distances to residential lots.

The feed lot will employ about 15-20 full time employees. There will be at least 25 parking places provided adjacent to the maintenance shop. Much of the area between the residence and the feed lot will be covered with gravel for dust and mud control as well as truck maneuvering.

Traffic flow to and from the feed lot is estimated at about 30-50 vehicle trips per day. Most of these trips are accounted for

by employee commuting, feed delivery, and cattle transfer. Other traffic will include periodic visits by Wind Mill Estates Management and consultants.

An access easement has been secured from Glade Road, about 1-3/4 miles south of Mabton. A proper paved road approach per Yakima County standards will be built, and about 1 miles of private gravel road will be installed for access to the actual feed lot.

The natural vegetation will be removed in the affected areas to enable these operations. There are no known endangered or otherwise threatened species residing on the affected area. There may be some wild life displaced to adjacent parcels, such as deer, coyotes, and various birds.

The residence and the shop will be equipped with an on-site sewer approved by Yakima District Health.

Water for livestock watering and the onsite residence will be provided by two wells to be located near the maintenance shop. Livestock watering and residential use are exempt water right use per Washington State law. Water withdrawal are estimated near 50,000 gallons per day.

Fuel storage on site will be stored with facilities that comply with federal and state regulations. A Spill Prevention and Countermeasures Plan will be prepared if on-site fuel inventories exceed exempt limits.

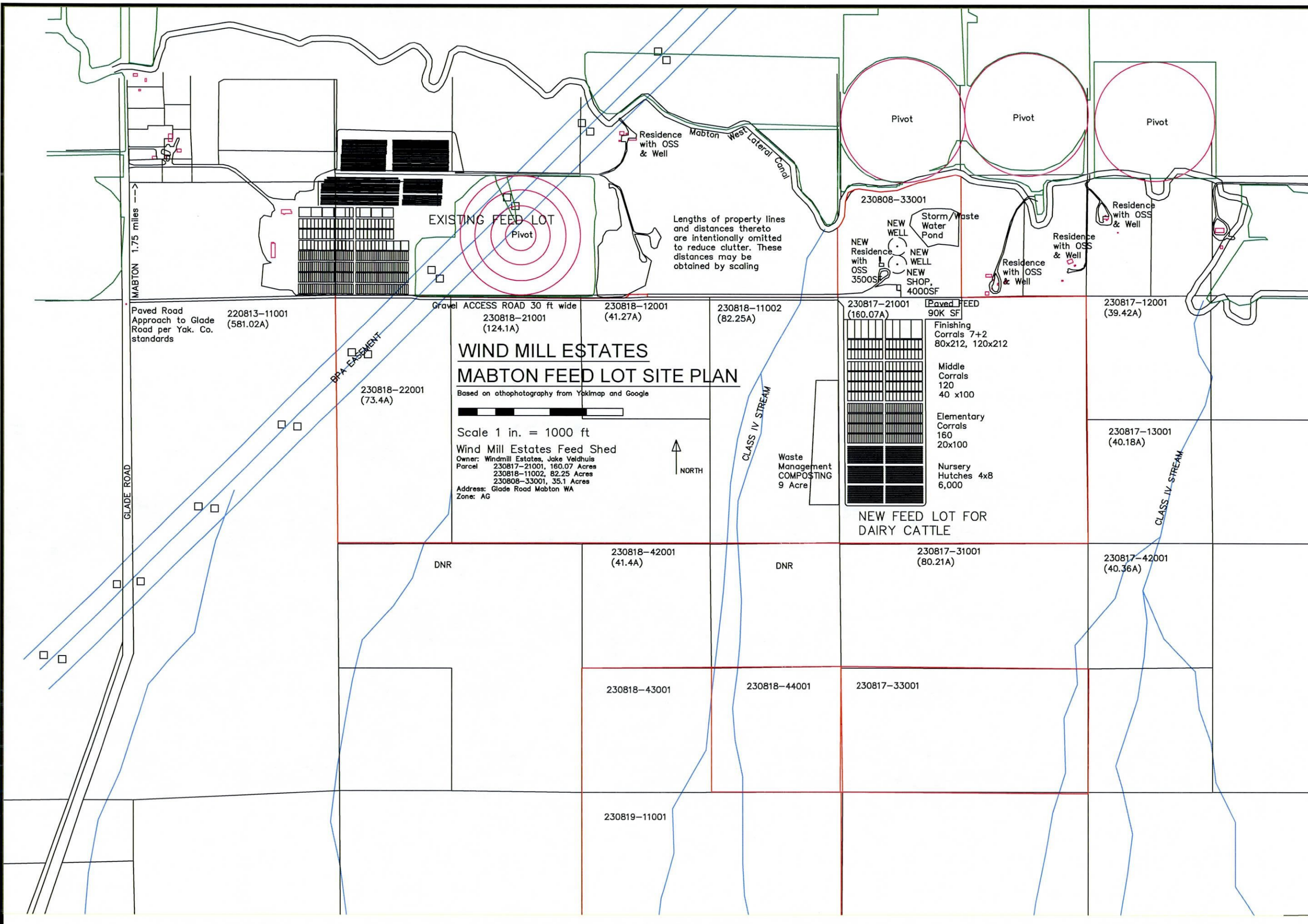
Disposal of animal carcasses will be in accordance with regulations using professional rendering services.

Vehicle track out will be controlled by two principle means: the mile long access road provides tire tread cleaning for those vehicles with contaminated tires. In addition, vehicles used on public roadways are generally run on surfaces separate from those used within the feed lot which limits the likelihood of tire contamination. The access road will also be surfaced with an extra-coarse surface aggregates (size depending on available stock piles at the time) which further enhances the tire cleaning action of the driveway.

Vector control will use practices already used at the other Wind Mill Estates CAFO Facilities. This includes enabling manure to dry quickly so to not provide a medium for fly eggs and larva. Also maintaining low inventories of moist feed stocks.

Dust will be minimal due to gravel covered areas and particle binding character of manure. Other dust control measures are not expected to be needed.

Energy requirements for the project will include 3-phase electric power for pumping water. 3-phase power is available near the north east corner of the support parcel. All other electric power needs can use single phase. Other operations requiring significant energy will be done using motor vehicles running on conventional petroleum based fuels.

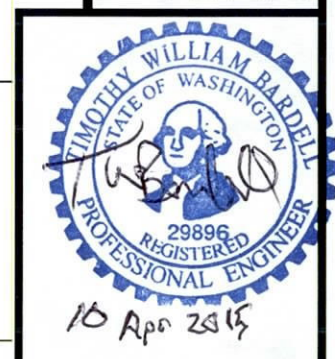


Sheet: 1
 Drawn by: TWB

Revisions:
 17 Oct 2014
 5 Mar 2015
 8 Apr 2015

WINDMILL ESTATES
 Mabton Feed Lot
 B7 Job 14122

B7 ENGINEERING
 PO Box 487
 1614 Eastway Drive
 Sunnyside Wa, 98944
 (509) 837-8600





SITE PLAN MINIMUM REQUIREMENTS SUPPLEMENTAL SUBMITTAL CHECKLIST

Form # PLN 003-SC1-A
Revised 4/1/10

Land Use Actions

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

This informational brochure will assist in the preparation of your site plan for project submittal. You may choose from several categories within this brochure that pertain to your particular project. A sample site plan is also included for your assistance. The minimum site plan information on this page is required. If you need information or assistance please contact the Public Services at (509) 574-2300. Check a box beside those items you have included on your site plan. Cross through the entire line of an item if you think it does not apply.

Required Site Plan Information:

| | Yes | No | |
|----|-------------------------------------|--------------------------|---|
| 1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide one site plan on standard 8.5 x 11 or 11 x 17 paper formats. Grid paper or picture backgrounds are not acceptable. |
| 2 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Blue or Black Ink, in order that they may be photocopied. The map must be reproducible. |
| 3 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | North Arrow (north shall be pointing to the top of the page) |
| 4 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legend to include: |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>Owner/Applicant Name</i> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>Name, address and telephone number of the person preparing the site plan</i> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>Tax Parcel Number</i> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>The scale of the drawing (example: 1" = 200 ft.)</i> |
| 5 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Property line dimensions of lot(s). You can find accurate dimensions in the legal description of your deed or a boundary line survey. |
| 6 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The location, width and purpose of all easements on the site and adjacent to the site. Examples include utility, access, and/or irrigation easements. |
| 7 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Streets and access easements, with the name(s), dimensions, type (public or private) and road surface (paved, gravel, dirt). |
| 8 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed and existing approaches to state, county or private access roads |
| 9 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The size, use and location of all existing and proposed structures on the site (show distance between structures and to property lines) <i>scaling</i> |
| 10 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The distance from existing and proposed structures to the centerline of state, county, or private access roads. <i>Scale</i> |
| 11 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | All major man made and natural physical features such as railroads, canals, streams, creeks, drainage ditches, hills, depressions, steep slopes, lakes, shorelines etc. on-site or adjacent to the site |
| 12 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of well or water system with a 100 foot well control zone and the distance from any structures within the well control zone. |
| 13 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of adjacent wells or water systems within 100 feet of subject parcel |
| 14 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of proposed or existing drain field area, extension area, and tank area as well as replacement areas and distances to structures and property lines |
| 15 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of adjacent water and sewer main (if applicable) |

By signing this form you are certifying that the above information is attached and accurate.

Signature: T. Baird

Date: 10 April 2015