

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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

A. Background [Find help answering background questions](#)

1. **Name of proposed project, if applicable:** Klickitat Hatchery Facility and Property Transfer
2. **Name of applicant:** State of Washington, Department of Fish and Wildlife
3. **Address and phone number of applicant and contact person:**

Trevor Hutton
Region 3 Fish Program Manger
1701 S. 24th Ave
Yakima, WA 98942
(564)200-2094

4. **Date checklist prepared:** 5/1/2023
5. **Agency requesting checklist:** State of Washington, Department of Fish and Wildlife
6. **Proposed timing or schedule (including phasing, if applicable):** Transfer estimated to be completed Fall 2023
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** No. Activities related to infrastructure improvement planned for the facility are under review by the Bonneville Power Administration (BPA) in cooperation with the Yakama Nation and WDFW (see answer to 8, below). The planned infrastructure upgrades are anticipated to proceed whether or not ownership of the facility and associated land is transferred to the Yakama Nation, and therefore the transfer proposal that is the subject of this checklist is an action separate and not interrelated to the infrastructure project.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** The extent of this proposal is a real estate transaction to transfer title of the property from WDFW to the Yakama Nation. This proposal was initially presented to the WDFW Commission on March 17, 2023, along with documentation related to the proposal [available on WDFW's website](#).
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.** Yes, the separate infrastructure project on the property will require government approvals such as hydraulic and building permits. The infrastructure improvement project at the hatchery is currently under National Environmental Policy Act (NEPA) and SEPA review. BPA is the lead federal agency for the infrastructure project and with the Yakama Nation and WDFW as cooperating agencies, BPA prepared a Draft Environmental Assessment titled, "Klickitat Hatchery Spring Chinook Upgrades,"

dated March 24, 2023 (BPA 22-1-78975-004). WDFW has prepared a SEPA Determination of Non-Significance and Adoption of the BPA Environmental Assessment. Both the Draft EA and SEPA Determination accepted public comment through May 9, 2023. The proposed property transfer itself does not require any further governmental approvals outside of the real estate transaction process (see answer to 10 below).

- 10. List any government approvals or permits that will be needed for your proposal, if known.** Under RCW 77.12.230, WDFW may transfer property if in the judgment of the Fish and Wildlife Commission and the attorney general the transfer and conveyance is consistent with public interest. If so, the WDFW Director and attorney general may certify to the Governor that a transfer agreement has been made, and the Governor may approve the real estate deed.
- 11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)** This proposal is to transfer ownership of the Klickitat Hatchery facility and property from WDFW to the Yakama Nation. The hatchery is situated on a 166.99-acre parcel, roughly a quarter of which is covered by hatchery facilities and infrastructure. Originally constructed in the early 1950s utilizing federal funding, the facility complex includes a main hatchery building, several residences, sheds and other outbuildings, as well as 22 hatchery raceways and several associated rearing/holding ponds, circular tanks, and a pollution abatement pond.

In the early 2000's, the Yakama Nation requested WDFW transfer the hatchery facility and parcel to the Yakama Nation, resulting in a June 2003 transfer Memorandum of Understanding (MOU). A settlement agreement resulted in WDFW leasing the facility to the Yakama Nation in 2005 along with a Memorandum of Agreement (MOA) relating to the joint operation of the facility. On October 18, 2022, Superintendent of Yakama Nation Department of Natural Resources Philip Rigdon wrote a letter to WDFW stating Yakama Nation's desire to complete the transfer as contemplated in the 2003 transfer MOU.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.** The Klickitat Hatchery is located approximately seven miles east of Glenwood, Washington, near river mile 42 of the Klickitat River. The facility is located adjacent to the river at the base of a steep gorge with several nearby springs used to supply the primary water source for the facility. The hatchery property is located at the end of Fish Hatchery Road, which intersect with the Glenwood highway approximately 3.5 miles east of the town of Glenwood, WA. The hatchery parcel proposed for transfer is located in Klickitat County, and is described as: Lots One (1) and Two (2), the South half of the Northeast quarter (S1/2NE1/4) of Section four (4), in Township six (6) North, Range thirteen (13) East of the Willamette Meridian, containing one hundred sixty-six and ninety-nine

hundredths (166.99) acres. The property is located within the area described as “Tract D,” which federal courts recently confirmed as within the Yakama Nation reservation.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

- a. **General description of the site:** Hatchery property comprises a small portion of relatively flat river bottom, with steep canyon walls and forested areas in all directions.

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

- b. **What is the steepest slope on the site (approximate percent slope)?** Unknown – some areas of near vertical canyon walls
- 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.** Primarily ashy/sandy loam and alluvium. Property transfer will have no effect on soils.
- 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.** Not applicable to property transfer.
- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.** Not applicable to property transfer.
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** Not applicable to property transfer.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. Not applicable to property transfer.

2. Air [Find help answering air questions](#)

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. Not applicable to property transfer.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Not applicable to property transfer.

c. Proposed measures to reduce or control emissions or other impacts to air, if any. Not applicable to property transfer.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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. Yes – Klickitat River and multiple springs originating on upland portions of the property.

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. Not applicable to property transfer.

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. Not applicable to property transfer.

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known. Not applicable to property transfer.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.** A portion of the developed portion of the property is within the 100 year floodplain; property transfer will not alter existing development inside or outside of mapped 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.** The hatchery currently discharges effluent to the Klickitat River under an NPDES permit. Transfer of title to the property will not change any discharge conditions.

b. Ground Water: [Find help answering ground water questions](#)

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.** All existing hatchery water uses are surface water. No discharges are made to groundwater.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.** Existing facility uses on-site septic for hatchery buildings and three residences. Transfer of title to the property will not change any discharge conditions.

c. Water Runoff (including stormwater):

- a) **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.** Not applicable to property transfer.

- b) **Could waste materials enter ground or surface waters? If so, generally describe.** Not applicable to property transfer.

- c) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.** Not applicable to property transfer.

- d) **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.** Not applicable to property transfer.

4. Plants [Find help answering plants questions](#)

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

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

- b. **What kind and amount of vegetation will be removed or altered?** Not applicable to property transfer.

- c. **List threatened and endangered species known to be on or near the site.** None noted in Washington Natural Heritage Program mapping.

- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.** Not applicable to property transfer.

- e. **List all noxious weeds and invasive species known to be on or near the site.** Based on a vegetation survey conducted in 2018, non-native species and noxious weeds have been identified within the project area including mullein (*Verbascum thapsus*), oxeye daisy (*Leucanthemum vulgare*), English plantain (*Plantago lanceolata*), dandelion (*Taraxacum officinale*), tumble knapweed (*Centaurea diffusa*), wild lettuce (*Lactuca sp.*), sheep sorrel (*Rumex sp.*), bird's foot trefoil (*Lotus corniculatus*), St. John's wort (*Hypericum perforatum*), Queen Anne's lace (*Daucus carota*), salsify (*Tragopogon sp.*), hairy cat's ear (*Hypochaeris radicata*), stork's-bill (*Erodium cicutarium*), Canada thistle (*Cirsium arvense*), bull thistle (*Cirsium vulgare*), licorice root (*Ligusticum sp.*), red clover (*Trifolium pratense*), rabbit's foot clover (*T. arvense*), white clover (*T. repens*) and hop clover (*Trifolium sp.*). Non-native grass species such as bulbous bluegrass (*Poa bulbosa*), bluegrass (*P. pratensis*), reed canary grass (*Phalaris arundinacea*), velvet grass (*Holcus lanatus*), and orchard grass (*Dactylis glomerata*) were found throughout the project area as well as the non-native bracken fern (*Pteridium aquilinum*).

5. Animals [Find help answering animal questions](#)

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

Birds: hawk, owl, songbirds,
Mammals: deer, elk, cougar, coyote, small mammals/rodents,
Fish: salmon, trout, lamprey

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. Middle Columbia River Steelhead (threatened), Bull Trout (threatened)

c. Is the site part of a migration route? If so, explain. Yes – Klickitat River is home to anadromous species including Chinook, coho, steelhead, and lamprey.

d. Proposed measures to preserve or enhance wildlife, if any. Not applicable to property transfer.

e. List any invasive animal species known to be on or near the site. None known.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. 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. Not applicable to property transfer.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Not applicable to property transfer.

3. 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. Not applicable to property transfer.

7. Environmental Health [Find help with answering environmental health questions](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe. Not applicable to property transfer.

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. Not applicable to property transfer.
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. Not applicable to property transfer.
4. Describe special emergency services that might be required. Not applicable to property transfer.
5. Proposed measures to reduce or control environmental health hazards, if any. Not applicable to property transfer.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Not applicable to property transfer.
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)? Not applicable to property transfer.
3. Proposed measures to reduce or control noise impacts, if any. Not applicable to property transfer.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- 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. Facility is an existing fish hatchery. Upon transfer of title, Yakama Nation will continue to operate the facility as a hatchery. Upland areas are forested and largely undisturbed.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? No

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?** Not applicable to property transfer.

- c. Describe any structures on the site.** The fish hatchery includes hatchery buildings, outbuildings, fish rearing ponds/raceways, pollution abatement facilities, fishway and adult trap, as well as domiciles for hatchery workers.

- d. Will any structures be demolished? If so, what?** Not applicable to property transfer.

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

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

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

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.** Yes, property contains wetland and frequently flooded portions.

- i. Approximately how many people would reside or work in the completed project?** No change from existing levels

- j. Approximately how many people would the completed project displace?** None

- k. Proposed measures to avoid or reduce displacement impacts, if any.** Not applicable to property transfer.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.** No changes - not applicable to property transfer.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.** Not applicable to property transfer.

9. Housing [Find help answering housing questions](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.** There are three existing dwellings at the facility. Property transfer will not change this.

- 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.** Not applicable to property transfer.

10. Aesthetics [Find help answering aesthetics questions](#)

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

- b. What views in the immediate vicinity would be altered or obstructed?** Not applicable to property transfer.

- c. Proposed measures to reduce or control aesthetic impacts, if any.** Not applicable to property transfer.

11. Light and Glare [Find help answering light and glare questions](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?** Not applicable to property transfer.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?** Not applicable to property transfer.

- c. **What existing off-site sources of light or glare may affect your proposal?** Not applicable to property transfer.

- d. **Proposed measures to reduce or control light and glare impacts, if any.** Not applicable to property transfer.

12. Recreation [Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?** Primarily fishing and river rafting, with limited upland use (hiking, sight-seeing, etc).

- 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 [Find help answering historic and cultural preservation questions](#)

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.** Hatchery buildings date back to the early 1950s.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.** A known cultural site is adjacent to the hatchery parcel, and it is likely that cultural resources exist on the property.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.** Previous coordination with DAHP/Yakama Nation.

- 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.** Not

applicable to property transfer. Additionally, the proposal would transfer title to any appurtenant cultural resources to the Yakama Nation.

14. Transportation [Find help with answering transportation questions](#)

- 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.** The site is accessed via Fish Hatchery Rd, which intersects with Glenwood Highway east of Glenwood, WA.
- 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. **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 - not applicable to property transfer.
- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.** Not applicable to property transfer.
- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?** No changes - not applicable to property transfer.
- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.** No.
- g. **Proposed measures to reduce or control transportation impacts, if any.** None.

15. Public Services [Find help answering public service questions](#)

- 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 [Find help answering utilities questions](#)

- 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. No change from existing state.

C. Signature [Find help about who should sign](#)

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.

X 

Type name of signee: Trevor Hutton

Position and agency/organization: Region 3 Fish Program Manager/WDFW

Date submitted: 5/10/2023

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed property transfer would not change any existing use or operations at the property.

- Proposed measures to avoid or reduce such increases are: N/A

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

Proposed property transfer would not change any existing use or operations at the property.

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

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

Proposed property transfer would not change any existing use or operations at the property.

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed property transfer would not change any existing use or operations at the property.

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed property transfer would not change any existing use or operations at the property.

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

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

Proposed property transfer would not change any existing use or operations at the property.

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

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. No known conflicts.