



REVISED
CONDITIONAL USE PERMIT FORM

FINAL
Revised 10/1/16
Public Services (2)
CUP17-92
NOV 01 2017

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
Don Lynn

Harold Lisa Carmen

Please Answer the Following Questions (Please attach a separate sheet if needed):

- Are you applying for a: Type 1 Type 2 Type 3 Type 4
- What is the proposed use, as listed in YCC Table 19.14-1? STORAGE
- What is the size of the subject property? (Amount of acreage or square feet): 96.65 AC
- What is the size and use of structures currently located on the property? 29,944 SQ FT
- What is the size, height and use of structures proposed to be placed or constructed? CANOPY 1 = 30'x80'
CANOPY 2 = 55'x60'
- List other permits and approvals that will be required. BUILDING
- Will the project be conducted entirely within a structure? Yes No
If no, explain what outdoor activities would occur: NEW CANOPY STRUCTURE EXCAVATION
- Total number of employees? N/A
- How many parking spaces are you proposing? Existing: N/A Proposed: _____ Surface Type: _____
- Will you have a sign? Yes (if yes, please answer the following questions.) No
 - How many signs are proposed? _____
 - What is the square footage of the sign? _____
 - What is the height of the sign? _____
 - Will the sign be illuminated? Yes No
 - If the sign is illuminated, how will it be illuminated? Internally Externally
 - Where will it be located? _____
- What is the name of the road that the proposed/existing access is located on? DEMARIAS RD
 - Is the road a: County Road State Highway Private Road
If the road is a private road, is there an existing Road Maintenance Agreement? Yes No
(If yes, please provide a copy)
 - Is the road constructed out of: Pavement Gravel Dirt
 - How wide is the Right-of-Way/Easement? _____
 - How wide is the surface of the road? _____
- How will you manage storm water runoff? SHOULDER DRAIN INTO ADJACENT FLD FIELDS.

EXISTING

Packing Machine	5341
Lines	11248
Baling Room	10695
STORAGE	2460
	<hr/>
	29,944

PROPOSED

CANOPY 1	30' x 80'	2,400
CANOPY 2	55' x 60'	3,300
		<hr/>
		5,700

TOTAL 35,644



CONDITIONAL USE PERMIT FORM

FINAL
REVISED 10/1/17

SEP 26 2017

Yakima County Public Services

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Vern Gary Don Lynn
Harold Lisa Carson

Please Answer the Following Questions (Please attach a separate sheet if needed):

1. Are you applying for a: Type 1 Type 2 Type 3 Type 4
2. What is the proposed use, as listed in YCC Table 19.14-1? Storage
3. What is the size of the subject property? (Amount of acreage or square feet): 96.65 acres
4. What is the size and use of structures currently located on the property? 28,000 SF See Site Plan
5. What is the size, height and use of structures proposed to be placed or constructed? 1190 SF 19'-10" x 16' x 12'
6. List other permits and approvals that will be required. Building

7. Will the project be conducted entirely within a structure? Yes No
 If no, explain what outdoor activities would occur: New canopy structure excavation
8. Total number of employees? NA
9. How many parking spaces are you proposing? Existing: NA Proposed: NA Surface Type: NA
10. Will you have a sign? Yes (if yes, please answer the following questions.) No
 - a. How many signs are proposed? _____
 - b. What is the square footage of the sign? _____
 - c. What is the height of the sign? _____
 - d. Will the sign be illuminated? Yes No
 - e. If the sign is illuminated, how will it be illuminated? Internally Externally
 - f. Where will it be located? _____
11. What is the name of the road that the proposed/existing access is located on? Desmarais Rd.
 - a. Is the road a: County Road State Highway Private Road
 If the road is a private road, is there an existing Road Maintenance Agreement? Yes No
 (If yes, please provide a copy)
 - b. Is the road constructed out of: Pavement Gravel Dirt
 - c. How wide is the Right-of-Way/Easement? _____
 - d. How wide is the surface of the road? _____
12. How will you manage storm water runoff? Sheet drain into adjacent Hop Fields.

13. Fencing (If applicable check both)? New Existing

- a. Fence Material: NA
- b. Will the fence be view obscuring fence? Yes No
- c. Will you be placing barbed wire on the top of the fence? Yes No
- d. What is the total height of the fence (including the barbed wire if proposed)? _____

14. Are you proposing any site screening or landscaping? Yes No

If yes, what type and what is the location? _____

15. What is the proposed source of irrigation water? NA

16. What are the days & hours of operation? Days: 7 Hours: 24 35 Days Total

17. Will the operation be seasonal? If so list months of operation: Yes. September ↗

18. Is any outdoor lighting proposed? Yes No

If yes, what is the proposed location(s)? _____

19. What is the proposed source of domestic water?

a. Public Water: Name of provider: NA

b. Community Well: What is the well number: _____

i. Where is the well located? _____

ii. Is there an existing Well Maintenance Agreement? Yes No

(If yes, please provide a copy)

c. Individual Well

20. What is the proposed method of sewage disposal?

a. Public Sewer: Name of provider: NA

b. Community Septic System: Where is the septic system located? _____

c. Individual Septic System

d. Other explain: _____



MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

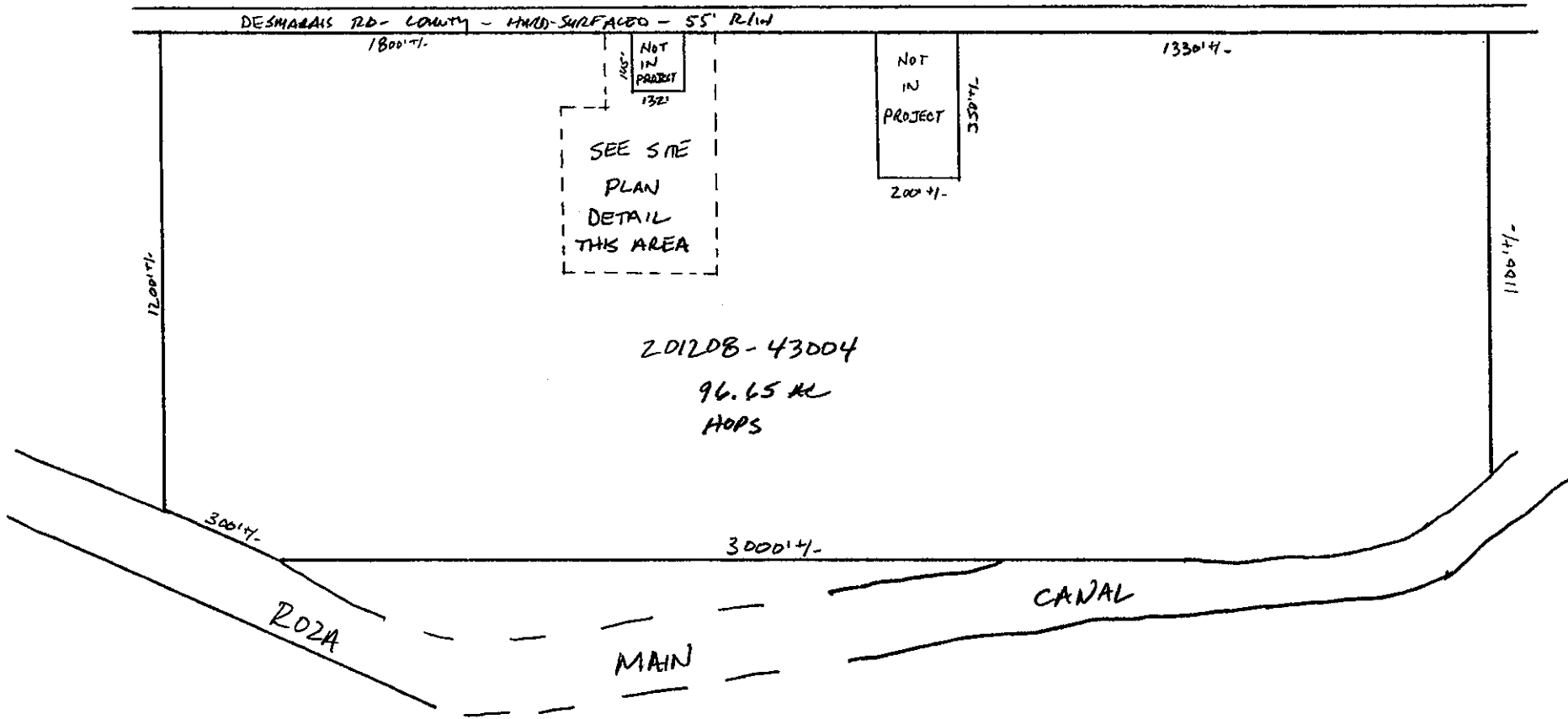
FINAL
Revised 10/01/15

Land Use Actions

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need information or assistance please contact the Public Services at (509) 574-2300.

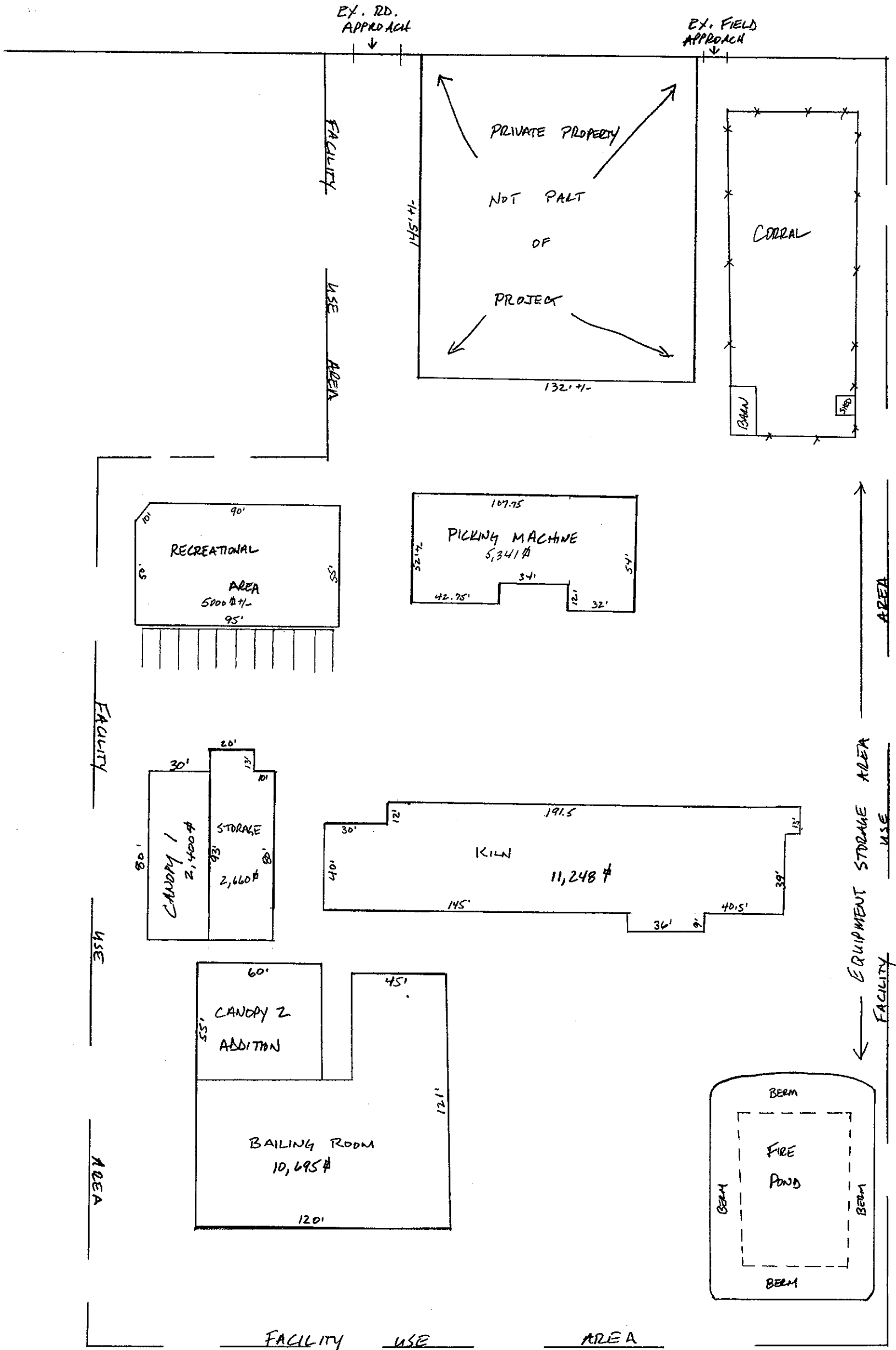
Required Site Plan Information:	
1	<input checked="" type="checkbox"/> Paper size shall be 8.5 x 11 or 11 x 17. If multiple pages, provide an index sheet showing the entire site. Grid paper or picture backgrounds are not acceptable, the map must be reproducible
2	<input checked="" type="checkbox"/> Blue or Black Ink, in order that they may be photocopied.
3	<input checked="" type="checkbox"/> North Arrow (north should be pointing to the top of the page)
4	<input checked="" type="checkbox"/> Legend to include:
	<input checked="" type="checkbox"/> <i>Owner/Applicant Name</i>
	<input checked="" type="checkbox"/> <i>Date the Site Plan was drawn.</i>
	<input checked="" type="checkbox"/> <i>Name, address and telephone number of the person preparing the site plan</i>
	<input checked="" type="checkbox"/> <i>Tax Parcel Number</i>
	<input checked="" type="checkbox"/> <i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i>
5	<input checked="" type="checkbox"/> Property line dimensions of all lot(s) involved in the project.
6	<input checked="" type="checkbox"/> The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site.
7	<input type="checkbox"/> Location of new and/or expanded public and private utility infrastructure.
8	<input checked="" type="checkbox"/> Streets and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt).
9	<input type="checkbox"/> Location, dimension and design of off-street parking facilities and points of ingress (to) and egress (from).
10	<input type="checkbox"/> Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
11	<input checked="" type="checkbox"/> Location, shape, size, gross floor area, height and types of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.
12	<input type="checkbox"/> Location and dimensions of all proposed exterior land uses.
13	<input checked="" type="checkbox"/> The distance from existing and proposed structures to the centerline of state, county, or private access roads.
14	<input type="checkbox"/> Location of structures on the adjoining lots, which may cause compatibility issues.
15	<input checked="" type="checkbox"/> All major man-made and natural physical features such as railroads, canals, streams, creeks, drainage ditches, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways, the 100-year base flood elevations etc. on-site or adjacent to the site. (*Boundaries of the 10 and 25-year floodplain using the flood risk maps as provided by Yakima County as part of a mandatory pre-application meeting.)
16	<input type="checkbox"/> Description of the extent to which any watercourse will be altered or relocated as a result of the proposal.
17	<input type="checkbox"/> Proposed location and dimensions of community and other open space.
18	<input type="checkbox"/> Existing and proposed landscaping, site screening, street trees and stormwater drainage facilities.
19	<input type="checkbox"/> 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.
20	<input type="checkbox"/> Proposed contours and grading as they affect lot layout, streets, and drainage ways.
21	<input type="checkbox"/> Location of proposed or existing drain field area, extension area, and tank area as well as replacement areas and distances to structures and property lines
22	<input type="checkbox"/> Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.
23	<input type="checkbox"/> Within a UGA, Master Planned Resort or Rural Settlement 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.



North ↑
1" = 400'

DESMARAS RANCHES - OWNER
HORDAN PLANNING SERVICES - REP.
410 N. 2ND ST. YAKIMA, WA 98901
509-249-1919
201208-43004
10-31-17

DESMARAIS RD - COUNTY - HARDSURFACED - 55' R/W



NORTH ↑
1" = 50'

SITE PLAN DETAIL

STEVE DESMARAIS RANCHES, INC. - OWNER
HORDAN PLANNING SERVICES - REP.
410 N. 2ND ST. YAKIMA, WA 98901
509-249-1919
201208-43004
10-31-17



NARRATIVE FORM

FINAL
Revised 10/01/15

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

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

<http://codepublishing.com/wa/yakimacounty/>

Narrative Content: Please tell us the “who”, “what”, “where”, and “why” of your proposal. A list of typical content is provided below. **Please do not limit your project’s description to just these items.** In order for us to conduct a timely review of your project please **be as detailed as possible**. Any missing/confusing information could result in the delay of our review.

Note: Not all content listed below will be pertinent to your proposal. These items are suggestions in order to help you draft your narrative.

Suggested Content:

- Describe the current use of the site including all existing structures with their dimensions, square footage and usage.
- Describe the proposed use in detail (including but not limited to the type of business and/or use, hours and days of operation, number of employees, number of people living on-site, maximum number of customers and/or guests, changes or additions to the driveways or other access points, the type of mitigation or adjustment requested).
- Describe which standards are proposed to be adjusted and justify why the standard needs to be adjusted.
- Describe any new or existing structures to be used as part of this proposal.
- Describe how the proposed use will be pertinent to the proposed/existing structures.
- Describe any parking facilities (number of spaces and surface type), landscaping, signage, and lighting that will be associated with your proposal.
- Describe your access to the property and the route of travel to the site.
- For commercial operations describe the travel ways that will be located onsite.
- Describe the timelines for completion of your proposal.

Please remember that your narrative must explain in detail the specifics of your proposal and any missing information may result in the need for future reviews. Your narrative can be typed and printed on a separate sheet of paper with “See Attached” written below, or you may print out legibly your narrative on the lines provided.

Construction of a 19'-10" x 60' open canopy
connected to an existing CMU block building.

Canopy is free standing + self supporting, with non-structural connection of the roof. Canopy will be used for general storage of materials and/or equipment used for the hop facilities and/or surrounding hop fields.

Temporary restroom facilities are provided when the facility is in operation. Septic + well are not required.

Please use additional pages as needed



SEPA ENVIRONMENTAL CHECKLIST

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

SUBMITTAL SUPPLEMENTAL

Yakima County Public Services

128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
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WAC 197-11-960 Environmental checklist.

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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

Use of checklist for nonproject proposals:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

(For Staff Use Only)

DATE: _____

REVIEWED BY: _____

PROJECT #: _____

CASE #: _____

RELATED FILES:

A. BACKGROUND

1. Name of proposed project, if applicable: Not applicable.

2. Name of applicant:

Hordan Planning Services

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

410 North 2nd Street, Yakima, WA 98901 – (509) 249-1919. Bill Hordan

4. Date checklist prepared:

October 30, 2017

5. Agency requesting checklist:

Yakima County Public Services – Planning Division

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

Project to commence upon approval of this environmental application and Type 1 Review approval and will include construction of Canopy 1 immediately and Canopy 2 within 3 years.

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

None known at this time.

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

No other environmental information is known to exist. Past land use applications include CUP13-09, CUP14-26 & CUP16-64

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 are known.

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

Type 1 Review

Building Permit

1. 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.)

The proposal is to construct 2 canopy covers to an existing hop processing facility. Canopy 1 is proposed to be 2,400 sq. ft. (30' x 85'), Canopy 2 is proposed to be 3,300 sq. ft. (55' x 60'). The ground underneath each canopy will be covered with a concrete floor. The current facility is 29,944 sq. ft and is located on approximately 97 acres in the Agriculture zoning district.

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

The address of the property is 1372 Desmarais Rd., Moxee, WA 98936. The property lies on the south side of Desmarais Road, approximately 1.4 miles east of Faucher Road. (Assessor's Parcel Number 201208-43004).

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

The steepest slope on the area where construction is occurring site is approximately 3 percent.

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.

According to the Soil Survey of Yakima County Area Washington, the site of construction consists of Warden Silt Loam, 2 to 5 percent slopes. The soil is classified as prime farmland.

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.

No significant filling or grading is proposed, as the site is flat. Building pads will be constructed from soil located on-site. A gravel base will be placed before concrete is poured. The gravel will come from an approved site.

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

Minor erosion could occur during construction activities by means of storm water runoff and blowing dust.

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

Less than 1 percent.

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

BMP's such as silt fencing will be used to control storm water runoff. A water truck will be available to control blowing dust.

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.

Some minor equipment exhaust from leveling the building pads for the concrete floor can be expected during construction activities. After construction, Seasonal vehicle exhaust from tractors and trucks used in processing hops can be expected. Quantities of emissions are not known but should be minimal.

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:

Vehicle and construction equipment will be well-maintained to prevent excessive exhaust.

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.

The Selah-Moxee irrigation canal is located approximately 2,000 northwest of the site and the Roza canal is located approximately 1,000 feet south of the project site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable.

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

No.

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

No.

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

No.

b. Ground:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No ground water is needed for this project.

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 waste material will be discharged into the ground.

c. Water runoff (including storm water):

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

Storm water will be directed to the edges of the project site and onto the approximate 97 acre parcel where it will be permitted to evaporate and percolate, as it has historically done.

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

No.

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:

A storm water plan will be submitted with the building permit application to ensure that storm water is disposed of, and property retained on-site.

4. Plants

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

— Deciduous tree: Alder, maple, aspen, other

— Evergreen tree: Fir, cedar, pine, other

— Shrubs

XX 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?

No vegetation will be removed. The site is already disturbed and covered with gravel or concrete.

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

The property owner does not know of any endangered species to be on or near the site.

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

No landscaping is proposed.

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

No noxious or invasive species have been observed on or near the site.

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: QUAIL

Mammals: Deer, bear, elk, beaver, other:

Fish: Bass, salmon, trout, herring, shellfish, other:

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

The property owner is not aware of any threatened or endangered species to be on or near the site.

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

No.

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

None proposed

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

The property owner has not observed any invasive animal species on or near the site.

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.

The overall facility uses electricity and natural gas for electrical power and drying of hops. The cover canopies will need electricity for lighting purposes.

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 need for this project.

7. Environmental health

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

No.

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

No known contamination from present or past uses is known to exist.

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

Not applicable. There are no hazardous liquid or gas transmission pipelines located within the project site.

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

Not applicable. No hazardous chemicals are associated with this project.

4) Describe special emergency services that might be required.

None needed.

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

None proposed.

b. Noise

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

No known noise in the area will affect this project.

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.

Short-term noise – Vehicle noise associated with the creation of building pads, pouring concrete and normal commercial construction noise can be expected during construction activities. The hours will be approximately 7:00 am and 6:00 pm.

Long-term noise – Normal noise associated with a hop processing facility can be expected upon completion.

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

The construction of the canopies does not produce any long-term noise affects, therefore no mitigation is proposed.

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 project site contains a hop processing facility surrounded by hop yards on the same parcel. Surrounding properties mainly consist of hop yards, other agricultural crops and scattered residential uses.

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?

The project site has historically been used as a hop processing facility. The balance of the property has historically been used for hops. Since the site is currently disturbed, no new agricultural land will be removed from long-term commercial significance.

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.

The site consists of a hop picking machine, kiln, bailing room, storage building, fire pond and recreational area..

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

No.

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

The current zoning is Agriculture

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

Agricultural Resource.

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

Not applicable.

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

No.

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

No persons will reside or permanently work at the site due to the construction of the canopies. This is an addition to a seasonal farm operation.

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

Not applicable, no persons will be displaced.

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

None proposed.

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

The proposal is subject to Type 1 Review. Compatibility issues will be determined and implemented through this process.

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

To ensure compatibility with surrounding agricultural lands the project will be constructed in compliance with the County zoning code and comprehensive plan.

9. Housing

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

Not applicable, no housing units are being proposed.

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

Not applicable.

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

Not applicable, no mitigation is proposed.

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?

The tallest height of the canopies will be approximately 24 feet. The canopies will be constructed of galvanized steel and painted.

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

No known views will be altered or obstructed.

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

The canopies will be made of galvanized steel and painted, which will help prevent glare.

11. Light and glare

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

This proposal will not produce any light or glare.

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

Not applicable.

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

No known sources of off-site light or glare exist in the immediate area that would adversely affect this project.

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

None needed, none proposed.

12. Recreation

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

A picnic area for the seasonal employees is located on-site. It is proposed to remain.

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

No.

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

None needed, none proposed.

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.

To the property owner's knowledge, there are no structures on or near the site that are eligible for historical or cultural preservation.

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.

The property owner has no knowledge of landmarks, features or other evidence of Indian or historic use or occupation of the site.

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 property has been visually inspected by the property owner and no evidence of cultural or historic resources on the property or project site have ever been found.

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.

If evidence of cultural resources are found during construction activities, the project will be shut down and the appropriate agency notified.

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 site is served with access by Desmarais Road, a hard-surfaced county roadway, which connects to other roadways in the area and then eventually to State Route 24.

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?

The site is not served by public transit. The nearest public transit stop is about 8 miles west of the site in Yakima, Washington.

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 are proposed for this project and no parking spaces are being eliminated.

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?

This project is for the addition of 2 cover canopies, no new vehicle trips will be generated by this project. Vehicle trips will remain the same as they were prior to this addition.

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 proposed.

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 proposed.

16. Utilities

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity will be used for the project and supplied by Pacific Power. Construction activity will consist of underground trenching, as needed to extend power to the canopies.

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: Richard M. Van Horn

Date Submitted: 10/31/17



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: <u>HORDAN PLANNING SERVICES</u>	PROJECT #: <u>17-987</u>
PHONE: <u>509-249-1919</u>	CASE #: <u>SEP17-041</u>
PROJECT DESCRIPTION (from application form): <u>CANDY ADDITIONS</u>	PC/SPC: <u>SCC</u>
	DATE SUBM: <u>11-1-17</u>

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

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

SEE INSTRUCTIONS ON PAGE 2

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

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

Landowner/Representative Signature: [Signature] Date: 10-31-17

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