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October 12, 2026

TO: Town of Naches – Town Administrator, Applicant;
and SEPA Consulted Agencies

FROM: Treesa Morales, Town Administrator

SUBJ: SEPA 2026-01 Hauber Remodel Project

NOTICE OF PROPOSAL

On September 23, 2026, the Town of Naches received an Environmental Checklist application from Tori Hauber, consisting of the following project elements: Building renovation; Installation of new plumbing, windows, and floors; Re-roof; and Construction of a porch addition. This application was determined complete on September 23, 2026. The proposal lies at the southeastern side of town limits at the intersection of US Highway 12, and South Naches Rd. The address is 10070 US Highway 12, Naches, WA 98937.

ENVIRONMENTAL REVIEW

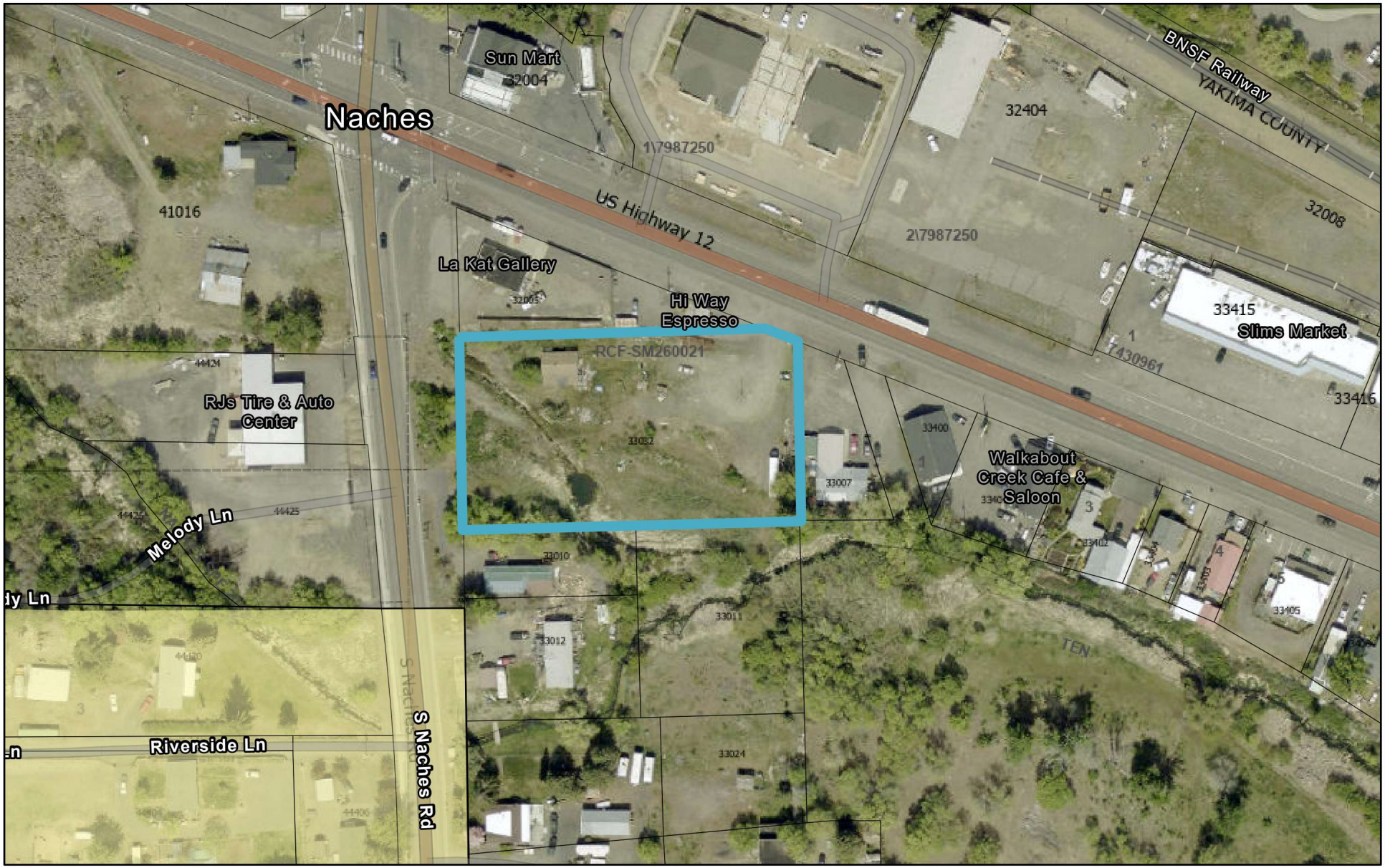
The Town of Naches is the lead agency for this proposal under the State Environmental Policy Act (SEPA) and expects to issue a Determination of Non-Significance (DNS). The optional process authorized by WAC 197-11-355 is being used. The environmental checklist and other information on file with the Town of Naches are available to the public upon request (checklist included with this letter). The proposal may include mitigation measures under applicable codes, and the project review process my incorporate or require mitigation measures regardless of whether an EIS is prepared. After the comment period, and environmental determination will then be issued without an additional comment period. A copy of the subsequent determination for this proposal may be obtained upon request.

REQUEST FOR WRITTEN COMMENT

Your views on the proposal are welcome. All written comments received by October 26, 2026 will be considered prior to drafting the determination. This may be the only opportunity to comment on the environmental impacts of the proposal. Please mail your comments to Town of Naches, P.O Box 95, Naches, WA 98937. Be sure to reference File: SEPA 2026-01 Hauber Remodel Project.

If you have any questions about this proposal, please contact Treesa Morales, Town Administrator at 509-653-0204.

Property Location 171403-33032



10/12/2026, 8:46:45 AM

Taxlots

City Limits

Zoning

(R-1)Single-Family Residential

1:2,418

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Vantor, Earthstar

Yakima County

Yakima county boundary is from the Washington State Department of Ecology, but the City limits is from Yakima County Records. | Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community | Esri Community Maps Contributors, WSU Facilities Services

SEPA[1] Environmental Checklist

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

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[2]

1. **Name of proposed project, if applicable:**

   N/A

2. **Name of applicant:**

   Tori Hauber

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

   PO Box 1043 Naches Wa 98937 509-859-0599

4. **Date checklist prepared:**

   9-15-26

5. **Agency requesting checklist:**

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

   Between permit approval and the following 12 months.

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

   No

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

   None

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

   None

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

    None

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.)**

    Renovation and improvement of the existing structure located at 10070 US Hwy 12, Naches, WA 98937, for commercial/non-residential use. The project includes new plumbing, insulation, interior wall and flooring improvements, bathroom renovation, replacement or

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

improvement of windows and doors, roof improvements, and construction of a porch addition. Electrical improvements will be permitted separately through Washington State Labor & Industries. The existing structure is connected to City of Naches water and sewer. The property has been rezoned/approved for commercial use by the City of Naches. Detailed site and construction plans are being submitted with the permit application. Construction is anticipated to be completed within approximately 12 months.

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.**

10070 US Hwy 12, Naches, WA 98937. The project is located entirely on the existing parcel at this address. A detailed site plan showing the property boundaries, existing structure, proposed improvements, access, and other site information is being submitted with the associated permit application. Legal description and parcel information are included with the application materials, where applicable.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

Circle or highlight one:

FLat

Existing developed site containing an existing structure, parking/access areas, and established landscaping. The site is generally flat.

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

Approximately 0–5%.

c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Specific soil classification is unknown. The site is previously developed and the proposed project primarily involves renovation of the existing structure. No agricultural soils of long-term commercial significance are known to be affected by the proposal.

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

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

No known surface indications or history of unstable soils on the project site or in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Minimal excavation, filling, or grading is anticipated. Limited ground disturbance may occur for the proposed porch addition, foundation/footings, utility improvements, and minor site work. Any necessary fill will consist of appropriate clean construction fill or gravel from a commercial source. Exact quantities are not known at this time but are expected to be minimal.

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

Minor temporary erosion could occur in areas disturbed during construction. Due to the generally flat, previously developed site and limited ground disturbance, significant erosion is not anticipated.

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

Approximately 1.7% of the site will be covered by impervious surfaces, consisting of the existing building footprint. There are no asphalt or other impervious surfaces on the property.

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

Disturbed areas will be kept to the minimum necessary for construction and stabilized following completion. Appropriate temporary erosion and sediment control measures will be used as necessary during construction.

2. Air

Find help answering air questions[4]

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.

Temporary dust and exhaust from construction vehicles, equipment, and construction activities may occur during renovation. These emissions will be minor and temporary. No significant air emissions are anticipated from operation or maintenance of the completed project.

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

No known off-site sources of emissions or odors are expected to significantly affect the proposal.

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

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

Construction dust will be controlled as necessary, and vehicles and equipment will be properly maintained. No additional permanent emission-control measures are anticipated.

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

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. A seasonal irrigation return-flow ditch crosses the property. The ditch conveys irrigation runoff from surrounding orchard/agricultural lands and ultimately returns water to the river system. The ditch is seasonal and is generally dry during the winter months. No alteration or use of the ditch is proposed.

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.**

The existing structure and proposed improvements may be located within 200 feet of the seasonal irrigation return-flow ditch. No work is proposed within the ditch, and the project will not alter, divert, obstruct, or otherwise interfere with the ditch or its existing function. See submitted site plans.

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. No fill or dredging is proposed within the irrigation ditch, surface waters, or wetlands.

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

None. The proposal will not require withdrawal or diversion of surface water.

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

Yes. The property is located within a mapped FEMA 100-year floodplain. The floodplain location is identified on the submitted site plans and FEMA floodplain mapping.

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[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water

[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

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. The proposal will not discharge waste materials into the irrigation ditch or any other surface waters.

b. **Ground:**

Find help answering ground water questions[7]

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.**

No. Groundwater will not be withdrawn for drinking water or other project purposes. The property is served by City of Naches municipal water and sewer. No discharge to groundwater is proposed.

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.**

None. No septic system or other discharge of waste material into the ground is proposed. Wastewater from the building will be discharged to the existing City of Naches municipal sewer system.

c. **Water Runoff (including stormwater):**

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.**

Stormwater runoff will primarily consist of rainfall and snowmelt from the roof and surrounding property. Roof runoff will discharge onto the property and infiltrate into existing pervious ground areas. The site contains no asphalt or other significant paved impervious surfaces. No intentional discharge of stormwater into the seasonal irrigation return-flow ditch is proposed.

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

No. Waste materials are not expected to enter ground or surface waters. Construction materials and debris will be appropriately contained and disposed of during construction.

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

No significant alteration of existing drainage patterns is proposed. The project primarily consists of renovation of an existing structure with a small porch addition. Existing site drainage and the seasonal irrigation return-flow ditch will remain undisturbed.

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[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

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

Ground disturbance will be minimized during construction. Construction materials and debris will be contained and appropriately disposed of, and disturbed areas will be stabilized as necessary. Existing drainage patterns and the seasonal irrigation return-flow ditch will be maintained and protected. No discharge of construction waste or pollutants to surface or groundwater is proposed.

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?**

There are cotton woods and Blackberry bushes. None will be affected.

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

None

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

No vegetation will be affected during construction

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

None

5. Animals

Find help answering animal questions[8]

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.**

Examples include:

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

None

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

None

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

No

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

None

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

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used for lighting, heating and cooling, hot water, appliances, and other normal commercial building operations. No manufacturing activities are proposed.

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

No. The proposal involves renovation of an existing structure and will not create significant new shading or otherwise interfere with the potential use of solar energy on adjacent properties.

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.

Energy conservation improvements will include new insulation, energy-efficient windows and doors, updated electrical systems and lighting, and energy-efficient heating/cooling and building components as applicable. Improvements will meet applicable energy-code requirements.

7. Environmental health

Health Find help with answering environmental health questions[10]

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[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou

[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-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 because of this proposal? If so, describe.**

No significant environmental health hazards are anticipated as a result of the proposal. Normal construction materials, fuels, paints, adhesives, and other products may be temporarily present during renovation and will be stored, used, and disposed of in accordance with applicable requirements.

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

No known site contamination from present or past uses has been identified. The existing structure is an older building undergoing renovation; any regulated materials encountered during construction will be handled and disposed of in accordance with applicable requirements.

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.**

No known hazardous chemicals, underground storage tanks, or hazardous liquid or gas transmission pipelines affecting the project site have been identified. The existing building is an older structure undergoing renovation; any regulated materials discovered during construction will be evaluated and managed in accordance with applicable requirements.

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.**

Small quantities of typical construction-related materials such as paints, adhesives, sealants, cleaners, and fuels for equipment may be temporarily used during construction. These materials will be handled and stored according to applicable safety requirements. No toxic or hazardous chemicals will be produced or stored as part of the completed project.

4. **Describe special emergency services that might be required.**

No special emergency services are anticipated beyond normal fire, medical, and emergency response services.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

Construction materials will be properly stored, handled, and disposed of. Any regulated materials encountered during renovation will be managed in accordance with applicable regulations. Construction activities will follow standard safety practices to protect workers and the public.

b. **Noise**

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

Existing noise sources include normal traffic along US Highway 12, surrounding agricultural activities, and occasional equipment operation associated with nearby properties.

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)?**

Temporary construction noise may occur during renovation activities, including construction equipment, deliveries, and contractor activities. Construction-related noise will be limited to normal working hours. No significant long-term increase in noise is anticipated from the completed project.

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

Construction activities will occur during reasonable daytime hours. Equipment will be properly maintained, and unnecessary idling of vehicles and equipment will be minimized. No significant ongoing noise impacts are anticipated after project completion.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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 contains an existing former residential structure that is being renovated for commercial/ non-residential use. Surrounding properties include a mix of agricultural, residential, and commercial uses. The proposal is not expected to adversely affect existing land uses on nearby or adjacent properties.

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses 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 known working farmland or working forest land on the project site will be converted as a result of the proposal.

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.**

One existing approximately 1,088-square-foot building, formerly used as a residence, and associated existing site improvements. The building is being renovated for commercial/non-residential use and will include a proposed porch addition.

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

   No

e. **What is the current zoning classification of the site? - Commercial – as approved by the City of Naches.**

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

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

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

h. **Has any part of the site been classified as a critical area by the city or county? If so, specify. - No**

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

2

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

None

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

N/A

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

N/A

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

N/A

9. Housing

Find help answering housing questions[12]

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

None - Commercial use

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:**

N/A

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing

10. Aesthetics

Find help answering aesthetics questions[13]

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

   14' Current Height

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

   None

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

   N/A

11. Light and glare

Find help answering light and glare questions[14]

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

   None

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

   N/A

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

   N/A

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

   N/A

12. Recreation

Find help answering recreation questions

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

None

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

N/A

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

N/A

[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics

[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.**

   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. 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.**

   N/A

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.**

   N/A

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.**

   N/A

14. Transportation

Find help with answering transportation questions[16]

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 served by U.S. Highway 12. Access to the property is provided by the existing driveway directly from U.S. Highway 12. The existing access and driveway are shown on the submitted 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 it is Not, Approximately 12 miles in Yakima WA.

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. The proposal does not require new or improved public roads, streets, pedestrian, bicycle, or state transportation facilities. Existing driveway access will be utilized.

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

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[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

No. The proposal will not use or occur in the immediate vicinity of water, rail, or air transportation facilities.

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 significant interference is anticipated. Agricultural vehicles and equipment currently using U.S. Highway 12 and surrounding roads will continue to have normal access and use of the roadway.

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:**

N/A

15. Public services

Find help answering public service questions[17]

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.**

N/A

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

Electricity, Water, Sewer, Garbage

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.**

Same as above - through Town of Naches.

C.Signature

Find help about who should sign[19]

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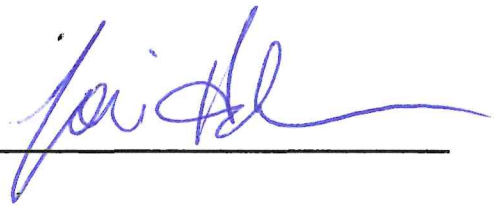
[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services

[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-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.

X 

Type name of signee: Tori Hauber

Position and agency/organization:

Date submitted: 9-15-26

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not 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 measures to avoid or reduce such increases are:**

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

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

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

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

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,**

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

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 measures to avoid or reduce shoreline and land use impacts are:**

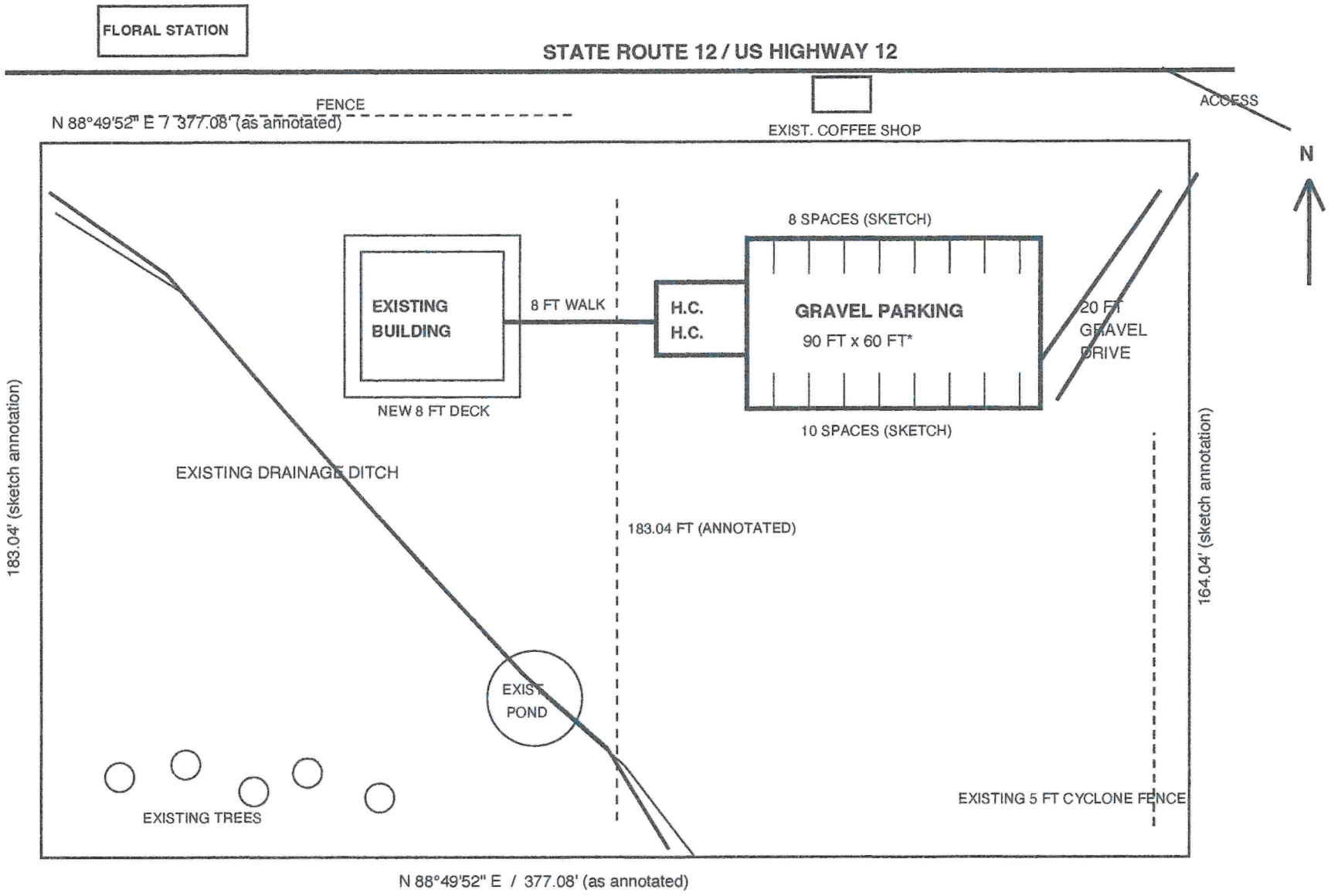
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

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

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

DIGITAL SITE PLAN | 10070 US HIGHWAY 12, NACHES, WA 98937

Parcel 171403-33032 | Redrawn from supplied hand sketch | Letter size (11 x 8.5 in), landscape



SOURCE / LIMITATIONS

Digitized schematic traced from owner-provided site sketch; NOT a boundary survey, engineered drawing, or verified to scale.

Dimensions, bearings, parcel boundary, structure footprints, access and setbacks require confirmation against original plans/survey.

* Parking dimensions and space counts are transcribed from sketch; parking arrangement is schematic. No new improvements inferred.

Prepared for review and legible printing | 16 September 2026

SCALE: NOT TO SCALE | 11 x 8.5 IN

PROJECT NARRATIVE

Existing Structure Rehabilitation & Conversion to Commercial Use

Parcel No.: 171403-33032
Property: 10070 Hwy 12, Naches, WA

Existing Site and Structure

The approximately 1.49-acre property contains an existing structure originally constructed as a single-family residence in approximately 1940. The existing building is approximately 1,496 square feet, consisting of approximately 1,088 square feet on the main floor and 408 square feet on the upper floor.

The property has been rezoned/approved for commercial use through Naches. The purpose of this project is to rehabilitate the existing structure and convert it from its previous residential use to an approved non-residential commercial use.

Proposed Improvements

The project involves substantial repair and rehabilitation of the existing building. Proposed work includes:

- New plumbing throughout the building.
- Electrical upgrades as necessary, permitted and inspected separately through Washington State Labor & Industries (L&I).
- Installation and/or replacement of insulation.
- Renovation and updating of the existing bathroom.
- Replacement and/or repair of windows and doors.
- Repair, replacement, and finishing of walls as necessary.
- Installation of new flooring.
- Roofing repair and/or replacement.
- Structural repairs as necessary to rehabilitate the existing structure.
- Construction of a porch addition.
- Other related interior and exterior repairs and finishes necessary to complete the rehabilitation.

The location, dimensions, configuration, setbacks, access, and other details of the existing and proposed improvements are shown on the detailed site and construction plans submitted with this application.

Proposed Use and Utilities

Upon completion of the rehabilitation, the building will be used for commercial, non-residential purposes consistent with the property's approved zoning and applicable land-use requirements. The building will not be used as a residence.

The property is served by existing public water and public sewer through Naches. No private well or septic system is proposed as part of this project. Existing and proposed access, parking, and other site improvements are depicted on the plans accompanying this application.

Construction and Timeline

The property owner will act as owner-contractor where permitted, with appropriately licensed contractors utilized where required. All work will be completed in accordance with applicable permit, building, and inspection requirements.

Construction is anticipated to begin following issuance of the required permits and is expected to be completed within approximately **12 months**.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: Tori Hauber

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 10070 Highway 12

City: Naches State: WA ZIP Code: 98937

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Parcel No. 171403-33032

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Business

A5. Latitude/Longitude: Lat. 46°43'49.05" Long. 120°41'58.02" Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 9

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 1088 sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☒ Yes ☐ No ☐ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: 7 Engineered flood openings: 0

d) Total net open area of non-engineered flood openings in A8.c: 640 sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): 0 sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): 640 sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): N/A sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: B1.b. NFIP Community Identification Number: 530223

B2. County Name: Yakima B3. State: WA B4. Map/Panel No.: 53077C 0677 B5. Suffix: D

B6. FIRM Index Date: 10/21/21 B7. FIRM Panel Effective/Revised Date: 11/18/09

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 1460.1

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No REF NO. 26058

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 10070 Highway 12

City: Naches State: WA ZIP Code: 98937

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☒ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: Yakima County Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	1455.1	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions): FINISH FLOOR	1462.4	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	☐ feet ☐ meters
d) Attached garage (top of slab):	N/A	☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	N/A	☐ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished	1460.5	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished	1460.6	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	1460.5	☒ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: James C. Bell License Number: LS 18894

Title: Professional Land Surveyor

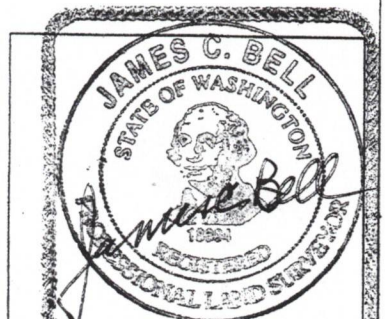
Company Name: Bell & Upton Land Surveying

Address: 315 North 3rd Street

City: Yakima State: WA ZIP Code: 98901

Signature: James C Bell Date: 9/17/26

Telephone: (509)457-7656 Ext.: — Email: Jbellyakima@yahoo.com



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
Building has a partial basement, 550 sq ft ±

Ref No 26058

BELL & UPTON LAND SURVEYING

MEMBER LAND SURVEYORS ASSOC. OF WASHINGTON
315 N. 3rd Street
Yakima, WA 98901

(509) 457-7656
(509) 949-2044
jbellyakima@yahoo.com

- Tori Hauber
- Box 1043
- Naches, WA 98937

JOB NO. 26058

DATE	DESCRIPTION	CHARGES	CREDITS	BALANCE
9/17/26	Elevation certificate			
	Parcel No. 171403-33032	400-		400-

Yakima County
Flood Control Zone District

128 North Second Street | Fourth Floor Courthouse | Yakima, Washington 98901
(509) 574-2300 * 1-800-572-7354 * FAX (509) 574-2301

www.yakimacounty.us/314/Flood-Control-Zone-District

September 30th, 2026

Treesa Morales
29 E Second St,
Naches, WA 98937

RE: SEPA2026-01

Dear Treesa Morales,

This letter is in response to the SEPA consultation notice regarding SEPA #202604050. This project proposal will take place at 10070 US HWY 12, Naches, WA 98937.

Parcel #17140333032 is significantly covered with FEMA designated 100 year floodplain. The proposed work is extensive and may be subject to the Substantial Improvement rule depending on the cost of the improvement project and the market value of the building. The Flood Control Zone District (FCZD) encourages the applicant to verify any rate changes with their insurance provider regarding this matter.

Per Naches Municipal Code (NMC) 15.12.200 (B)(1)(a), the lowest floor (including basement) must be elevated to one foot or more above the BFE, with mechanical equipment also being one foot above the BFE. According to the elevation certificate provided there is an enclosed basement. FCZD encourages the applicant to ensure that the space only be used as storage or building access only (per NMC 15.12.200 (F)) and pursue compliance with 15.12.200 (B)(1)(d) or 15.12.200 (B)(2) if elevating the basement floor is unfeasible.

During renovation, FCZD recommends the applicant store all construction materials and equipment outside the floodplain (per NMC 15.12.190 (F)). FCZD highly recommends any new materials and utilities be compliant with NMC 15.12.190 (B) and (C).

Thank you for your consideration.

Sincerely,

Nellie Soptich, CFM
Program Analyst
Yakima County Flood Control Zone District

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

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