



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

VERNA REDIFER, P.E. - Director

DATE: June 4, 2018

TO: Monson Fruit, LLC and Interested Agencies

FROM: Yakima County Public Services Department: Planning Division

SUBJ: CUP2018-00052/WET2018-0005/SEP2018-00021 - Monson Fruit LLC
Notice of Application, Notice of Completeness and Notice of Environmental Review

DESCRIPTION OF PROPOSAL

Applicant: Systems West on behalf of Monson Fruit LLC

Location: 252 N. Rushmore Road. Selah, WA 98942.

Tax Parcel Nos.: 181436-42005, -11004, -43005, -43403, and -42003.

Application Submittal Date: April 25, 2018 **Completeness Date:** May 28, 2018

Proposal: Monson Fruit LLC is proposing the construction of a 34,800 square foot cold storage building. This proposal requires a Type-1 Conditional Use Permit for Agriculturally Related Industry and a review under the Washington State Environmental Policy Act (SEPA). Included in the SEPA review, but planned for future construction, is an additional 326,000 square feet of facilities for apple and cherry processing.

Work has also taken place on Monson Fruit LLC property to relocate portions of the Taylor Ditch, an irrigation facility managed by the Taylor Ditch Company, with surface water rights to the Yakima River dated to 1884. The relocation serves to streamline and simplify the maintenance and repair of the irrigation facility, and is being processed under a Shoreline Exemption.

A land use application has been submitted near your property. To view the application materials and SEPA checklist online go to: www.yakimap.com/permits/ or you can view a copy of the materials at the Planning Division on the 4th floor of the Courthouse. This proposal is subject to environmental review. The Planning Division is lead agency for this proposal, and determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter [36.70A](#) RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW [43.21C.240](#) and WAC 197-11-158. Our agency will not require any additional mitigation

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.

Yakima County ADA Coordinator
128 N. 2nd Street, Room B27
Yakima, WA 98901
(509) 574-2210

7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)

measures under SEPA. Yakima County expects to issue a DNS for this proposal. The optional process authorized by WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. After all comments have been received and considered, a final threshold determination will be made without an additional comment period. **Any person may provide written comments on issues related to the proposal. All written comments must be received by 4:00 p.m., 06/18/18 2018.** To be considered prior to making the final decision, all submitted comments must identify the name and physical or post office address of the sender. To be considered prior to making the final decision, all submitted comments must identify the name and physical or post office address of the sender. **Mail your comments on this project to Yakima County Planning Division, 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901. Be sure to reference the above case number in your correspondence.** Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information and may be appealed within 14 days of the date of issuance. If you have any questions on this proposal, please call Byron Gumz, at (509) 574-2300 or 1-800-572-7354 ext. 2300.

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.

Yakima County ADA Coordinator
128 N. 2nd Street, Room B27
Yakima, WA 98901
(509) 574-2210

7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)



CONDITIONAL USE PERMIT FORM

FINAL
Revised 10/1/15

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

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? AG RELATED INDUSTRY
3. What is the size of the subject property? (Amount of acreage or square feet): 14.68 ACRES
4. What is the size and use of structures currently located on the property? 130,000SF PACKING/COLD STORAGE
5. What is the size, height and use of structures proposed to be placed or constructed? 34,800SF x 27' COLD STORAGE
6. List other permits and approvals that will be required. BUILDING & FIRE PERMITS

7. Will the project be conducted entirely within a structure? Yes No
If no, explain what outdoor activities would occur: _____
8. Total number of employees? 0
9. How many parking spaces are you proposing? Existing: N/A Proposed: N/A Surface Type: _____
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? PUSHMORE 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? CONTAINED ONSITE PER PENDING PLSA DESIGN

13. Fencing (If applicable check both)? New Existing N/A
- a. Fence Material: _____
 - 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? N/A

16. What are the days & hours of operation? Days: M-S Hours: 6am-9pm

17. Will the operation be seasonal? If so list months of operation: YEAR LONG

18. Is any outdoor lighting proposed? Yes No
 If yes, what is the proposed location(s)? WALL PANE ON BUILDING

19. What is the proposed source of domestic water?
- a. Public Water: Name of provider: _____
 - 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~~ N/A

20. What is the proposed method of sewage disposal? N/A
- a. Public Sewer: Name of provider: _____
 - b. Community Septic System: Where is the septic system located? _____
 - ~~c. Individual Septic System~~
 - d. Other explain: _____



SHORELINE EXEMPTION FORM

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

Public Services

Form # PLN ENR 004-F1-A
Revised 10/7/11
MAY 24 2018

Vern Matt Don Lynn
March Lisa Carmen

(FOR STAFF USE ONLY)

PROJECT #: _____

CASE #: WET18-005

DATE: 5/24/18

REVIEWED BY: BX

RELATED FILES/COD: _____

PROPERTY INFORMATION

Parcel Number(s):
A. 181436-42005, 11004 Zone: AL A9
B. 43005, 43403, 42003 Zone: _____

Is there shared ownership of these parcels, or are multiple property owners parties to this development project? YES NO

Property Address: _____
252 N. RUSHMORE RD, SELAH

Shoreline Environment: _____

Have you completed your required pre-application meeting with natural resources staff?
YES NO

PROJECT DESCRIPTION:

REROUTE TAYLOR DITCH - PARCELS 181436-42005 AND 181436-11004
ABANDONE AND REROUTE TAYLOR DITCH WITH NEW DITCH ACCESS ROAD -
PARCELS 181436-42003 AND 181436-43005 AND 181436-43403
APPLICABLE EXEMPTION (refer to Shoreline (WAC 173-27-040) Exemption Brochure):
CONSTRUCTION OF A NEW IRRIGATION CHANNEL AND A DITCH ACCESS
ROAD FOR SAID DITCH.

APPLICANT INFORMATION

The property owner(s), by signing this form, (a) formally submits this application for review, (b) hereby states as true that they are the owner(s) of the property that is the subject of this application, (c) has reviewed the proposal as presented in the application, and (d) wishes to pursue the change(s) in land use.

Property Owner: Eric R Monson Day Phone: (509) 949 7203
 Company (if any): MONSON FRUIT CO. Owner of Above Parcel(s) A B C D
 Address: 252 N. Rushmore State: WA ZIP: 98942
 Signature: ERIC R MONSON Date: 5/23/18

Representative / Owner: SAM MYERS Day Phone: (509) 452-5000
 Company (if any): SYSTEMS WEST CONSTRUCTION Owner of Above Parcel(s) A B C D
 Address: 1800 PRESSON PL. YAKIMA State: WA ZIP: 98903
 Email: SAM@SYSTEMSWEST.US
 Signature: _____ Date: 5/23/18

If there are additional property owners, provide an attachment in the same format and with the same declaration. An additional owner sheet is available upon request. If the proposal does not qualify for an exemption, an Environmental and Natural Resources Planner will contact you regarding which permits are required.



SHORELINE & CRITICAL AREAS

Submission 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 001-SCI - A
 Revised 4/1/10

(For staff use only)

APPLICANT:	PROJECT #:
PHONE:	CASE #:
PROJECT DESCRIPTION (from application form):	INTAKE:
	DATE:

NOTE: Your application will not be placed on the review work list 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

Requirements (supplied by applicant)	INITIATED BY STATE GOVERNMENT (Governed by State)	Verification
1. Pre-Application Meeting and Site Visit to review application materials with Planner		<input type="checkbox"/>
2. Complete Shoreline/Critical Areas Application Form <ul style="list-style-type: none"> 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"/>
3. Complete Shoreline/Critical Areas Questionnaires <ul style="list-style-type: none"> Is questionnaire for floodplains, wetlands, streams, and ponds needed? YES NO Is Geologic Hazards questionnaire needed? YES NO Are all questions answered? YES NO N/A Did the property owner of record sign? YES NO 		<input type="checkbox"/>
4. Determine if Special Review Criteria Responses are needed <ul style="list-style-type: none"> Is response for SMP Variance needed? YES NO Is response for SMP Conditional Use needed? YES NO Is response for CAO Adjustment needed? YES NO 		<input type="checkbox"/>
5. Complete written description of the project.		<input type="checkbox"/>
6. Proposed Mitigation for Shoreline/Critical Areas Impacts		<input type="checkbox"/>
7. Site Plan/Cross-Sections <ul style="list-style-type: none"> 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"/>
8. Staff consultation to determine if project is exempt from SEPA	Exempt from SEPA? YES NO SEPA file #:	<input type="checkbox"/>
9. Appropriate fees paid		<input type="checkbox"/>

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

Landowner/Representative Signature:  Date: 5/23/18

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



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.

CONSTRUCT NEW 34,800 SF COLD STORAGE & MECHANICAL ROOM
ADDITION TO EXISTING COLD STORAGE (BUILDING IS FULLY SPARKLERED)



SEPA ENVIRONMENTAL CHECKLIST

SUBMITTAL SUPPLEMENTAL

Public Services (10) SS1-A
Revised: 8/12/14

MAY 24 2018

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
Veronica Lynn
Mollie Lisa
Don Carmen

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.

<i>(For Staff Use Only)</i>	
DATE:	5/24/18
REVIEWED BY:	3 Y
PROJECT #:	
CASE #:	LUP18-062
RELATED FILES:	WET18-005/SEP18-021

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.

A. BACKGROUND

1. Name of proposed project, if applicable:

Monson Fruit Company

2. Name of applicant:

Sam Myers / Systems West Construction

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

1800 Presson Pl., Yakima, WA 98903, (509) 452-5000

4. Date checklist prepared:

April, 5, 2018

5. Agency requesting checklist:

Yakima County

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

**August 2018 – Phase
Additional phases occurring over the next 5 years approx..**

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

**Future 19,000 sf cherry packing addition
Future 17,000 sf apple packing addition
Future 290,000 sf packing facility. This future project will require the northern portion of Rushmore Rd. to be abandoned and vacated.**

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

Shoreline Exemption (Taylor Ditch relocations)

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.

Building permit, Fire Code Permit, Grading permits, road and ROW vacation (northern portion of Rushmore Rd.)

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.)

Construct a 34,800 sf cold storage addition, along with relocation of Taylor Ditch in (2) two locations.

Parcels 181436-42005 and 181436-11004 – original route of Taylor Ditch was a meandering path over the common property line. Taylor Ditch was rerouted to a more direct east-to-west patch just to the north side of the common property line.

Parcels 181436-42003 and 181436-43005 – Taylor Ditch has been abandoned in the east-to-west direction, south of the common property line, and has been rerouted on a direct north-to-south direction through parcel 181436-43403.

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.

Work to be done at 252 N. Rushmore Rd., Selah

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)?

2% +/-

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.

Gravel

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

None

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.

Excavation and backfill for the foundations and concrete pad, as well as filling and excavation for the relocation of Taylor Ditch (2 places)

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

No

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

Approx. 65% (1,607,000 sf buildings and pavings)

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

None

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None

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

None

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

None

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.

Yes, Taylor Ditch

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.

Yes, current and future building additions, as well as direct work in and around Taylor Ditch.

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

None

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

No

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

Yes

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

No

b. Ground:

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

Yes, from an existing well (480' cased). This project will not add, subtract, or in any other way change the usage of this well from its existing use.

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.

Domestic sewage, existing system on site

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.

All storm water from to be contained on site. Existing buildings will continue to utilize existing systems. The new proposed building will utilize this same method and systems.

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:

None

STAFF USE ONLY

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
- 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

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:

None

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

None

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: Hawk, heron, eagle, songbirds, other:

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

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

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

None

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

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.

Electrical for general building operational needs, natural gas for building heating and heating of water.

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, 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.

No

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

4) Describe special emergency services that might be required.

Fire department, EMT

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

N/A

STAFF USE ONLY

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.

Construction-Forklift, (Short-Term) Some noise generated from site from hammering, drilling, and erecting metal roofing.

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

Work hours will be Monday thru Friday from 7am to 5 pm daily. (Daylight hours only)

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.

Commerical agribusiness (fruit storage, packing, and shipping)

Adjacent lots – agriculture pastures on 3 sides

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?

Yes, pasture.

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.

Approx. 406,000sf of existing fruit storage and packing facilities

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

No

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

Ag

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

Ag

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

N/A

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

No

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

Apple line (August thru May) 117 max shift, Cherry lines (June thru August) 246 max shift, Full time misc. 103, Future packing facility 100 max shift

The current proposed construction, the cherry line addition, and the apple packing addition will not utilize any additional employess.

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

0

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

None

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

None

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

None

9. Housing

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

None

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

None

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

None

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?

35', corrugated metal siding and concrete tiltup

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

None

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

None

11. Light and glare

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

None

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

None

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?

None

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

None

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

None

13. Historic and cultural preservation

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

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Is there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

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

None

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

**Rushmore Rd.
Utilize existing road approaches**

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No

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

None, none

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

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

STAFF USE ONLY

. 15: Public services

a. Would the project result in an increased need for public services (for example: Fire protection, police protection, public transit health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities

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

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

PP&L

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: _____

5/23/18

STAFF USE ONLY

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?

This project will not increase any of the above items

Proposed measures to avoid or reduce such increases are:

None

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

This project will not affect any of the above items

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

None

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

This project will only use some amounts of electricity and will not deplete natural resources

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

Utilize energy efficient electrical devises and lighting, VFD fans

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?

This project will not affect any of the above referenced type of areas

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

None

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?

This project will not affect any of the above items

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

None

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

This project will not increase any demands on the above items

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

None

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

This project will not conflict with any of the above referenced items

