



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? COMMUNICATION TOWER
3. What is the size of the subject property? (Amount of acreage or square feet): 1 ACRE
4. What is the size and use of structures currently located on the property? PROPERTY VACANT
5. What is the size, height and use of structures proposed to be placed or constructed? 50' HIGH
6. List other permits and approvals that will be required. BUILDING PERMIT, SEPA

7. Will the project be conducted entirely within a structure? Yes No
If no, explain what outdoor activities would occur: N/A THIS IS A COMMUNICATION TOWER
8. Total number of employees? NONE
9. How many parking spaces are you proposing? Existing: NONE Proposed NONE Surface Type: N/A
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? SCHADE ST
 - 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? ON-SITE

13. Fencing (If applicable check both)? New Existing
- a. Fence Material: 6' CHAIN LINK
- 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)? 20'
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: 365 Hours: 24
17. Will the operation be seasonal? If so list months of operation: N/A
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? N/A
- 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
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: _____
- _____



NARRATIVE FORM

FINAL
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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.

SEE ATTACHED WRITTEN NARRATIVE TYPE 2

WRITTEN NARRATIVE

(Type 2 Review)

The proposal is to establish a new communication tower through the Type 2 Review process provided by YCC 19.18.490(2)(b) because the radius from the center of the axis exceeds 2-feet. The tower is proposed by Washington Broadband, Inc. on property owned by the Whitney Family Trust Agreement (Dean L. Whitney & Joyce A. Whitney, trustees). As proposed, the tower would be a triangular shaped self-supporting 50-foot high structure with a base radius that exceeds two feet. Washington Broadband, Inc. proposes to lease 1 acre of an approximate 10-acre parcel which current contains a manufactured home. The 1 acre parcel is shown on the site plan and the communication tower is proposed to be erected approximately 80 feet north and 80 feet west of the southeast corner of the property. The 1 acre lease area is near the top of Yakima Ridge which will open up new areas for wireless internet service to underserved areas of the county, as well as provide coverage to gaps in the existing service area.

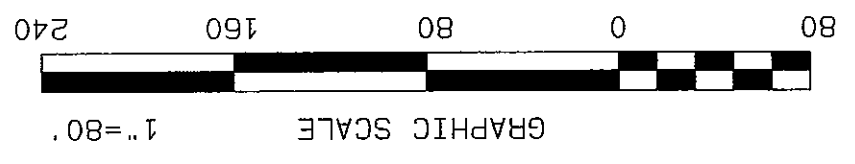
No indoor structures are proposed for the facility. A small gray equipment box (approximately 1 foot deep, 3 feet high and 2 feet wide) is to be mounted on the side of the tower near its base, or a free standing ground mounted equipment box would be located near the tower base. The tower will be made of galvanized steel and have one antennae located near the top. No signs or lighting are proposed. Upon final completion of the project, occasional security and maintenance checks will occur about once every two weeks. Because there are no employees located at the site, no parking spaces are proposed or provided.

Access to the site is by a series of private access easements that wind through Yakima Ranches off the north end of North 57th Street in the community of Terrace Heights, Washington. The area immediately surrounding the base of the tower is proposed to be fenced. The fence will be made of 6-foot high chain-link and enclose an area of approximately 20 feet by 20 feet. There are some residential structures in the area but they are a considerable distance away from the site, so no site screening is proposed. The only imperious surface on this site is the underground concrete base that anchors the tower to the ground. The at-grade concrete anchor base is proposed to be approximately 10' x 10' or 100 square feet in size. Due to the small amount of impervious surface, no special storm water mitigation is proposed because the remainder of the site is pervious and large enough to accommodate the anticipated storm water flows from the at-grade concrete tower base. Storm water is therefore expected to percolate and evaporate as it historically has done.

No irrigation water, domestic water or sanitary sewer is available or needed for the project and none are proposed.

DON WILTON SURVEYING
PO BOX 2275
YAKIMA, WA 98907
509-454-8195

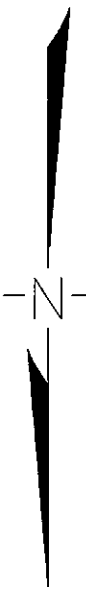
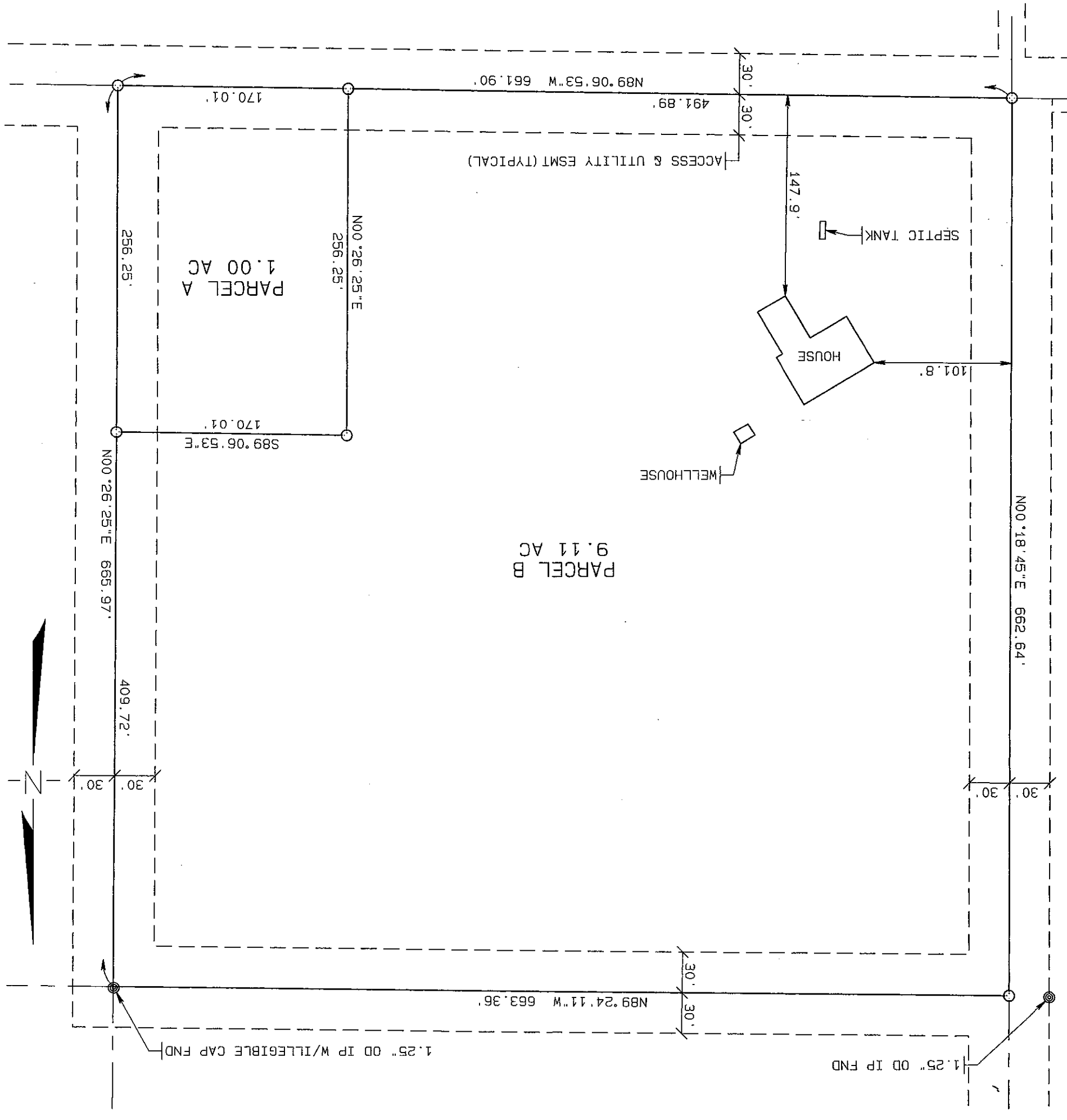
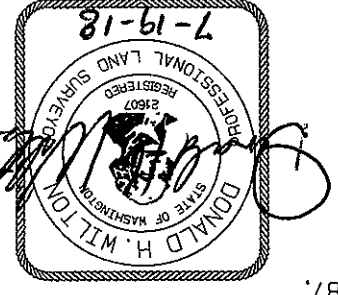
TAX PARCEL #: 191303-34404
SECTION 3, TOWNSHIP 13 NORTH, RANGE 19 EAST, W.M.



BOUNDARY LINE ADJUSTMENT - SITE PLAN
FOR
WASHINGTON BROADBAND

PARCEL B
LOT 4 OF SHORT PLAT RECORDED IN VOLUME 80, ON PAGE 87, RECORDS OF YAKIMA, WASHINGTON;
EXCEPT THE SOUTH 256.24 FEET, OF THE EAST 170.00 FEET THEREOF.

PARCEL A (PERSONAL WIRELESS COMMUNICATIONS TRACT)
THE SOUTH 256.24 FEET, OF THE EAST 170.00 FEET OF LOT 4 OF SHORT PLAT RECORDED IN VOLUME 80, ON PAGE 87,
RECORDS OF YAKIMA, WASHINGTON.



NOTE
PARCEL A OF THIS BOUNDARY LINE ADJUSTMENT IS SUBJECT TO THE FOLLOWING:
THIS PERSONAL WIRELESS COMMUNICATIONS TRACT IS CREATED SOLELY FOR PURPOSES OF WIRELESS COMMUNICATION FACILITIES. ANY
SUBSEQUENT CONVEYANCE OF THIS PROPERTY FOR PURPOSES OTHER THAN THE APPROVED USE SHALL COMPLY WITH THE PROVISIONS OF
THIS TITLE.



BOUNDARY LINE ADJUSTMENTS 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 <u>not</u> 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: (note: Standard surveyor's title block meets these requirements)
	<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 (example: 1" = 200 ft.)</i>
5	<input checked="" type="checkbox"/> Proposed property lines, dimensions and acreage of all lot(s) involved, indicated in bold solid lines.
6	<input checked="" type="checkbox"/> Existing property lines, dimensions and acreage of all lot(s) involved, indicated by broken lines.
7	<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.
8	<input 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 of all existing and proposed points of ingress (to) and egress (from).
10	<input checked="" type="checkbox"/> Location, shape, size, and types of all structures/improvements on the subject properties showing the building setbacks from the property lines and other structures within 100 linear feet of all existing and proposed property lines. All structures to be removed must be depicted with broken lines and remaining structures must be depicted with solid lines.
11	<input type="checkbox"/> The distance from existing and proposed structures to the centerline of state, county, or private access roads.
12	<input type="checkbox"/> Location of structures on the adjoining lots, when needed to address compatibility issues.
13	<input 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.)
14	<input checked="" 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.
15	<input checked="" 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



SEPA ENVIRONMENTAL REVIEW

(State Environmental Policy Act)

Submittal Checklist

Yakima County Public Services

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

(For staff use only)

APPLICANT: HORDAN PLANNING SERVICES	PROJECT #: _____
PHONE: 249-1919	CASE #: SE P2018-00046
PROJECT DESCRIPTION (from application form):	PC/SPC: NA
COMMUNICATION TOWER	DATE SUBM: 9/17/2018

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? <input checked="" type="radio"/> YES <input type="radio"/> NO * Is there a contact phone number listed? <input checked="" type="radio"/> YES <input type="radio"/> NO	List other related applications (zoning, subdivision, etc.):	<input checked="" type="checkbox"/>
2. <u>Completed Environmental Checklist</u> • Are all questions answered? <input checked="" type="radio"/> YES <input type="radio"/> NO • Did the property owner of record sign? <input checked="" type="radio"/> YES <input type="radio"/> 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? <input checked="" type="radio"/> YES <input type="radio"/> NO • Are all structures shown? (see air photos) <input checked="" type="radio"/> YES <input type="radio"/> NO • Are all Critical Areas present shown? <input checked="" type="radio"/> YES <input type="radio"/> NO • Have reproducible copies been provided? <input checked="" type="radio"/> YES <input type="radio"/> 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: 9/17/18

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



SEPA ENVIRONMENTAL CHECKLIST

SUBMITTAL SUPPLEMENTAL

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

Yakima County Public Services

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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: 9/17/2018

REVIEWED BY: JHL

PROJECT #:

CASE #: SEP2018-00046

RELATED FILES:
BLA2018-00068 / CUP2018-00098

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:

September 12, 2018

5. Agency requesting checklist:

Yakima County Public Services – Planning Division

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

Project to commence in the fall/winter of 2018 and Spring 2019

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

None 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.

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 2 Review

Boundary Line Adjustment

Building Permits

STAFF USE ONLY

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.)

The proposal is to create a one-acre site through a boundary line adjustment and construct a 50-foot high steel lattice communication tower enclosed by a 20' x 20' fence.

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 site is 701 Schade Street, Yakima, WA 98901. The Assessor's Parcel Number for the property is 191303-34404. The property is located near the top of Yakima Ridge approximately 3 miles northeast of Yakima, Washington.

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 site is about 7-10 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 consists of Quincy-Hezel soil. The soil is not classified as prime farmland. No soil will be removed from the site as part of this project.

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 filling or grading is proposed. A hole will be dug to accommodate an approximate 10' x 10' x 4' concrete pad, which will anchor the tower to the ground. Excavated material will be retained on site and use as backfill to level the area surrounding the concrete pad.

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)?

Less than 1 percent of the site will be covered with impervious surfaces.

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

None proposed.

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 exhaust from a back-hoe can be expected during construction of the concrete anchor pad (described above) during construction. After construction, small utility service trucks and light duty pick-up trucks will occasionally visit the site to perform maintenance. Quantities 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:

Construction vehicles/equipment and maintenance vehicles 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.

There are no water bodies in the immediate vicinity of this 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.

Not applicable.

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.

The property does not lie within a 100-year floodplain.

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

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 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 flow off the communication tower and concrete anchor pad then onto the surrounding ground. Since the concrete pad is only about 10' x 10' in size and located approximately 80 feet inside the nearest property boundaries (east and south), no storm water prevention method is proposed, as storm water will percolate and evaporate from the site as it currently does at this time.

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 proposed.

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 – Cheat grass, sagebrush and weeds.

b. What kind and amount of vegetation will be removed or altered?

Approximately 400 square feet of weeds will be removed from the site.

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:

Exposed dirt will be planted with native grasses to preserve vegetation and prevent erosion.

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 invasion 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.

Electricity will be used to power the communication tower.

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

No, this is an extremely remote area and adjacent property development is almost non-existent. The communication tower is proposed to be about 80 feet away from the nearest property lines (east and south).

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 needed, none proposed.

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.

The property is in its native state. 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 or site vicinity.

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, there are no hazardous chemicals associated with this project.

4) Describe special emergency services that might be required.

No special emergency services are required for this project.

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 know 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 excavation, placing and backfilling the concrete anchor pad can be expected. Some minor “hammer pounding” may occur during construction of the tower. The hours will be between 7am and 6pm.

Long-term – Vehicle noise from maintenance vehicles visiting the site, which will occur during periods of normal required maintenance (once per week) and emergency repairs. Normal maintenance will occur during daylight hours. Emergency repairs could occur at any time (24/7).

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

None 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 site proposed for the communications tower is currently vacant. Two properties to the west contain single-family residences on large acreage. Properties to the north, east and south are vacant. Current land uses in the area will not be affected by this proposal.

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 not been used as working farmlands or forest lands.

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:

There are no working farmlands or forest lands in the immediate area, so there will be no affect on them.

c. Describe any structures on the site.

The site is vacant.

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

Not applicable, the site is vacant.

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

Remote/Extremely Limited Development Potential

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

Rural Remote/Limited Development.

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?

STAFF USE ONLY

No persons will reside or permanently work at the site. An occasional maintenance worker will visit the site for inspection and repair purposes.

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

No persons will be displaced.

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

None needed, 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 2 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:

Not applicable, there are no nearby agricultural or forest lands of long-term commercial significance in the immediate area.

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.

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 communications tower will be 50 feet in height. The principle exterior will be steel lattice.

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

No known views in the immediate area will be altered or obstructed.

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

The steel lattice will be covered in dull galvanized steel to prevent glare from the steel occurring.

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?

Hiking and hunting have been observed in the immediate vicinity.

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

No recreational uses will be displaced as a result of this project.

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

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 area 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 and project site have been visually inspected by the property owner and the tower proponent. They have not found any evidence of cultural or historic resources on the property or project site.

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 proposed.

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 located within a development commonly referred to as "Yakima Ranches". Properties within Yakima Ranches are served by a series of private access easements. The subject property is served by easements that eventually connect to North 57th Street, which is a hard surfaced county roadway.

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 transit stop is approximately 3 miles southwest of the site within the City Limits of 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 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?

The completed project will generate approximately 1 vehicle trip once every two weeks for maintenance and inspection purposes. Peak time will be about noon. The vehicle used will be a light duty pickup truck or small service truck. This estimate is made based on the proponent's knowledge of services other communication towers that this company owns.

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.

The project will not create an increased for public services.

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.

General construction activities on the site or in the immediate vicinity will include the placement of overhead power lines/poles, trenching for underground power lines, or a combination of both from the nearest source of power to the site. These construction activities will be determined by Pacific Power at the time electricity is needed.

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: *D. W. Whitney*

Date Submitted: *9/17/18*



BOUNDARY LINE ADJUSTMENT FORM

FINAL
Revised 01/06/2016

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 ATTACH THE FOLLOWING TO THE FORM:

1. Existing and new legal descriptions prepared and stamped by a licensed surveyor for all new lots affected by the boundary line adjustment. The existing legal descriptions may be submitted with the Owner's Commitment or Subdivision Guarantee.
2. Two paper copies of the Preliminary Survey prepared by a licensed surveyor meeting the requirements of RCW 58.09, YCC 19.30.060(6)(a)(ii) and YCC 19.34.020(7)(a).
3. Site Plan meeting all the requirements of YCC 19.30.070(1) and (2) and 19.30.071. Please note: If the Preliminary Survey provides all these requirements a site plan is not necessary.
4. Complete "Narrative" describing the proposal.
5. A Owner's Commitment or Subdivision Guarantee (Title Report) and must be current within 60 days of submitting a complete application and meets the requirements of YCC 19.030.060(8) and as outlined as follows:
 - a. The existing legal description of each parcel involved in the proposal;
 - b. Those individuals or corporations holding an ownership interest and any security interest (such as deeds of trust or mortgages) or any other encumbrances affecting the title of said parcels;
 - c. Any lands to be dedicated shall be confirmed as owned in fee title by the owner(s) signing the dedication certificate; and
 - d. Any easements or restrictions affecting the properties being adjusted with a description of purpose and referenced by the auditor's file number and/or recording number.
6. Written verification from the Yakima Health District approving any proposed lots that will be served by individual on-site sewage systems and will be under two and one-half (2½) acres in size. The written verification must indicate that the proposed lots can accommodate an on-site sewage system or that the proposed adjustment does not affect the on-site sewage system, as applicable under Subsection 19.34.060(5).

If the proposal is located within the Agriculture (AG) or Forest Watershed (FW) zoning districts and the proposed lot sizes and configurations are based upon the resource use of the property then the applicant shall submit information that documents how the proposal will benefit the existing long-term commercial resource use (YCC 19.34.020(5)(o)).

PLEASE COMPLETE THE FOLLOWING QUESTIONS:

1. Are all lots within the proposed Boundary Line Adjustment contiguous? **Yes**
2. How many lots are involved in the proposed Boundary Line Adjustment? **1**
If more than 4 lots are involved in the proposed Boundary Line Adjustment then the proposal will be subject to the provisions set forth in YCC 19.25.
3. Are you proposing to utilize the clustering provisions of YCC 19.34.035? **No**

4. What is the **existing** size of each lot? 191303-34404 = 10 AC

5. What is the **proposed** size of each lot? Lot A = 9.11 AC
Lot B = 1.00 AC

6. If you are located in the Agriculture (AG) zoning district, are you proposing a larger lot size than is generally allowed within the zoning district? **No**

If yes, please talk with the Planning Division to determine what additional information and/or application that may be required.

7. Where the lots created as part of a Short Subdivision/Subdivision? **Yes**
If yes, what is the Auditor's File Number (AFN)? **SP80-87**

8. Is one or more of the proposed lots involved in a Financial Segregation? **No**

9. Are there any structures located within 100 feet of existing and proposed property lines? **Yes**

*If yes, please show the location and dimensions of all the structures on your submitted site plan.
(YCC19.30.071)*

10. Are there any easements (access, utility, irrigation, etc...) on the subject properties that would be affected by the proposal? **No**

11. Are there any accessory dwelling units located on the existing lots? **No**

12. Will the proposal result in any of the property lines to cross a UGA Boundary, jurisdictional boundary, result in a split zoned lot, cross on-site sewage disposal systems, prevent adequate access to water supplies, or obstruct fire lanes? **No**

13. Are you requesting an adjustment to any development standard as outline though out Title 19? **No**

14. Are there any steep slopes, critical areas, streams, wetlands or floodplains within the project areas?
No

If yes, list:

15. Which Irrigation District/Company are you in? **N/A**

EXISTING DESCRIPTIONS

9-17-18

Parcel 191302-34404

Lot 4 of Short Plat 80-87, as recorded May 22, 1980, under Auditor's File Number 2583290, records of Yakima County, Washington.

PROPOSED DESCRIPTIONS

Parcel A

The south 256.24 feet, of the east 170.00 feet, of Lot 4 of Short Plat 80-87, as recorded May 22, 1980, under Auditor's File Number 2583290, records of Yakima County, Washington.

Parcel B

Lot 4 of Short Plat 80-87, as recorded May 22, 1980, under Auditor's File Number 2583290, records of Yakima County, Washington;

Except the south 256.24 feet, of the east 170.00 feet thereof.

