



CONDITIONAL USE PERMIT FORM

Revised 08-20-2018

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

Please answer all the following questions with narrative when required (If a question is not applicable, write N/A.) Your narrative should be described in detail which will expedite the review process. You may refer to Yakima County Title 19 to show how your proposal meets the legal requirements in the code. <http://codepublishing.com/wa/yakimacounty/>

	Annotation by Planner
<p>1. What are you proposing? <u>Construct new 16,500 sq. ft. hops conditioning building.</u></p> <p>2. Have you had an Early Assistance Meeting? <input type="checkbox"/> Yes, Case no. _____ <input checked="" type="checkbox"/> No</p> <p>3. Are you:</p> <p>a. Proposing a new structure(s). <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>b. Changing the Use of an existing structure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>I. If you answered yes to either a. and/or b. above, what is the structure used for? Provide details (such as: type of business, estimated customers/guests, will the new structures be pertinent to any existing structures).</p> <p><u>The proposed structure will be used to condition dried hops for baling. The current use of the site is a hops farm with several existing buildings used for processing hops such as picker buildings, drying kiln buildings, conditioning/bale buildings and cold storage building. New building will expand capacity for processing more hops.</u></p> <p>II. What are the dimensions (length, width, height) of new structure(s)? <u>Length is 180 feet by 90 feet width by 35 foot peak height.</u></p>	
<p>4. Check other permits that will be required, E.g.:</p> <p><input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire & Life Safety</p> <p><input type="checkbox"/> Grading <input type="checkbox"/> Manufactured Home Placement</p> <p><input checked="" type="checkbox"/> SEPA <input type="checkbox"/> Critical Areas</p> <p><input type="checkbox"/> Well Approval <input type="checkbox"/> Septic Approval</p> <p><input type="checkbox"/> Other _____</p>	

5. Will the project be conducted entirely within a structure? Yes No

a. If No, describe the outdoor activities (E.g., outdoor eating, playground, park):

b. What is the approximate square footage, or seating capacity of your outdoor use area(s)?

c. What type of noises will the outdoor use generate? (E.g. music, machinery, vehicles)

EMPLOYEES

6. Number of Full-time 15 Part-time _____ Seasonal 60

7. Maximum number at any given shift 50

8. What are the days & hours of operation? (List all)

- Monday Hours 5 am - 9 pm
- Tuesday Hours 5 am - 9 pm
- Wednesday Hours 5 am - 9 pm
- Thursday Hours 5 am - 9 pm
- Friday Hours 5 am - 9 pm
- Saturday Hours 5 am - 9 pm
- Sunday Hours 5 am - 9 pm

9. Will the operation be seasonal? If so, list months Yes, July - October

PARKING & LOADING (YCC 19.22)

10. How many existing parking spaces do you have? 60

a. Surface type (E.g., paved, gravel, dirt)? Gravel

11. How many new parking spaces are you proposing? None

a. Surface type (E.g., paved, gravel, dirt)? Not applicable

12. Does the use require loading or unloading from trucks or other large vehicles?

Yes No (If yes, designate areas on your site plan.)

Note: Depending on the proposed use, Americans with Disabilities Act (ADA) facilities may be required. Please contact the Building Division on the 4th floor.

SIGNS (YCC 19.20)

13. Will you have signage? Yes No (if yes, please use the separate sign form.)

PRIVATE ROAD OR SHARED DRIVEWAY (YCC 19.23)

14. If you are on a Private Road or Shared Driveway, is there an existing Road Maintenance Agreement?

Yes No (if yes, please attach a copy to your application)

15. What is the name of the private road? _____

16. Is the road paved, gravel, dirt? _____

17. What is the width of the road? _____

18. Do you have a recorded access easement? Yes No Width? _____

19. Have you been told you may need to do Road Improvements? Yes No

a) If yes, have you met with the Transportation Division? Yes No

Please explain _____

STORMWATER

20. How are you proposing to manage your stormwater runoff?

Stormwater runoff will surface infiltrate on-site. The parcel is 39.1 acres with a very slight grade down hill to the south. If stormwater makes it to the hop fields to the south from the developed processing area, it will infiltrate into the fallow soils within the fields.

21. Will the proposal disturb more than one acre of ground? Yes No

FENCES (YCC 19.10.040(9))

22. Is there an **existing** fence? Yes No (If yes, answer the following)

- a. Fence Material _____
- b. Is the fence a view obscuring fence? Yes No
- c. Is there barbed wire on the top of the fence? Yes No
- d. What is the total height of the fence (including the barbed wire)?

23. Are you proposing a **new** fence? Yes No (If yes, answer the following)

- a. Fence Material _____
- b. Will the fence be a 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)? _____

24. Are you proposing, or do you have a retaining wall and/or recreational screen?

Yes No (If yes, please describe)

SITESCREENING AND/OR LANDSCAPING (YCC 19.21)

25. Does your proposed use require?

Sitescreening? Yes No (E.g, fences, walls)

Landscaping? Yes No (E.g, trees/shrubs/groundcover)

If yes, what type (E.g., trees/shrubs/groundcover/view obscuring)?

Indicate the locations on your site plan, E.g. parking areas, along street frontages, perimeters.

What is the proposed source of irrigation water? SVID, has been in existence for generations.

OUTDOOR LIGHTING (YCC 19.10)

26. Is any outdoor lighting proposed? Yes No

Exterior wall packs facing downward will be placed on the building for security.

If yes, indicate type and the locations on your site plan.

WATER

27. Does this project require potable water? Yes No

28. What is the proposed source of potable water?

a. Public Water: Name of provider: _____

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

i. Parcel # where the well is located? _____

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

(If yes, please attach a copy with this application)

c. Shared Well

i. Parcel # where the well is located? _____

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

(If yes, please attach a copy with this application)

d. Individual Well

e. Other, explain: _____

SANITARY DISPOSAL

29. Does this project require sanitary disposal? Yes No

30. What is the proposed method of sanitary disposal?

a. Public Sewer: Name of provider: _____

b. Community Septic System:
Parcel where the septic system is located _____

c. Individual Septic System

d. Other, explain: _____

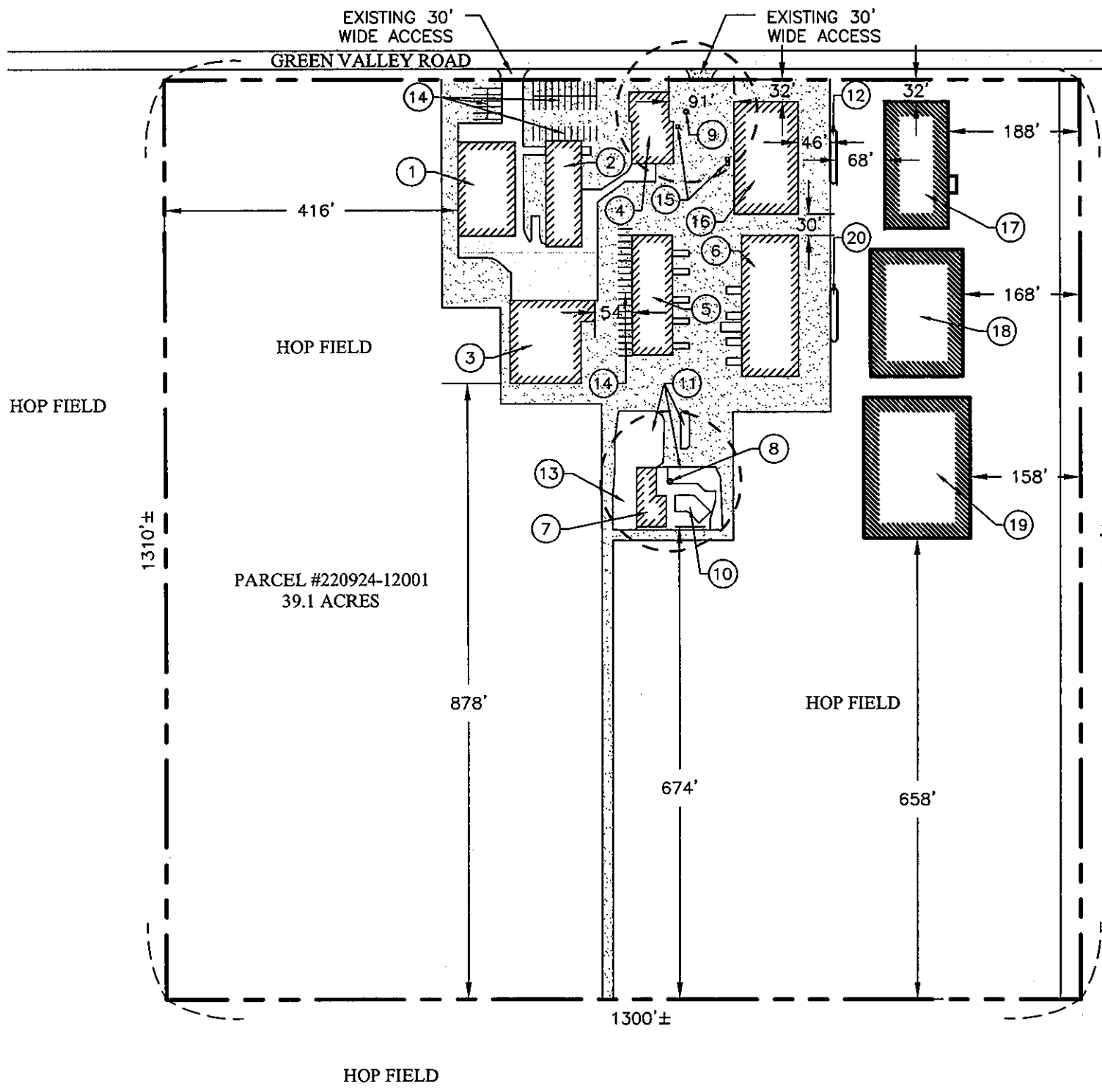
COMPLETION OF PROPOSAL

31. What is your proposed timeline for completing your proposal? If phases are proposed, please describe in detail.

Construction of the proposed 16,500 sq. ft. conditioning building will begin as soon as a building permit is issued, hopefully by December 1, 2018. Construction will continue until building completion, sometime in spring, 2019.

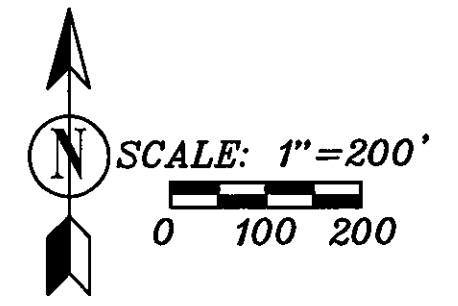
All answers to the above questions must be on this form.

However, if additional space is needed, you may attach additional narrative.



LEGEND

- EXISTING PROPERTY LINE
- EXISTING ASPHALT
- EXISTING GRAVEL



- ① EXISTING STEEL BUILDING - 10,700 SQ. FT. (COLD STORAGE BUILDING)
- ② EXISTING STEEL BUILDING - 7,500 SQ. FT. (COLD STORAGE BUILDING)
- ③ EXISTING STEEL BUILDING - 12,400 SQ. FT. (COLD STORAGE BUILDING)
- ④ EXISTING HOPS PICKING MACHINE BUILDING - 6,100 SQ. FT.
- ⑤ EXISTING HOP KILN - 9,860 SQ. FT.
- ⑥ EXISTING HOP KILN - 16,000 SQ. FT.
- ⑦ EXISTING RESIDENCE - 3,200 SQ. FT.
- ⑧ EXISTING RESIDENTIAL WELL
- ⑨ EXISTING FIRE PROTECTION WELL
- ⑩ EXISTING SWIMMING POOL
- ⑪ EXISTING LANDSCAPE
- ⑫ EXISTING 30,000 GALLON PROPANE TANK
- ⑬ EXISTING RESIDENTIAL SEPTIC DRAINFIELD
- ⑭ EXISTING EMPLOYEE PARKING AREAS DURING HOP HARVEST
- ⑮ EXISTING PORTABLE WATER CLOSETS
- ⑯ EXISTING HOPS PICKER BUILDING - 14,400 SQ. FT.
- ⑰ PROPOSED HOPS CONDITIONING BUILDING - 17,000 SQ. FT.
- ⑱ FUTURE HOPS KILN BUILDING - 23,000 SQ. FT.
- ⑲ FUTURE HOPS PROCESSING RELATED BUILDING - 30,000 SQ. FT.
- ⑳ FUTURE 30,000 GALLON PROPANE TANK

CALL 2-BUSINESS DAYS BEFORE YOU DIG

811 or 1-800-424-5555



EXPIRES 03/17/20

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							SEPA PLAN					
							DRAWN BY	CHECKED BY			OWNER:	DATE
							DS	DS			PUTERBAUGH FARMS, LLC	10/19/18
							FILE NAME	LOCATION:			JOB NO.	SHEET:
						1906.SITE PLAN 101918.dwg	GRANDVIEW, WASHINGTON	CR1906	SEPA			
						NO SCALE	BUILDER:	COLUMBIA RIVER STEEL & CONST., INC.				



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 checked="" 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 checked="" type="checkbox"/>	Location, dimension and design of off-street parking facilities and points of ingress (to) and egress (from).
10	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	Description of the extent to which any watercourse will be altered or relocated as a result of the proposal.
17	<input checked="" type="checkbox"/>	Proposed location and dimensions of community and other open space.
18	<input checked="" type="checkbox"/>	Existing and proposed landscaping, site screening, street trees and stormwater drainage facilities.
19	<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.
20	<input checked="" type="checkbox"/>	Proposed contours and grading as they affect lot layout, streets, and drainage ways.
21	<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
22	<input checked="" type="checkbox"/>	Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.
23	<input checked="" 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.



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: Puterbaugh Hop Farms, LLC	PROJECT#:
PHONE: 509-830-0938	CASE#:
PROJECT DESCRIPTION (from application form): New hops conditioning kiln, future hops farming related buildings, and new 30,000 gallon propane tank	IPC/SPC:
	DATE SUBMITTED: 10/19/18

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

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

Landowner/Representative Signature: Dana J. Deen, P.E. Date: 10/19/18

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



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

Instructions for SEPA Environmental Review Submittal Checklist

1. Complete SEPA Application Form

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

2. Completed Environmental Checklist

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

3. Complete Written Description of the Project

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

4. Site Plan

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

5. Fees Paid

Permit fees must be paid before the review process begins.



SEPA ENVIRONMENTAL CHECKLIST SUBMITTAL SUPPLEMENTAL

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

Yakima County Public Services
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(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

WAC 197-11-960 Environmental checklist.

Purpose of checklist:

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

Instructions for applicants:

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

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

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

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

Use of checklist for nonproject proposals:

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

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

<i>(For Staff Use Only)</i>	
DATE:	_____
REVIEWED BY:	_____
PROJECT #:	_____
CASE #:	_____
<u>RELATED FILES:</u>	_____

A. BACKGROUND

STAFF USE ONLY

1. Name of proposed project, if applicable:
Puterbaugh Hop Farms, LLC New Conditioning, Kiln & Future Hops Farming Related Buildings.
2. Name of applicant:
Puterbaugh Hops Farms, LLC

3. Address and phone number of applicant and contact person:
380 Green Valley Road, Mabton, WA 98935
(509) 837-3616
Contact person: Dana J. Sveum, P.E. (Agent for Applicant) (509) 882-4680

4. Date checklist prepared:
October 19, 2018

5. Agency requesting checklist:
Yakima County Planning Department

6. Proposed timing or schedule (including phasing, if applicable):
New Hops Conditioning Building - winter 2018/2019 into spring 2019.
New Hops Kiln Building & 30,000 Gallon Propane Tank- winter 2019/2020 into spring 2020.
Future Hops Farming Related Building - within 5 to 10 years.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Only the construction timing of the three buildings mentioned previously above. Conditioning building now, kiln building in approximately one year from now and a future building to be constructed.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None other than this SEPA Checklist.

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.
No

10. List any government approvals or permits that will be needed for your proposal, if known.
Type 1 Conditional Use Permit, Building Permit and Propane Tank Permit

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 new approximately 17,000 sq. ft. hops conditioning/bale building, construct a new approximately 23,000 sq. ft. hops drying kiln building with new associated 30,000 gallon propane tank installed, and construct a new 30,000 sq. ft. future hops farm related building.

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.

380 Green Valley Road, Mabton, WA, about 4 miles south of Sunnyside, south of Green Valley Road about 3/4 mile west from State Highway 241. County road access at Green Valley Road, Township 22 N., Range 9 E., Section 24. See attached site plan.

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)?

Approximately 1 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. Type 32 (Esquatzel Silt Loam), hydrologic group B according to USDA soils survey for Yakima County.

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.

The new buildings will be constructed on grade with minimal site grading required.

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

Erosion is unlikely due to the site's flat topography.

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

Existing impervious surface (roofs or asphalt) = 87,160 sq. ft.

Proposed building roof area = 70,000 sq. ft.

Property area = 39.1 acres - Total completed project impervious surface = 9.23%

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

Sprinkle exposed soils with water to reduce/prevent wind erosion.

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. Typical exhaust from diesel and gas construction equipment will be created during the project. Upon completion, combustion emissions from hop kilns, vehicular agitated road dust during harvest, and equipment exhaust - no change.

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:

Water travel ways to avoid dust and maintain all the trucks and construction equipment in proper order to reduce exhaust emissions.

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.

No

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.

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.

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

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.

There is an existing residential septic system and drain field on-site serving the existing residence, which has been approved by Yakima Health District.

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 runoff is retained on site.

Runoff from impervious surfaces will follow natural topography to the south across hops fields and infiltrate into the well draining soils.

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

4. Plants

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

— Deciduous tree: Alder, maple, aspen, other

STAFF USE ONLY

- 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
 - Hops with trellis structures

b. What kind and amount of vegetation will be removed or altered?
Approximately 1 acre of hops

c. List threatened and endangered species known to be on or near the site.
None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
None

e. List all noxious weeds and invasive species known to be on or near the site.
None known

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 known

c. Is the site part of a migration route? If so, explain.
Yes, the entire site is within the Pacific flyway; however, there is no evidence on-site of any migratory habitat.

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 known

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. Electric energy will be used for lighting and fixed mechanical equipment.
Petroleum based fuel is used for hop kilns and most vehicles.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. No new sources. Typical agricultural chemicals are used in accordance with best management practices.

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

None known

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 known

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.

No new requirements

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

None

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b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? None that may affect the project. The site is surrounded by agricultural field engaged in active agriculture.

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, there would be construction noise, typically during business/working hours. Long term, no new noise types will be added. Equipment noise during harvest will generally be confined to daylight hours.

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

Most operations will be conducted during traditional working hours. Resultant noise due to attenuation at the project boundary should be near what is typical for rural background.

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 is 39.1 acres of hops less the buildings for a residence, processing, and storage of hops and equipment. All surrounding parcels are used for agriculture, most have collateral residences. Closest neighbor is about 400 ft northeast. The proposal will not affect current land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses 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, the site is currently being used to grow hops, and will continue to do so. Approximately 1 acre of hops field will be removed to allow for construction of proposed and future buildings.

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.

Except for one residence, structures on-site are for processing or storage of agricultural products, hops. See attached "SEPA Plan"

d. Will any structures be demolished? If so, what? None

e. What is the current zoning classification of the site? AG - General Agriculture

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

AG 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 change - approximately 60 employees during hop harvest.

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

None

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? Approximately 38' peak height on the proposed buildings is the tallest height on-site. Exterior materials for existing and proposed buildings are earth tone (tan) metal sheeting and roofing.

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

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11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Night time security lighting will likely be installed on the building's exterior directed downward. Minimal glare is anticipated.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No

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.
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

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.
None

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.
None

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. Not applicable

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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. Not applicable

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.

Site is fronted and accesses Green Valley Road to the north which intersects with State Highway 241 approximately 3/4 mile east of the site.

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?

There are approximately 60 parking stalls currently on-site and approximately half to 75% are used. Existing parking should be adequate for proposal.

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?

For most of the year, full time employees and visitors may make up to 15 trips per day. During harvest, farm trucks and employees may make greater than 100 trips per day.

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

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. Electricity by Pacific Power & Light and propane provided by local provider.

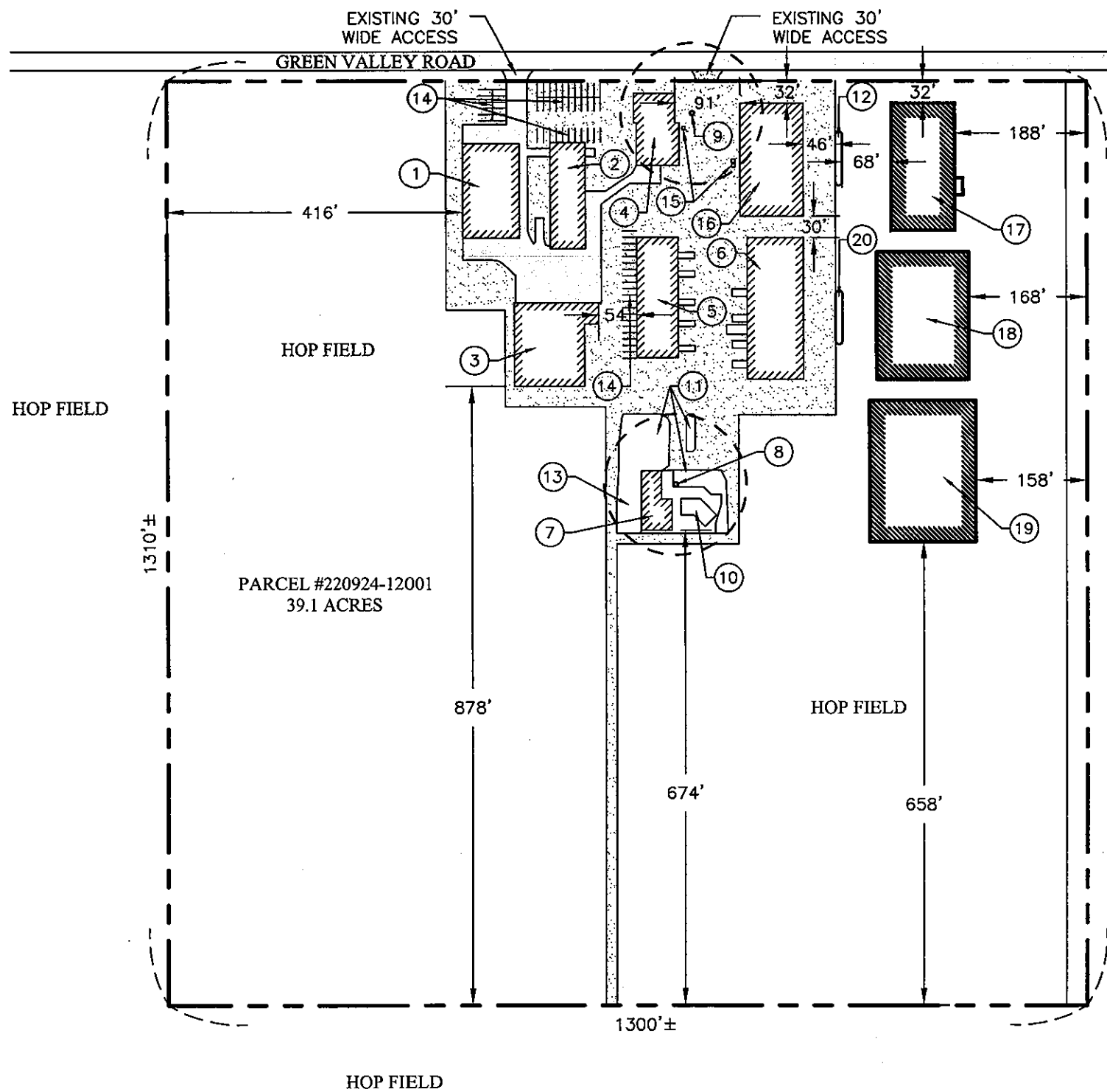
C. SIGNATURE

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: Dana J. Arcum, P.E.

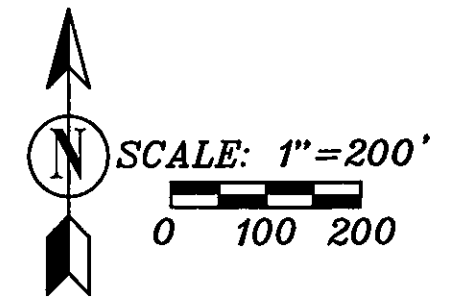
Date Submitted: October 22, 2018

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LEGEND

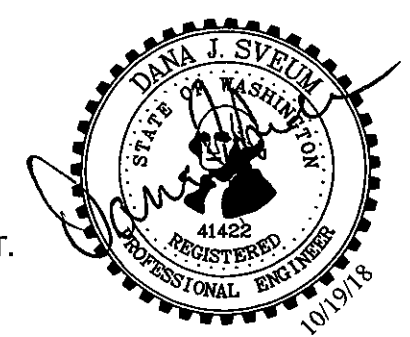
- EXISTING PROPERTY LINE
- EXISTING ASPHALT
- EXISTING GRAVEL



- ① EXISTING STEEL BUILDING - 10,700 SQ. FT. (COLD STORAGE BUILDING)
- ② EXISTING STEEL BUILDING - 7,500 SQ. FT. (COLD STORAGE BUILDING)
- ③ EXISTING STEEL BUILDING - 12,400 SQ. FT. (COLD STORAGE BUILDING)
- ④ EXISTING HOPS PICKING MACHINE BUILDING - 6,100 SQ. FT.
- ⑤ EXISTING HOP KILN - 9,860 SQ. FT.
- ⑥ EXISTING HOP KILN - 16,000 SQ. FT.
- ⑦ EXISTING RESIDENCE - 3,200 SQ. FT.
- ⑧ EXISTING RESIDENTIAL WELL
- ⑨ EXISTING FIRE PROTECTION WELL
- ⑩ EXISTING SWIMMING POOL
- ⑪ EXISTING LANDSCAPE
- ⑫ EXISTING 30,000 GALLON PROPANE TANK
- ⑬ EXISTING RESIDENTIAL SEPTIC DRAINFIELD
- ⑭ EXISTING EMPLOYEE PARKING AREAS DURING HOP HARVEST
- ⑮ EXISTING PORTABLE WATER CLOSETS
- ⑯ EXISTING HOPS PICKER BUILDING - 14,400 SQ. FT.
- ⑰ PROPOSED HOPS CONDITIONING BUILDING - 17,000 SQ. FT.
- ⑱ FUTURE HOPS KILN BUILDING - 23,000 SQ. FT.
- ⑳ FUTURE HOPS PROCESSING RELATED BUILDING - 30,000 SQ. FT.
- ㉑ FUTURE 30,000 GALLON PROPANE TANK

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