



SUBDIVISION PRELIMINARY/AMENDMENT 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

INDICATE THE TYPE OF APPLICATION:

- PRELIMINARY SUBDIVISION SUBDIVISION AMENDMENT

Please complete the following questions, and check the boxes that describe the proposal.
(if not applicable, explain why)

- Name of Proposed Plat (Cannot duplicate any plat previously recorded in Yakima County)
VINEYARD VIEW ESTATES
- Have you had a Pre-Application meeting? Yes No If yes, what is the file number? EAC 2018-00019
If no, please stop filling out this application and apply for a Pre-Application Meeting.
- Will this plat use the clustering provisions under Title 19.34.35? Yes No
- Are you proposing to phase the development? Yes No
If yes, a) How many phases are you proposing? _____
b) How many years until you reach full build out? _____
In you narrative please describe in detail the proposed phasing and what aspects of the development will be included in each phase.
- Number of proposed lots: 22 Number of proposed dwelling units: 22 - DWELLING UNITS
1 - ACCESSORY DWELLING UNIT
- Types of buildings to be constructed (single-family, duplex, commercial, etc.) _____
SINGLE-FAMILY
- Are you proposing to have any designated open spaces, parks and recreational areas? Yes No
If yes: a) What is the proposed acreage? _____
b) Are you proposing to utilize the open space as: Private Park Public Park
 Pocket Parks Mini-Parks Playgrounds Trails and Pathways.
- How do your propose to handle stormwater drainage? ON-SITE INFILTRATION
- Are there any of the following man made/natural features located on your property:
(Check all that apply and depict on site plan)
 Ponds
 Lakes
 Streams/Rivers
 Wetlands
 Floodplain
 Floodway
 Steep Slopes (exceeds 10% grade)
 Irrigation ditches/Canals

10. Do you propose the on-site roadway(s) to be public or private? PRIVATE
If there is an existing private road, is there a homeowner's or maintenance association that takes care of the road? Yes No

11. Are you proposing any reductions to the road standards? Yes No
If yes, please describe in detail what your proposed road standard, the justification for the reduction and any information you have to support your request. Also, please note these reductions are processed through the Yakima County Engineer. Please discuss any proposed reductions with the County Engineer prior to submittal of the Subdivision application.

12. Are you proposing sidewalks? Yes No
If no please explain: _____
(Please note if you are not proposing sidewalks then you will need to apply for an Administrative Adjustment application.)

13. How close is the proposed development to mass transit? 1.5 +/- MILES

14. Do any of the lots have irrigation rights? Yes No Which district? ROZA

15. What is your proposed method of fire prevention/suppression? FIRE HYDRANTS

16. What will be the source of domestic water for these lots?
 Public water (city water, Nob Hill, Terrace Heights, etc.) Which one? TERRACE HEIGHTS WATER
 Community well, (3+ connections) certify an existing well or construct a new well.
The well is existing proposed on lot numbers _____

17. Which of the following methods of sewage disposal do you propose?
 Public sewer for lot numbers ALL LOTS, TERRACE HEIGHTS SEWER
 Community/shared on-site septic systems for lot numbers _____
 Individual, on-site septic systems for lot numbers _____

18. Are you proposing to adjust any development standards as identified under Title 19? Yes No
If yes, you will need to apply for a reduction in standard, or administrative adjustment, or variance.
Please list the proposed changes: _____

19. Are there any existing or proposed Codes, Covenants and Restrictions? Yes No
If yes, please attach.

20. Are there any latecomers agreements? Yes No
If yes, please attach.



NARRATIVE FORM

FINAL
Revised 10/01/15

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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

(Amended Plat of Miller-Maier Place)

The proposal is to amend the Plat of Miller-Maier Place. The amendment consists of:

1. Changing the name of the plat from "Plat of Miller-Maier Place" to the "Plat of Vineyard View Estates".
2. Reduce the number of lots within the plat from 24 to 22.
3. Vacate the public right-of-way and make it a private roadway "tract" within the plat.

Other features of the proposal include gating both ends of the private roadway tract. The west entrance will be the primary access and the east entrance will be the emergency access. The roadway built within the private roadway tract will be constructed to a county local access street standard with full urban standards. The private roadway will be owned and maintained by the homeowner's within the plat and a road maintenance agreement will be executed that binds all lots within the plat to repair and maintenance of the roadway.

The property currently contains two existing single-family residences on separate lots. According to the Yakima County Assessor's records, one residence is approximately 2,309 square feet in size and the other residence is 680 square feet in size (actual size is 678 square feet). The two residences are located within approximately 45 feet of one another. It is the intent of the proponent to place both of these residences on a single lot (Lot 10) within the amended plat and use the smaller residence as an accessory dwelling unit in compliance with Chapter 19. The plat is proposed to be served with domestic water from the Terrace Heights Water System and sanitary sewer from the Terrace Heights Sewer District.

WRITTEN NARRATIVE

(Accessory Dwelling Unit)

Number 13 – Explain how the proposal and associated site improvements are compatible with neighboring land uses.

The subject property currently consists of about 5.2 acres and contains an existing 2,309 square foot main residence built in 1965 and a 678 square foot guest house which is connected to a 152 square foot garage built in 1978. Each residence presently sits on a separate lot that are owned and maintained by the same property owner as a joint entity. The distance between the two residential structures is approximately 45 feet and they share a paved driveway between them. Both residences are constructed of brick and are connected to public water and sewer. The irrigation system that serves both lots is a joint system shared between the two separate parcels.

Due to the large size of the overall property (5.2 acres) and the fact that the total property is actually 24 platted lots, there is a desire of the property owner to amend the underlying plat and have the two existing residential structures become a single entity located on Proposed Lot 10 because the two residences have always been used in conjunction with one another.

Ultimately, the proposal and associated site improvements will be compatible with neighboring land uses because the property is located near the far north property line adjacent to the Roza Main Canal which has an extremely high bank (15-20 feet high) and Roza Drive (a 4-lane urban arterial) further north of the project site. These two physical barriers are side by side and provide adequate buffering between uses to the north and subject property because the residential structures cannot be seen from the north. Properties to the east, south and west will end up being buffered from the project site once the subdivision is fully constructed because additional housing will be constructed between those adjoining properties and will buffer the project site from those existing residences.

The property to the east contains an existing residence that sits at the southern end of the lot and faces south. The residence is about 400 feet away from the project site and once the plat is amended, 3 new residences will be constructed between the project site and the existing residence located to the east. The nearest property to the west is about 450 feet away and 5 new residences will be constructed between the project site and existing residences located to the west once the plat is amended. Under both scenarios, the back yards of the existing residences to the east and west are facing the project site and they contain mature vegetation which also provides buffering until the new residences are constructed. Thus adequate distance, future development and existing vegetation will adequately buffer the project site from existing residential structures on the east and west.

There are several properties to the south that are vacant of residential structures but have recently been planted in grapes. The nearest residence in that direction is about 1,500 feet away. Four new residences will be constructed between the project site and the south property line of the amended plat property, which is still about 1,200 feet away from the nearest residential structure

to the south. Due to the distance between the project site and the residential structure to the south, this proposal will not affect existing residences to the south.

In essence, nothing will change at the project site, except the guest house will be placed on the same parcel as the primary residence and used as a single entity, as it always has been. Both residences currently exist and no changes are proposed to them, except additional landscaping or lattice work will be put in place to hide the front door of the ADU as mitigation, as required by the zoning code. For these reasons, the proposal and associated site improvements are compatible with neighboring land uses.



MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

FINAL
Revised 10/01/15

Land Use Actions

Yakima County Public Services
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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: |
| | <input checked="" type="checkbox"/> <i>Owner/Applicant Name</i> |
| | <input checked="" type="checkbox"/> <i>Date the Site Plan was drawn.</i> |
| | <input checked="" type="checkbox"/> <i>Name, address and telephone number of the person preparing the site plan</i> |
| | <input checked="" type="checkbox"/> <i>Tax Parcel Number</i> |
| | <input checked="" type="checkbox"/> <i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i> |
| 5 | <input checked="" type="checkbox"/> Property line dimensions of all lot(s) involved in the project. |
| 6 | <input checked="" type="checkbox"/> The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site. |
| 7 | <input type="checkbox"/> Location of new and/or expanded public and private utility infrastructure. |
| 8 | <input checked="" type="checkbox"/> Streets and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt). |
| 9 | <input type="checkbox"/> Location, dimension and design of off-street parking facilities and points of ingress (to) and egress (from). |
| 10 | <input type="checkbox"/> Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths. |
| 11 | <input checked="" type="checkbox"/> Location, shape, size, gross floor area, height and types of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage. |
| 12 | <input type="checkbox"/> Location and dimensions of all proposed exterior land uses. |
| 13 | <input checked="" type="checkbox"/> The distance from existing and proposed structures to the centerline of state, county, or private access roads. |
| 14 | <input type="checkbox"/> Location of structures on the adjoining lots, which may cause compatibility issues. |
| 15 | <input checked="" type="checkbox"/> All major man-made and natural physical features such as railroads, canals, streams, creeks, drainage ditches, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways, the 100-year base flood elevations etc. on-site or adjacent to the site. (*Boundaries of the 10 and 25-year floodplain using the flood risk maps as provided by Yakima County as part of a mandatory pre-application meeting.) |
| 16 | <input type="checkbox"/> Description of the extent to which any watercourse will be altered or relocated as a result of the proposal. |
| 17 | <input type="checkbox"/> Proposed location and dimensions of community and other open space. |
| 18 | <input type="checkbox"/> Existing and proposed landscaping, site screening, street trees and stormwater drainage facilities. |
| 19 | <input type="checkbox"/> Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone. |
| 20 | <input type="checkbox"/> Proposed contours and grading as they affect lot layout, streets, and drainage ways. |
| 21 | <input type="checkbox"/> Location of proposed or existing drain field area, extension area, and tank area as well as replacement areas and distances to structures and property lines |
| 22 | <input type="checkbox"/> Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development. |
| 23 | <input type="checkbox"/> Within a UGA, Master Planned Resort or Rural Settlement show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site. |



ACCESSORY DWELLING UNIT (ADU) FORM

FINAL
Revised: 02/19/16

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PLEASE ANSWER THE FOLLOWING QUESTIONS (Attach additional sheets if necessary)

1. Will the property owner live in the: Main Residence or Accessory Dwelling Unit (ADU)
NOTE: If there are currently more than one residence on the property then ADU is not permitted on-site.
2. What is the total gross square footage (area) of the ADU? 678 sq. ft.
3. What is the total gross square footage (area) of the main residence? 2309 sq ft
4. Will the ADU be attached to: House, Garage, or Free Standing
NOTE: If the ADU is freestanding (not attached) shall be located within 100 feet of the main residence.
5. On which side of the ADU will the front entrance be located? SOUTH SIDE
6. Are you proposing to use a park model for the ADU? Yes No
7. Will the ADU be constructed of material and paint color similar to the primary residence?
 Yes No, explain: _____
8. A minimum of three (3) parking spaces are required (2 for the primary residence and 1 for the ADU).
Are you able to provide a minimum of 3 parking spaces? Yes No
9. The ADU must share the same access as the primary residence. Will the ADU meet this requirement?
 Yes No
10. What type of road serves the property? Private Road Public Road (County, City or State Highway)
a. What is the road surface: Gravel Paved
11. What is the source of domestic water for the existing residence and the ADU?
 Public Water Supply (operated by a public entity such as Nob Hill Water, a city, etc.)
Name of the water provider: TERRACE HEIGHTS WATER SYSTEM
 Expand use of an existing community well/shared well (3+ connections including the ADU)
Name, or State ID# of existing community water system _____
Well is located on Parcel Number: _____ Number of existing connections: _____
 Shared well with main residence, this well is: Existing Proposed
12. Which of the following methods of sewage disposal do you propose for the ADU?
 Public sewer, Name of the System: TERRACE HEIGHTS SEWER DISTRICT
 Community on-site sewage system with main residence.
 Individual, on-site sewage system separate from the main residence.
13. Explain how the proposal and associated site improvements are compatible with neighboring land uses.
(examples: location of building to property line, type of construction, etc.) SEE ATTACHED

14. Required Attachments:

- Attach a complete copy of the subject properties legal description from the recorded deed.
- Attach a floor plan drawn of the accessory dwelling unit showing: living areas, storage areas, mechanical rooms, and other interior residential spaces.

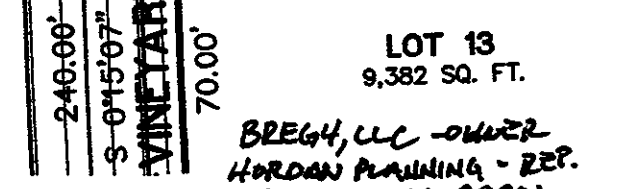
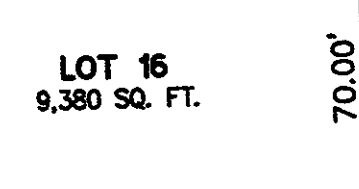
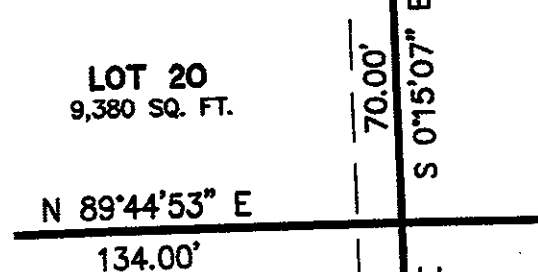
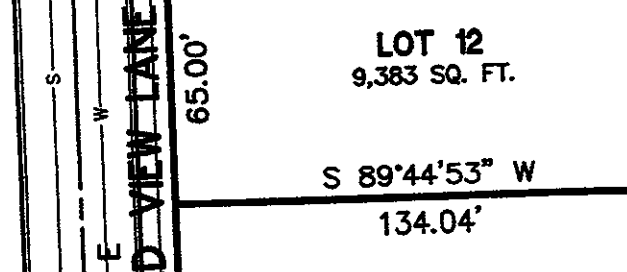
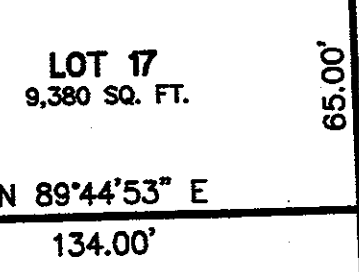
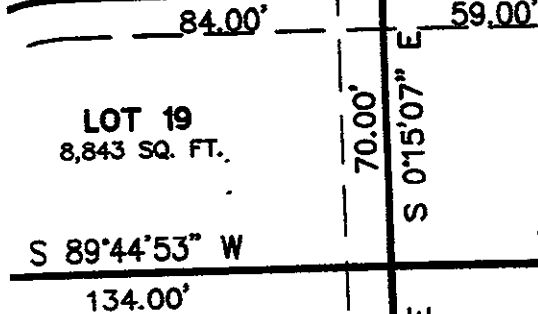
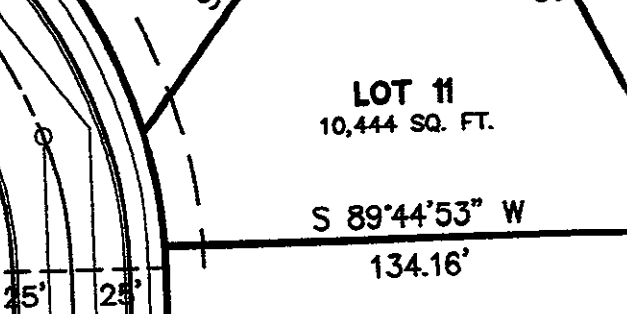
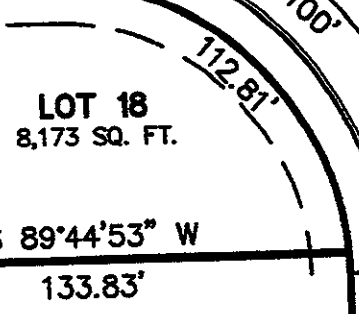
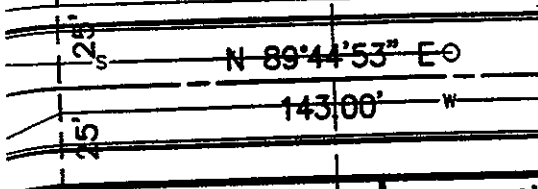
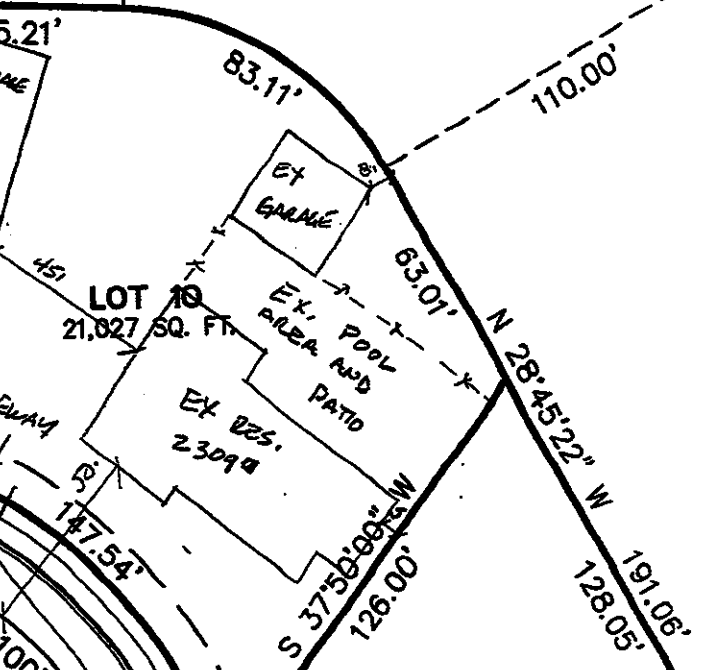
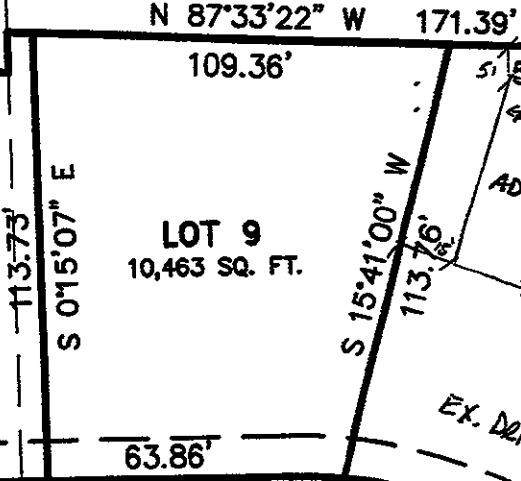
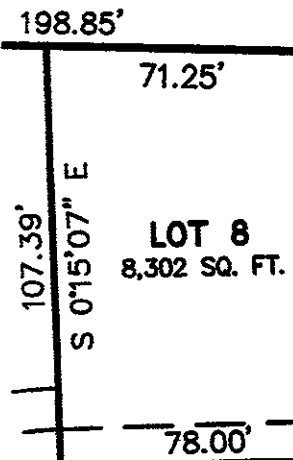
N 87°33'22" W

369.78'

ROZA CANAL

ADU - SITE PLAN

R=190.98'



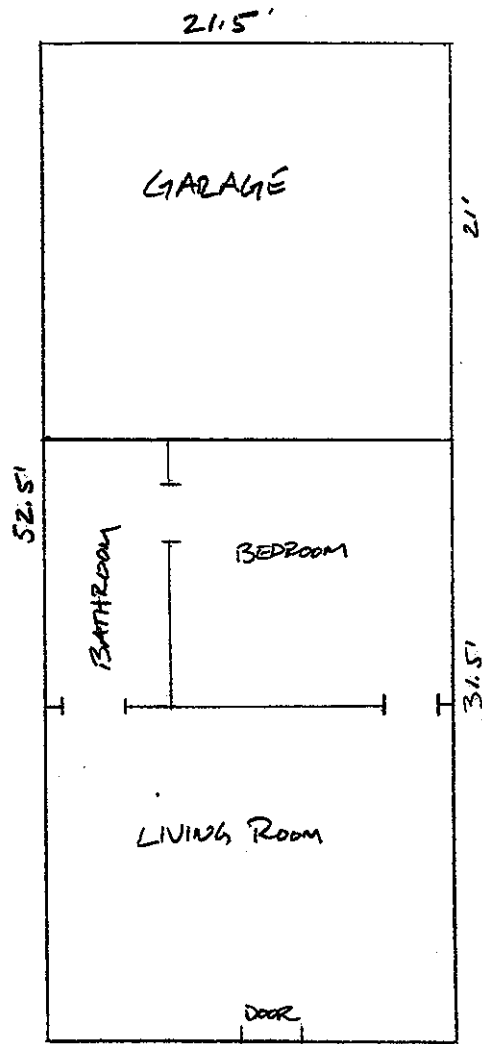
VINEYARD VIEW LANE

BREGH, LLC - OWNER
HORDAN PLANNING - REP.

400 N. 2ND ST. YAKIMA, WA 98901
509-249-1919
191322-21423 & 21425

NORTH ↑
1" = 50'

ADU FLOOR PLAN - 678



SQ. FT.

| | |
|------------|-------------------------------|
| GARAGE | $21 \times 21.5 = 451.5$ |
| ADU | $21.5 \times 31.5 = 677.5$ |
| TOTAL | $21.5 \times 52.5 = 1,128.75$ |
| ROUNDED-UP | (1,129 #) |



SEPA ENVIRONMENTAL REVIEW

(State Environmental Policy Act)

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 003-SC-A
 Revised 4/1/10

(For staff use only)

| | |
|--|--------------------------|
| APPLICANT: <u>HORDAN PLANNING SERVICES</u> | PROJECT #: |
| PHONE: <u>509 249-1919</u> | CASE #: <u>SEP18-26</u> |
| PROJECT DESCRIPTION (from application form): | PC/SPC: <u>FCC</u> |
| <u>AMEND PLAT OF MILLER-MAIER PLACE</u> | DATE SUBM: <u>5/9-18</u> |

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

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

SEE INSTRUCTIONS ON PAGE 2

| Required Items (supplied by applicant) | INTAKE STAFF COMMENTS (reviewed by Staff) | Intake Verification |
|--|--|-------------------------------------|
| 1. <u>Complete SEPA Application Form</u> * Did the property owner of record sign? <input checked="" type="radio"/> YES NO * Is there a contact phone number listed? <input checked="" type="radio"/> YES 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 NO • Did the property owner of record sign? <input checked="" type="radio"/> YES 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 NO • Are all structures shown? (see air photos) <input checked="" type="radio"/> YES NO • Are all Critical Areas present shown? <input checked="" type="radio"/> YES NO • Have reproducible copies been provided? <input checked="" type="radio"/> YES 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: 5/8/18

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

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WAC 197-11-960 Environmental checklist.

Purpose of checklist:

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

Instructions for applicants:

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

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

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

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

Use of checklist for nonproject proposals:

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

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

(For Staff Use Only)

DATE: _____

REVIEWED BY: _____

PROJECT #: _____

CASE #: SEPI8-27

RELATED FILES: Ch 018-57
SU1318-87

A. BACKGROUND

1. Name of proposed project, if applicable: Amended Plat of Miller-Maier Place

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:

May 7, 2018

5. Agency requesting checklist:

Yakima County Public Services – Planning Division

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

Project to commence immediately upon land use approvals, weather permitting.

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

No.

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 at the time of this application submittal.

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.

Preliminary Plat Approval (amended plat), Type 2 Review (accessory dwelling unit) and building permits will be needed for this proposal.

1. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is to amend the Plat of Miller-Maier Place by changing the name of the plat to "Plat of Vineyard View Estates", reduce the number of lots from 24 to 22 and vacate the public right-of-way within the plat.

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 property lies on the north side of Terrace Heights Drive approximately 500 feet east of View Ridge Avenue, which is about the 4700 block of Terrace Heights Drive, within the Community of Terrace Heights, Washington. (Assessor's Parcel Numbers 191322-21423, 21425, 21426, 21444 and 21446 through 21457).

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

The steepest slope on the area where construction is occurring site is approximately 4 to 5 percent.

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

According to the Soil Survey of Yakima County Area Washington, the site of consists of Moxee silt loam, 2 to 15 percent slopes; Ritzville silt loam, 2 to 5 percent slopes and Willis silt loam, 5 to 8 percent slopes. The Ritzville silt loam, 2 to 5 percent slopes soil is classified as prime farmland. None of the soil is proposed to be removed from the site.

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

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No significant filling or grading is proposed, as the site is flat with a gentle slope to the south/southwest. Grading will consist of preparing a road base for the roadway and minor leveling of building pads for the construction of residential dwellings. Gravel base for the roadway will come from an approved source. The approximate amount of gravel needed for roadway construction is about 850 cubic yards.

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

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

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

The completed project will cover approximately 40 percent of the site.

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

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

2. Air

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

Some minor equipment exhaust from leveling the roadway and building pads can be expected during construction activities. After construction, exhaust emissions from passenger vehicles can be expected. Quantities of emissions are not known but should be normal and minimal for a residential subdivision.

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

None are known by the property owner.

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

Vehicle and construction equipment will be well-maintained to prevent excessive exhaust, a water truck to be used to control dust and other BMP's necessary to control air impacts.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Roza Main Canal adjoins the property on the north and a Type 5 Stream is indentified on the Yakima County GIS as passing through a portion of the property on the west.

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, the Type 5 Stream currently is piped through the property. It is the intent of the proponent to relocate the pipe and continue to pass the stream through the property as is the historical practice.

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, no fill or dredge is proposed as the Type 5 Stream is piped through the property.

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

No surface water withdrawals are proposed. See Number 2 above regarding diversions.

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

No.

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

No.

b. Ground:

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

No ground water will be withdrawn for this project. Domestic water will come from the Terrace Heights Water System.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground.

c. Water runoff (including storm water):

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

Storm water will be infiltrated on-site through the street drainage system.

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.

See Number 3.a.2 above.

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

Overland storm water is proposed to be piped through the property as is the current practice. Storm water generated on-site will be retained on-site. Storm water plans will be submitted in conjunction with plat development for review and approval by the appropriate agencies.

4. Plants

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

XX Deciduous tree: Alder, maple, aspen, other

XX Evergreen tree: Fir, cedar, pine, other

XX Shrubs

XX Grass

— Pasture

— Crop or grain

— Orchards, vineyards or other permanent crops.

— Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other

— Water plants: Water lily, eelgrass, milfoil, other

XX Other types of vegetation - **WEEDS**

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

Approximately 4.52 acres of weedy vegetation will be removed.

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:

Upon completion, each lot will be landscaped with typical residential vegetation such as grass, shrubs and trees.

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

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

5. Animals

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

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

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

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

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

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

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

No.

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

None proposed

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

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

6. Energy and natural resources

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

Electricity will be used to meet the needs of the completed project for lighting, heating and cooling purposes.

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

No.

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

New residential structures will be constructed to the Washington State Energy Code.

7. Environmental health

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

No.

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

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

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

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

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

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

4) Describe special emergency services that might be required.

No special emergency services are required for this project.

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

None needed, none proposed.

b. Noise

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

No known noise in the area will affect this project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term noise – Vehicle noise associated with construction of the roadway, construction of the residential building pads and construction of the residential structures can be expected during those construction activities. The hours will generally be approximately 7:00 am and 6:00 pm.

Long-term noise – Normal noise associated with a conventional subdivision can be expected upon completion.

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

The construction activities will occur in accordance with the County Noise Ordinance as it applies to this project.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The project site contains two existing residential structures and vacant land. Surrounding properties to the north, west and east are generally residential and property to the south is planted in grapes. This project should not affect current land uses of nearby or adjacent properties, as the property lies within a designated urban area.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project site has historically been used for pasture and alfalfa. Since the property lies within a designated urban area, no lands of long-term commercial significance are being lost or removed from open space taxation.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

The site contains two single-family dwellings.

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

No structures are proposed to be demolished.

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

The current zoning is Single-family Residential (R-1).

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

The current comprehensive plan designation is Urban Residential.

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.

Yes, a Type 5 Stream has been identified on a portion of the property.

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

Approximately 50 to 60 persons are expected to reside in the completed project.

STAFF USE ONLY

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

Not applicable, no persons will be displaced.

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

None needed, none proposed.

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

The project is proposed to comply with Title 19, the County's Uniform Land Development Code and the Yakima County Comprehensive Plan as they apply to this project.

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

To ensure compatibility with surrounding agricultural/forest land, the project will be constructed in compliance with county regulations as they apply to this development.

9. Housing

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

The project will provide 22 middle-income housing units and 1 accessory dwelling unit.

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

Not applicable, no units are being eliminated.

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

Not applicable, no mitigation is needed.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of residential structures will not exceed 35 feet. The principal exterior will be wood, brick and rock or a combination thereof.

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

No known views will be altered or obstructed.

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

No aesthetic impacts are expected, as the structures will be constructed to zoning and building code requirements.

11. Light and glare

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

Security lighting at individual residences and street lights can be expected during night-time hours.

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?

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:

Security lighting will be directed inward and downward to reduce light and glare. Streetlights will be constructed in accordance with county illumination street standards.

12. Recreation

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

Designated and informal recreation in the immediate area consists of the Yakima County Club, churches and schools, which provided formal and informal recreational activities.

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

This project will not displace any recreational uses.

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

None needed, none proposed.

13. Historic and cultural preservation

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

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

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

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

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

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

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

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

14. Transportation

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

The site is served with direct access by Terrace Heights Drive, a hard-surfaced urban arterial roadway, which connects to other roadways in the area and then eventually to Interstate 82 and State Route 24.

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

The site is not served by public transit. The nearest public transit stop is about 1.5 miles west of the site in Yakima, Washington.

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

Each residential structure will be required to have a minimum of 2 parking spaces. Twenty-three units will require at least 46 parking spaces. 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).

The project proposes a private looped roadway that will be constructed to full county urban standards for a local access street. Each end of the looped roadway will be gated.

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 230 vehicle trips per day. Peak times will be approximately 7am-9am and 4pm-6pm. The vehicle trips are expected to be passenger vehicles and light trucks. The ITE Trip Generation Manual was used to make these estimates (approximately 10 vehicle trips per day per residence)

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

None proposed.

15. Public services

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

No increased need for public services is expected.

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

None proposed.

16. Utilities

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

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

Electricity – Pacific Power; Domestic Water – Terrace Heights Water System; Sanitary Sewer – Terrace Heights Sewer District; Century Link – Telephone Service; Cascade Natural Gas – natural gas.

Construction activity will consist of underground trenching, as needed to extend utilities to the individual lots.

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: Deana Ego

Date Submitted: 5/8/18