



SEPA ENVIRONMENTAL CHECKLIST SUBMITTAL SUPPLEMENTAL

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

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

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: _____
REVIEWED BY: _____
PROJECT #: _____
CASE #: _____
RELATED FILES: _____

A. BACKGROUND

STAFF USE ONLY

1. Name of proposed project, if applicable:

Price Cold Storage

2. Name of applicant:

Price Cold Storage & Packing Company,LLC

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

Price Cold Storage & Packing Company,LLC
Tyler Price, 206-251-4035,
P.O. Box 4078 Yakima Wa 98904
PLSA Engineering And Surveying
Wade Kabrich, 509-575-6990
521 N. 20th Avenue , Suite 3 Yakima Wa 98902

4. Date checklist prepared:

1/23/2024

5. Agency requesting checklist:

Yakima County

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

Based on the Yakima County schedule, the rezone and plan amendment should be completed by early 2025.

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

Short Plat for subdivision of parcel. Further development of ag related warehouses.

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

SEPA environmental review is being conducted for the development of new warehouses on the site.

Wetland Delineation Report prepared by Grette Associates in April 2023.

Cultural Resource Study by RLR, Cultural Resources Archaeology and Historical Preservation, November 2023.

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.

Zoning and building applications for additional warehouses proposed on the site.

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

Rezone of a portion of the property from Rural Settlement to Rural 10/5 and comprehensive plan amendment from Rural Settlement to Rural Self-Sufficient

11. Give brief, complete description of your proposal, including the proposed use 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.)

Amend the Yakima County Comprehensive Plan designation of approximately six acres of a 20.58 acre parcel from Rural Settlement to Rural Self Sufficient and rezone the same area from Rural Settlement to Rural 10/5. The purpose of the change is to eliminate the current split zoning of the property to bring it into conformance with current County regulations and facilitate future subdivision and development of the property.

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.

91 N Gleed Road Yakima, Wa 98908 Parcel #181432-32416

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat

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

1.5 %

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

fine sandy loam/gravelly fine sandy loam . Surfaced with Gravel and asphalt . Not ag land of long term commercial significance

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.

None for this non-project action

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

None for this non-project action

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

None for this non-project action

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

N/A

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.

None for this non-project action

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

No

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

N/A

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.

Two wetlands on the site determined by wetland delineation to be non-regulated. Man made irrigation pond and open Ditch 15' South of South property line on neighboring Parcel 18143132023

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.

Some of the development of this property would occur within 200 feet of these features.

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 for this non-project action

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

No

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

Yes, a small part of the rezone area is in the floodplain.

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

Not for this non-project action

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.

Not for this non-project action

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.

No proposed actions will create discharged waste

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.

None for this non-project action

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

Not as a result of this non-project action.

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

No

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

None

4. Plants

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

☒ Deciduous tree: Alder, maple, aspen, other

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☐ Evergreen tree: Fir, cedar, pine, o

☐ 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?

None for this non-project action

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

None known

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.

Scotch Thistle

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:

Hawk, heron, songbird, rodents, deer.

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.

Not known.

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

None.

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

None

6. Energy and natural resources

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

N/A to this non-project action

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

No

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

None

7. Environmental health

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

Not as a result of this proposal.

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

None

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

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None for this non-project action

4) Describe special emergency services that might be required.

None for this non-project action

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

None

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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.

None as a result of this non-project action.

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

None

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 current use of this site is fruit cold storage. The surrounding properties are Single family homes, orchard and pasture.

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

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.

1,230 sq ft security shed, 14,278 sq ft cold storage warehouse, 698,225 sq ft controlled atmosphere storage facility. Also a water storage tank for fire protection.

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

No.

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

Rural Settlement (RS) and Rural-10/5

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

Rural Settlement and Rural Self Sufficient

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g. If applicable, what is the current single master program designation of the

N/A

h. Has any part of the site been classified critical area by the city or county? If so, specify.

A small part of the site is in the 100-year floodplain, designated a critical area by the county.

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

No change in the number of workers results from this non-project action.

There are no residents.

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:

The proposed zoning is consistent with the comprehensive plan designation. Since existing and expected future land uses are permitted under both existing and proposed zoning classifications, significant compatibility issues are not expected.

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

No identified impacts to agricultural or forest lands of long-term commercial significance.

9. Housing

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

None are proposed.

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

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?

No structures are proposed for this non-project action.

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

None by this non-project action

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

None.

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11. Light and glare

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

None by this non-project action.

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

Not as a result of this non-project action

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

None

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

None

12. Recreation

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

Yakima Greenway walking and bicycling path.

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

No. The Greenway path is not on the project site.

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.

There are buildings in the vicinity that are over 45 years old, but none shown to be listed or eligible for listing.

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.

A cultural resource study performed by RLR, Cultural Resources Archaeology & Historic Preservation on 11/16/2023 found no evidence of Indian or historic use within the studied area.

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.

The cultural resource study cited above and review of the Washington Information System for Architectural and Archaeological Records Data database.

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.

The primary access to the property owned by the proponents is from North Glead Road And East Glead Road, that is maintained by Yakima County.

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. The nearest transit stop is approximately 4 miles to the east.

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

No additional parking spaces and none eliminated by this non-project action.

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?

None from this non-project action.

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.

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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.

Electricity, water, refuse service, telephone, sanitary sewer septic system.

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.

None for this proposal.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Date Submitted:  _____

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D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

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

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

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

The proposal should not increase these effects because likely existing and future land uses of this ag related industrial property, along with potential residential and agricultural land uses are permitted under both zoning categories, although in some cases with different levels of zoning review. The most substantial changes resulting from complete removal of the Rural Settlement zoning classification are that a number of non ag-related industrial land uses would no longer be permitted and the allowed residential density is lower in the Rural 10/5 zone. While neither of these categories of land use are being contemplated by the proponent, the reductions should overall decrease, rather than increase the likelihood of water discharges, emissions to the air, production, storage or release of toxic or hazardous substances and production of noise. There are a few other categories of land use, all non-residential, that are allowed in the Rural 10/5 but not the Rural Settlement zone that could potentially increase these effects, but none are likely on this site because the site is not suitable for them, they are not compatible with the land uses that are existing or planned by the proponent or they are otherwise not consistent with the proponent's objectives for use of the site.

Proposed measures to avoid or reduce such increases are:

No specific measures are proposed. The primary reason of the proposed action, to eliminate the currently non-conforming split zoning of the property does not change its existing use or improvements that are being planned by the proponent. Consequently, no increases in these effects are anticipated.

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

The proposed action should not directly affect plants, animals or fish because it does not result in development that would have greater impact on them than that already permitted by the current zoning of the property.

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

None proposed. Other considerations being equal, the reduction in allowable residential density and certain non ag-related industrial land uses no longer being permitted should have a net result of further, not less, protection and conservation of plants, animals, fish and marine life, although probably not significantly.

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

The proposal should not directly result in an increase in the depletion of energy or natural resources because the proposed and existing land uses are permitted by the existing and proposed zoning and no change in the potential for such depletion would result.

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

Although residential development is not compatible with the existing use of the site and not being contemplated by the proponent, the reduction in allowable residential density should reduce the potential for depletion of energy or natural resources that could occur if the property were to be residentially developed, although probably not significantly.

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, flood plains, or prime farmlands?

The only designation of the project site is floodplain, which affects a small portion of it. It was determined that potential wetlands on the site are not regulated and there is no evidence of historic or cultural significance. Since the existing and proposed uses of the site are permitted in both existing zoning districts, and there are no differences in the regulation of the 100-year floodplain specific to the zoning districts, the proposed action will result in no increase in the likelihood of the floodplain being used or affected. By decreasing the allowable residential density, the proposed rezone potentially reduces the number of people that could occupy the floodplain and be adversely affected by it if the property were to be developed for residential use.

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

Since there are no expected adverse impacts from the proposed rezone, there are no measures proposed to reduce them. Development in the 100-year floodplain will continue to be regulated by County flood-hazard regulations and require the determinations and construction measures intended to avoid or reduce impacts. This does not change as a result of the proposed action.

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?

There are no changes in land use, either proposed or allowable, other than the relatively minor exceptions already described including residential density and variations in the type of industrial and non-residential land uses. None of these land uses, whether permitted by the Rural Settlement zoning proposed to be changed or by the Rural 10/5 zoning, are incompatible with existing plans because all of the surrounding properties have one or the other of these classifications and the existing and proposed use of the property is permitted by both plan designations. Compatibility issues are addressed at a site-specific level, not generally by comprehensive plan policy. The existing ag related industrial use of the project site, residential and agricultural use as allowed and at the allowable densities are already found throughout the vicinity so there is no identified potential for this action to be a catalyst to encourage incompatible land uses.

None of the project site is in Shoreline Management Act jurisdiction so it would not result in or encourage land use that is incompatible with it.

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

None are proposed for the rezone action because no impacts are associated with it. Development review for any new uses will include land use compatibility as prescribed by existing regulations. This is on a site-specific basis, since there is no inherent incompatibility of the existing, proposed or otherwise permissible uses of the project site with the existing comprehensive plan designations.

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

Since the proposal does not change the allowable existing or proposed land uses, it does not increase the demands on transportation, public services or utilities. The reduction in allowable density from rezoning the property to Rural 10/5 from Rural Settlement should decrease the potential demand for these services and utilities if the property were to be developed for residential use. The intent of the Rural Self-Sufficient comprehensive plan designation to emphasize individual wells and septic systems reduces the demands for their being provided by public utilities, although in this case there is no significant potential reduction given that the proposed and existing storage warehouse use has low demands for these utilities. If the site were to be used for agricultural packing or processing there would be a greater demand for water usage for that purpose and sewage disposal for a larger number of workers. However, this is not changed or increased by the proposed rezone and plan amendment change because those land uses are permitted in both existing zoning districts.

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

Water for fire flow is available to the project site and the proponent is in possession of certificated water rights. Any changes to ag related industrial land uses would be subject to providing sufficient water supply and sewage disposal as required by current land use and environmental regulations. It should be possible to provide any such utilities on site rather than from public utilities.

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

The proposal is to correct a current conflict with Yakima County regulations that prevent boundary line adjustments of split zoned properties. The apparent reason for this regulation is that in some cases, split zoned properties have created conflicts, including environmental, that are not always easy to correct. No conflicts have been identified that would result from the proposed action.



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 # PLN ENR 003-SC-A
Revised 4/1/10

(For staff use only)

APPLICANT:	PROJECT #:
PHONE:	CASE #:
PROJECT DESCRIPTION (from application form):	PC/SPC:
	DATE SUBM:

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

Required Items (supplied by applicant)	INTAKE STAFF COMMENTS (reviewed by Staff)	Intake Verification
1. <u>Complete SEPA Application Form</u> * 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. <u>Completed Environmental Checklist</u> • Are all questions answered? YES NO • Did the property owner of record sign? YES NO		<input type="checkbox"/>
3. <u>Complete written description of the project.</u>		<input type="checkbox"/>
4. <u>Site Plan</u> • 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. <u>Appropriate fees paid</u>		<input type="checkbox"/>

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

Landowner/Representative Signature: [Signature] Date: 1/29/24

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



SEPA ENVIRONMENTAL REVIEW

(State Environmental Policy Act)

Submittal Checklist

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Form # PLN ENR 003-SC-A
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Instructions for SEPA Environmental Review Submittal Checklist

1. Complete SEPA Application Form

Fill out the application form with person, property, and project information that applies to your proposal. Fill out the non-shaded areas. County staff will fill out the shaded area of the application form. List the main parts of the project (residence, bridge, business, addition, etc.). Be sure to include signatures and contact information of all owners of the properties in question.

2. Completed Environmental Checklist

Fill out the Environmental Checklist. It is a series of questions designed to provide the reviewing agency with information to determine possible effects to the environment. Not all questions will apply to a particular project. Answer the questions as thoroughly as possible so that the reviewer has a full understanding of the project. Thorough responses reduce delays caused by having to request additional information.

3. Complete Written Description of the Project

Describe the different things you are proposing to do, why you are doing them, and how you will do the work. Refer to the Environmental Checklist to help you describe all the parts of the project. Be sure your description is consistent with the Environmental Checklist answers. A staff planner can provide assistance on this subject.

4. Site Plan

Provide a site plan. The information sheet on preparing Site Plans describes the information that you need to show. Site plans need to include all things related to the project and described in the Environmental Checklist. The site plan must be drawn to scale with distances listed. A graphic scale (like a picture of a ruler) must be shown on the drawing so that enlargement copies can still be usable. A copy of the site plan must be provided at a size that we can use to make photocopies.

5. Fees Paid

Permit fees must be paid before the review process begins.

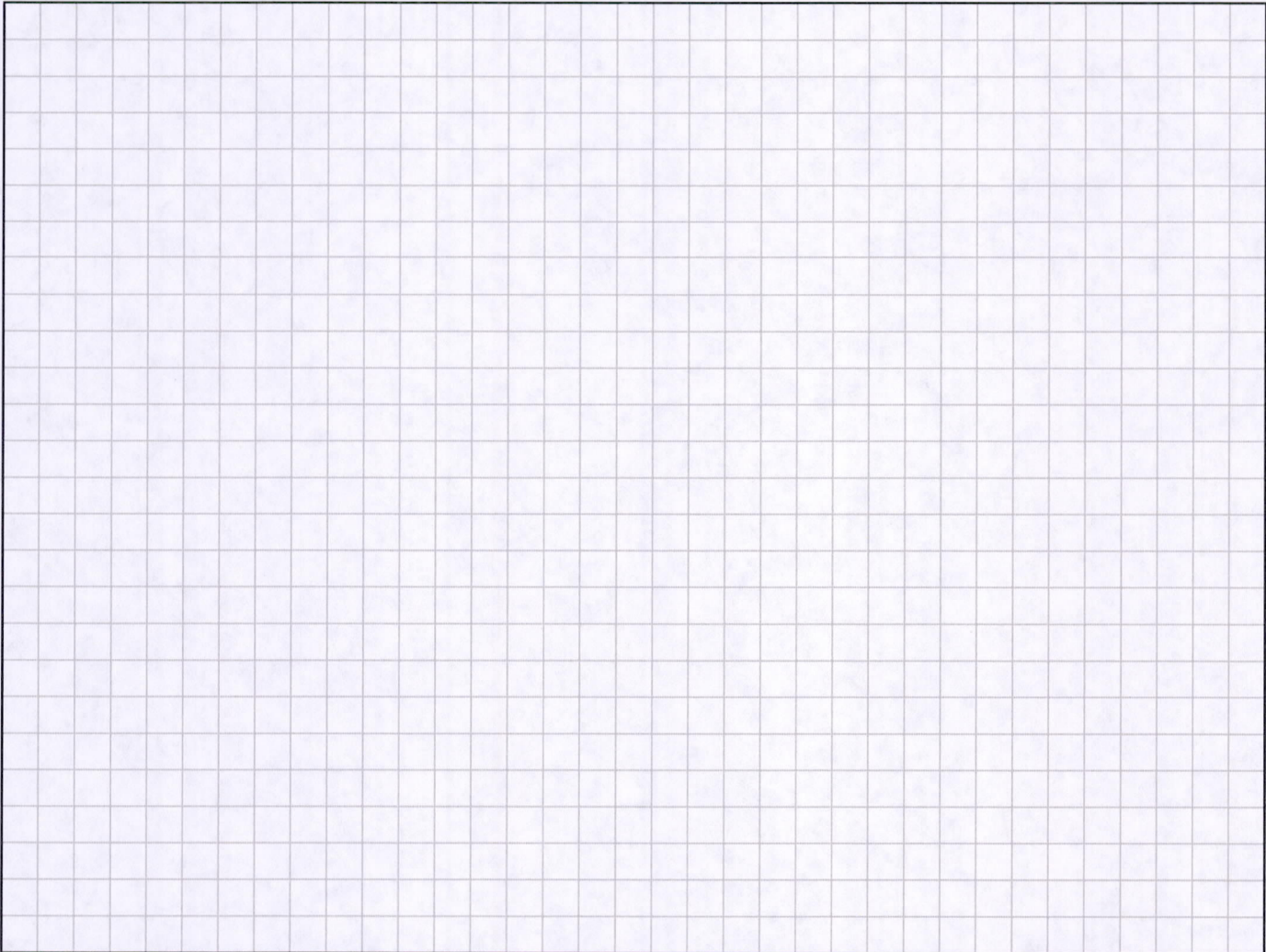


REQUIRED ATTACHMENT:

YAKIMA COUNTY GENERAL SITE PLAN

Note: Producing the site plan from this template is preferred, however, the template can be substituted for your own drawing (computer aided is acceptable).

Site plan must be drawn with blue or black ink



LOT COVERAGE CALCULATION

- a) Dimension(s) of existing structure(s) _____
- b) Building addition/new structure(s) dimension(s) _____
- c) Existing paved area(s) (driveways, walkways, patios, etc.) TOTAL _____
- d) Proposed paved area(s) _____
- e) Total Impervious Surface ($a+b+c+d = e$) _____
- f) Lot Size (1 acre = 43,560 sq ft) _____
- g) Lot coverage ($e/f \times 100 = g$) _____

MAP SCALE (check one)

☐ Preferred Scale: 1 inch on the map = 20 ft on the ground

☐ Custom Scale: 1 inch = _____

*Square is 0.20" by 0.20"

PARKING CALCULATION (Reference Table 19.22 in YCC 19.22)

_____ S.F. Spaces required: _____

_____ S.F. Spaces provided: _____ Surface Type: _____

LOT INFORMATION

_____ S.F. Parcel #(s): _____

_____ S.F. Site Address: _____

BACKGROUND INFORMATION

_____ % Owner Name: _____

Site Plan Created by: _____

Address: _____

Contact Phone: (_____) _____ Date Created: _____

Required Site Plan Information:

	N/A	#	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Property line dimensions of all lot(s) involved in the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	The distance from existing and proposed structures to the centerline of state, county, private roads, or access easement with name, dimension, surface type (paved, gravel or dirt) of road.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Existing or proposed driveway locations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	Location, shape, size, gross floor area, height and types (i.e., house, garage, well house) of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	The location, right-of-way widths, pavement widths, curbs, gutters, culverts and names of all existing or platted streets or roads, whether public or private, and other public ways within the subject property or adjacent to any affected lots;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone. Label as Individual, 2-party, Group B, Group A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8	Location of proposed or existing septic tank, drain field area, and extension area, as well as replacement areas and distances to structures and property lines
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9	The location and dimensions of any existing and proposed utilities, streets, railroads, irrigation and drainage canals, easements and dedication of property within the subject property or adjacent to any affected lots;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10	Critical Areas/Shoreline: River, streams, creek, pond, floodplain, floodway, etc. on or abutting the site (Distance from structure to the ordinary high water mark of the river, stream, creek, etc.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11	Show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site.

Building Division Application Site Plan Information:

	N/A	#	
<input type="checkbox"/>	<input type="checkbox"/>	1	Fire apparatus turnaround
<input type="checkbox"/>	<input type="checkbox"/>	2	For larger parcels, draw a simple plan showing the entire lot and indicate which area the new construction is to take place. Attach to the detailed section and submit both.
<input type="checkbox"/>	<input type="checkbox"/>	3	Distance of new structures from all property lines.

Planning Division Application Site Plan Information:

	N/A	#	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Location and dimensions of all proposed exterior land uses.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	Location of new and/or expanded public and private utility infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4	Location of structures on the adjoining lots, which may cause compatibility issues.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5	Proposed location and dimensions of community and other open space.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6	Existing and proposed landscaping, site screening, street trees and storm water drainage facilities.
<input type="checkbox"/>	<input type="checkbox"/>	7	The existing on-site sewage system components and reserve areas and the proposed location for on-site sewage systems and soil test pits for all affected lots not served by an on-site sewage system or other approved wastewater treatment system. The location of structures on the adjoining lots when within 100 feet of a well or on-site sewage disposal system;
<input type="checkbox"/>	<input type="checkbox"/>	8	Proposed contours and grading as they affect lot layout, streets, and drainage ways.
<input type="checkbox"/>	<input type="checkbox"/>	9	Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.
Floodplain development:			
<input type="checkbox"/>	<input type="checkbox"/>	10	Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.
<input type="checkbox"/>	<input type="checkbox"/>	11	The boundaries of the 100-year floodplain, the boundaries of floodways where floodways have been established, and the 100-year base flood elevations where base flood elevations have been established.
<input type="checkbox"/>	<input type="checkbox"/>	12	The boundaries of the 10 and 25-year floodplain using the flood risk maps provided by Yakima County as part the mandatory pre-application conference.
<input type="checkbox"/>	<input type="checkbox"/>	13	Other information as may be required by YCC Titles 13, 16A, 16C or 16D.