



MINOR REZONE FORM

Form FINAL
Revised 10/1/15

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

-
1. The property owner(s) request that the subject property(s) be rezoned from: R-10/S
to R-ELDP.

 2. The current comprehensive plan designation is: RURAL/SUB-SUFFICIENT - RURAL REMOTE.

 3. Attach a written narrative that addresses the following criteria:
 - a. The suitability of the property in question for uses permitted under the proposed zoning;
 - b. The extent to which the proposal complies with and/or deviates from the goals and policies of the comprehensive plan and intent of the zoning ordinance;
 - c. The adequacy of public facilities, such as roads, sewer, water and other required public services;
 - d. The compatibility of the proposed zone change and associated uses with neighboring land uses;
 - e. The public need for the proposed change; and
 - f. What substantial changes in circumstances have occurred to warrant a change in the current zoning?

Please submit the following:

- Minor Rezone Application Fee (see fee schedule)
- General Application
- Complete site plan (show the boundaries of the properties to be rezoned. Map can be obtained from Yakima County GIS or Public Service Division)
- Environmental Checklist and Fee (Separate packet)



NARRATIVE FORM

FINAL
Revised 10/01/15

Yakima County Public Services
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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.

THE PURPOSE OF THIS PROPOSAL IS TO PERFORM A MINOR
REZONE FOR PARCEL # 16153611405 (2.50 ACRES) FROM THE

CURRENT R-10/5 TO R-ELDP ACCORDING TO THE ATTACHED RECORD OF SURVEY, SITE MAP, AND DIRECTIVES OF ATTACHED COMMUNICATION AND MEETING W/ YAKIMA CO PUBLIC SERVICES. THE PURPOSE OF THE REZONE IS TO ACCOMPLISH A FUTURE BLA AS NOTED ON THE RECORD OF SURVEY, THEREBY CREATING A 7.09 ACRE LOT W/ PRIMARY RESIDENCE, SHOP, AND BARN, AND ~~CREATE~~ (PARCEL # 16153611405) AND A 15.36 ACRE VACANT LOT (PARCEL # 16153611407). THE PURPOSE OF THIS BLA WOULD BE TO SELL A 4.5 ACRE PORTION OF THE 15.36 ACRE LOT TO WA DEPT OF FISH AND WILDLIFE WHICH LIES NORTH OF THEIR ELK FENCE. ALL STRUCTURES ARE REFERENCED IN ATTACHED PUBLIC SERVICES COMMUNICATION (WITH DIMENSIONS/FT²). NO STANDARDS WOULD NEED ADJUSTED. NO ADJUSTMENTS TO ACCESS POINTS. NO NEW STRUCTURES OR ADDITIONS. ACCESS TO PROPERTIES VIA NOTED EASEMENTS REMAIN.

Please use additional pages as needed

JUN 18 2018

Vern ___ Matt ___ Don ___ Lynn ___
Harold ___ Lisa ___ Carmen ___

Shayne and Lesley Downing

13733 Old Naches, Hwy

Naches, WA 98937

Re: Response to Notice of Incompleteness: Downing Minor Rezone

File Number: ZON2018-00005 / SEP2018-00025

In response to the communication dated May 30, 2018, please review the following requested additional information to the originally submitted narrative.

- a) **The suitability of the property in question for uses permitted under proposed zoning.**
 - The intention of the revised zoning is to alter an existing 2.50 acre parcel, as referenced in the previously submitted narrative, from R-10/5 to R-ELDP. Based on the County stated goals for property of this zoning, in this area, the property is perfectly suited as it is not yet developed. The eventual goal of the project is to utilize the Minor Re-zone to complete a BLA, as recommended by the Early Assistance Meeting Summary (EAC2017-00036). The BLA would create a 7.09 acre parcel with existing primary residence, existing shop, and existing barn, thereby eliminating a 2.50 acre parcel prime for development which is not in the best interest within the stated goals of the County for this area. Additionally, a 15.36 acre vacant parcel would be created as a result of the BLA under the R-ELDP zoning. This parcel contains property inside the Oak Creek Wildlife Area fenced property. WADFW has been contacted and is interested in acquiring the portion of the parcel lying within their boundary fence. The Minor Re-Zone, followed by BLA is necessary to accomplish this and is one of three allowed divisions of R-ELDP zoned parcels.
- b) **The extent to which the proposal complies with and/or deviates from the goals and policies of the comprehensive plan and intent of the zoning ordinance.**
 - The proposal complies 100% with the goals as stated for the R-ELDP zoning as it absorbs an R-10/5 parcel into an R-ELDP parcel and creates a vacant buffer against a Wildlife Area boundary. Additionally, once the final BLA is complete, WADFW has the opportunity to acquire property within its boundary fence. All of this meets the goals for R-ELDP zoning purposes.
- c) **The adequacy of public facilities, such as roads, sewer, water and other public services.**
 - The parcels in question are private and incurring no additional development, therefore public services are not required. The rezone simply maintains vacant parcels.
- d) **The compatibility of the proposed zone change and associated uses with neighboring land uses.**
 - The adjacent parcels are all zoned R-10/5. Rezoning to R-ELDP creates greater restrictions to development in an area the County is attempting to reduce growth to eliminate stresses on public services. Additionally, this entire project is with the purpose of creating properly

zoned parcels and boundary lines to allow for WADFW to acquire a portion of the landowners property lying within the WADFW boundary fence.

e) The public need for the proposed change.

The parcels in question are privately owned and therefor the public need warrants no concern. However, the portion of parcel lying within the Oak Creek Wildlife Area will be absorbed into an area highly used by recreational visitors so there actually will be eventual benefit. The rezone will provide no benefit as it is simply changing a label and creating no physical alterations to existing property attributes.

Hopefully this information satisfies the requirement for a minor re-zone as there will be no physical attribute changes to the parcels in question as a result of the re-zone. The re-zone is simply the recommended route to accomplish the required BLA to allow property to be acquired by WADFW Oak Creek Wildlife Management Area.

Thank you,

Shayne Downing



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
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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 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 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 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 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 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.

RECORD OF SURVEY for DOWNING BOUNDARY LINE ADJUSTMENT

N. 1/2, NE 1/4, SEC. 36, T. 15 N, R. 16 E, WM.

YAKIMA COUNTY, WASHINGTON

BEARING ROTATION ANGLE FROM SP 81-95 VS. GRID BEARING HEREON IS -07°14.36"

S885244"E (S8870720")

5985324"E 387.00'

25.00'

300.00'

300.00'

300.00'

300.00'

300.00'

300.00'

300.00'



NOT VISITED

36"

500.00'

500.00'

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RECORD LEGAL DESCRIPTIONS

PARCEL 1, 161536=1162 (REFERENCE DEED APN 7936029)

PARCEL A OF SHORT PLAT, RECORDED IN BOOK "M" OF SHORT PLATS, PAGE 15, AND RECORDED UNDER AUDITOR'S FILE NO. 2480786, RECORDS OF YAKIMA COUNTY, WASHINGTON.

PARCEL 2, 161536=1162 (REFERENCE DEED APN 7936843)

LOT 2 OF SHORT PLAT NO. 81-95, RECORDED UNDER AUDITOR'S FILE NUMBER 2819238, RECORDS OF YAKIMA COUNTY, WASHINGTON.

NEW LEGAL DESCRIPTIONS

TABLE 1

PARCEL A OF SHORT PLAT, RECORDED IN BOOK "M" OF SHORT PLATS, PAGE 15, AND RECORDED UNDER AUDITOR'S FILE NO. 2480786, RECORDS OF YAKIMA COUNTY, WASHINGTON.

TOGETHER WITH A PORTION OF LOT 2 OF SHORT PLAT NO. 81-95, RECORDED UNDER AUDITOR'S FILE NUMBER 2819238, RECORDS OF YAKIMA COUNTY, WASHINGTON, SAID PORTION LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

THE SOUTHWEST CORNER THEREOF LIES SOUTH 00°22'44" WEST 659.01 FEET; THENCE SOUTH 78°19'28" EAST 323.28 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID PARCEL A AND THE TERMINUS OF THIS LINE DESCRIPTION.

TABLE 2

A PORTION OF LOT 2 OF SHORT PLAT NO. 81-95, RECORDED UNDER AUDITOR'S FILE NUMBER 2819238, RECORDS OF YAKIMA COUNTY, WASHINGTON, SAID PORTION LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE ANGLE POINT ON THE WEST LINE OF SAID LOT 2, FROM WHICH POINT THENCE SOUTH 78°19'28" EAST 323.28 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID PARCEL A AND THE TERMINUS OF THIS LINE DESCRIPTION.

THE SOUTHWEST CORNER THEREOF LIES SOUTH 00°22'44" WEST 659.01 FEET; THENCE SOUTH 78°19'28" EAST 323.28 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID PARCEL A AND THE TERMINUS OF THIS LINE DESCRIPTION.

BEGINNING AT THE ANGLE POINT ON THE WEST LINE OF SAID LOT 2, FROM WHICH POINT THENCE SOUTH 78°19'28" EAST 323.28 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID PARCEL A AND THE TERMINUS OF THIS LINE DESCRIPTION.

DISCLAIMER

APPROVAL OF THIS BOUNDARY LINE ADJUSTMENT DOES NOT GUARANTEE A BUILDABLE SITE WITHIN SAID PARCELS. SUCH DETERMINATION DEPENDS ON APPROVALS OF WATER, SEPTIC, DRAIN, AND DIMENSIONAL SETBACKS, AND CRITICAL AREAS REGULATIONS.

YAKIMA COUNTY CODE 19.34.0202(C)(9)

RECORD OF SURVEY FOR SHAYNE DOWNING 13733 OLD NACHES HWY NACHES, WA 98838

AUDITOR'S CERTIFICATE FILED FOR RECORD THIS DAY OF 2018 AT M. IN BOOK OF SURVEYS AT PAGE AT THE REQUEST OF SHAYNE DOWNING.

DEPUTY COUNTY AUDITOR

AUDITOR'S FEE NO.

500.00'

500.00'

500.00'

500.00'

500.00'

500.00'

500.00'

LEGEND

➤ = FOUND 1/2" PIPE
⊕ = FOUND 1 1/2" PIPE
⊙ = FOUND REBAR AND FACED CAP "SEWARD"

REFERENCES

1. SHORT PLAT RECORDED IN BOOK "M" OF SHORT PLATS, PAGE 15, RECORDS OF YAKIMA COUNTY, WASHINGTON. (M-15)
2. SHORT PLAT NO. 81-95, RECORDED UNDER APN 2819238, RECORDS OF YAKIMA COUNTY, WASHINGTON. (81-95) HELD DISTANCES PER SHORT PLAT AND ROTATED AS NOTED.

BASES OF BEARING / SURVEY METHOD

NORTH 88°27'44" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36 IS BASIS OF BEARING OF GRID NORTH, WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE. NAD 83/2011. COORDINATES SCALED TO GROUND DISTANCE USING AVERAGE COMBINED FACTOR OF 0.99983687, CONVERGENCE ANGLE OF -00°11'39" AT NW CORNER OF PARCEL A OF SHORT PLAT M-15 "FOUND AND HELD".

THIS SURVEY WAS PERFORMED USING A TRIMBLE DGS 605 RECEIVING REAL-TIME CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK.

SURVEY MEETS AND/OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN WAC 332-130-090. ALL CORNERS VISITED AND FIELD WORK PERFORMED IN APRIL, 2018.

TRACT 1

398,890 SQUARE FEET
M-15, APN 7936029

TRACT 2

659,890 SQUARE FEET
M-15, APN 7936843

ACCESS & UTILITY EASEMENT SHORT PLAT NO. 81-95

60' ACCESS EASEMENT

FOUND PIPE AT CORNER OF PARCEL A AND BETWEEN FENCE POSTS

FOUND PIPE AT CORNER OF PARCEL A AND BETWEEN FENCE POSTS

FOUND PIPE AT CORNER OF PARCEL A AND BETWEEN FENCE POSTS

LOT 1 (81-95)

LOT 2 (81-95)

LOT 3 (81-95)

LOT 4 (81-95)

LOT 5 (81-95)

PARCEL A (M-15)

PARCEL B (M-15)

PARCEL C (M-15)

PARCEL D (M-15)

PARCEL E (M-15)

WOPM FENCE

PISTURE FENCE

PISTURE FENCE

PISTURE FENCE

PISTURE FENCE

318.45'

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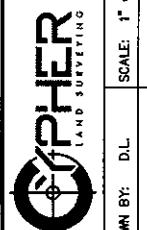
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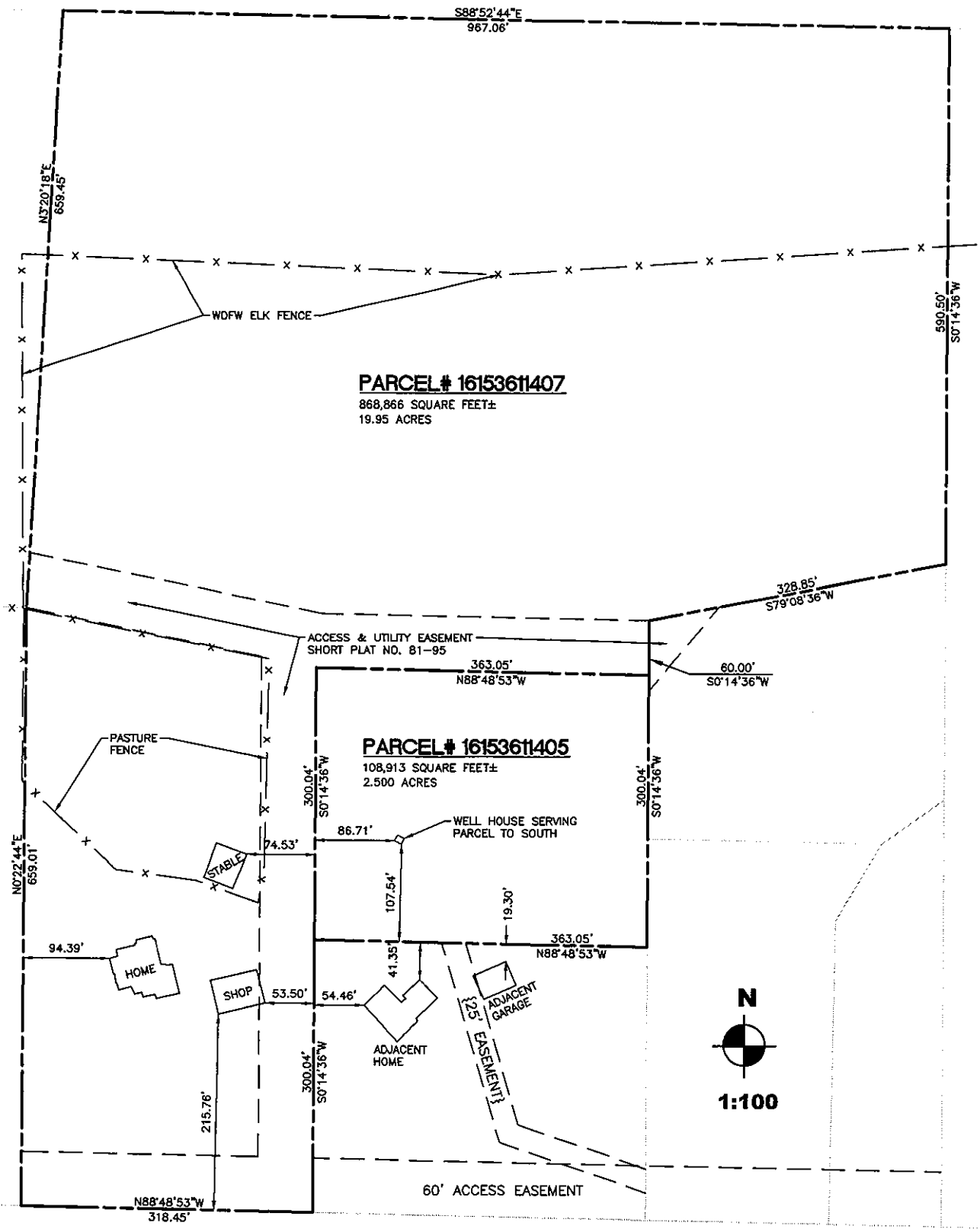
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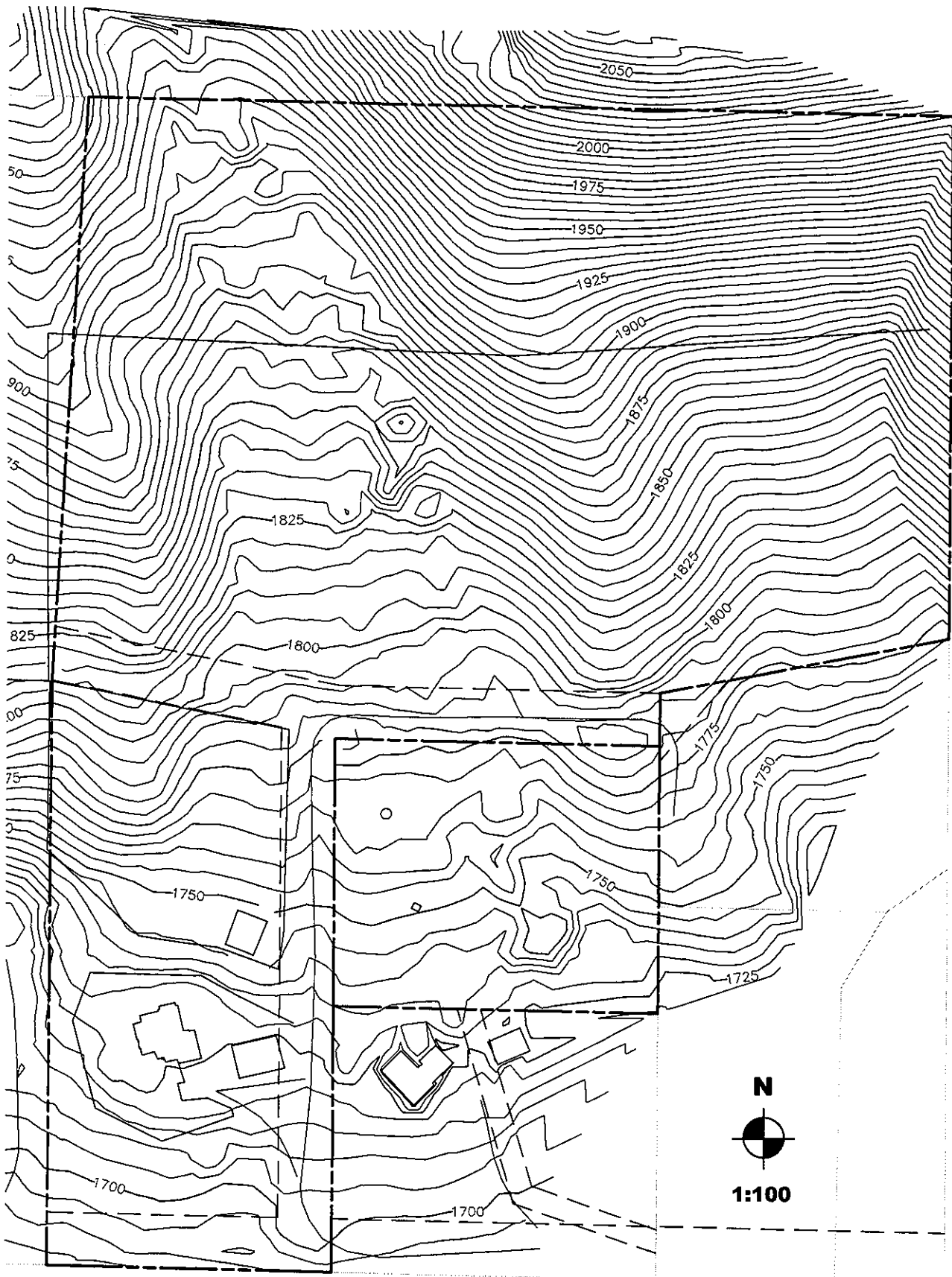
CYPHER LAND SURVEYING, LLC
502 N. 40TH AVE. SUITE 24
YAKIMA, WA 98908
PHONE 509-571-1150



DWN BY: D.L. SCALE: 1" = 100' PAGE 1 OF 1
CHK'D BY: D.L. DATE: 04-18-2018 JOB # 18-02



Proposed Minor Rezone of parcel# 1615361405 from R-10/5 to R/ELDP



VERTICAL DATUM: NAVD88 (GEOID 12B)

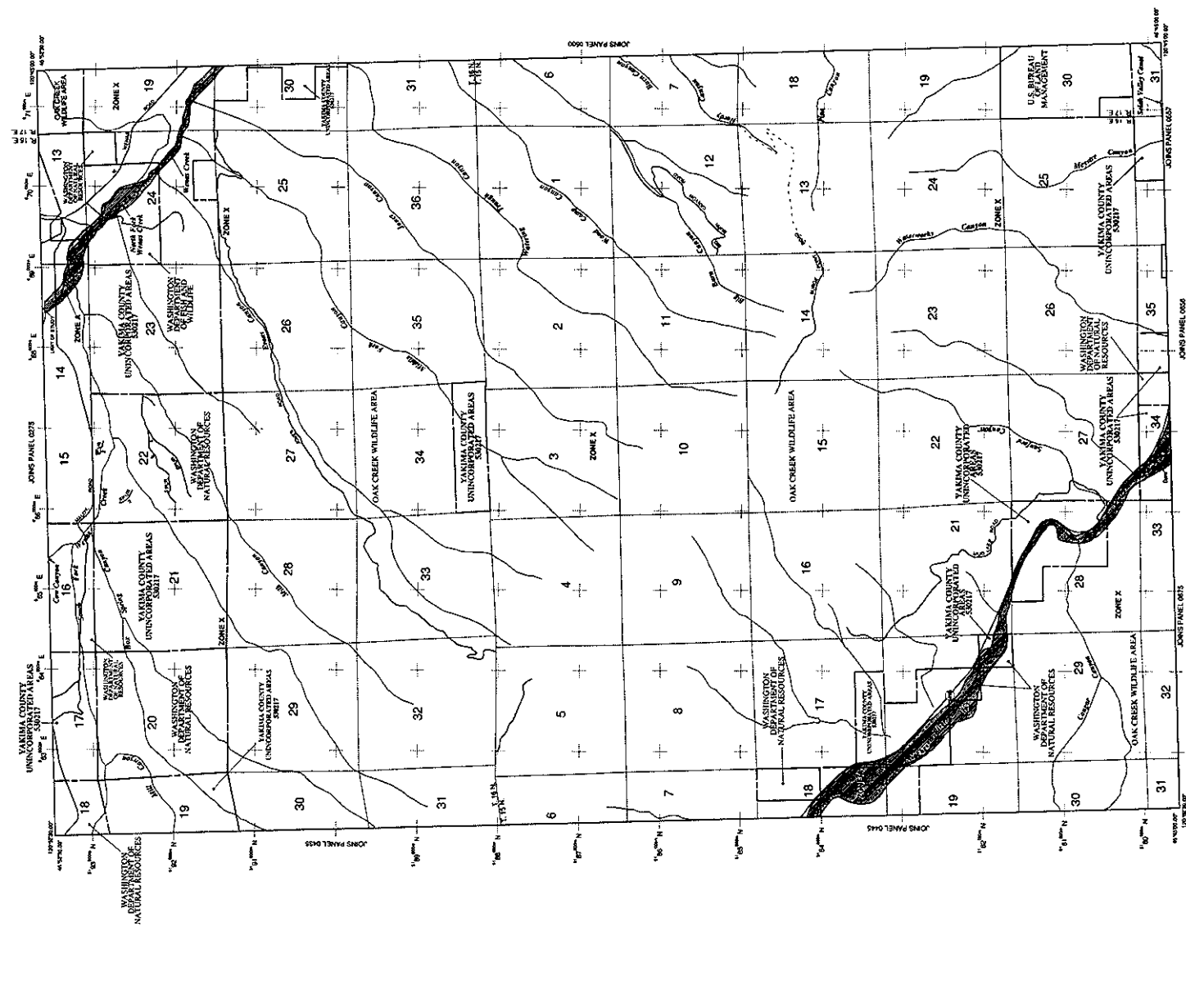
PREPARED BY CYPHER LAND SURVEYING, 4/11/2018

NOTES TO USERS

Use of this map in conjunction with the National Flood Insurance Program, is subject to the terms and conditions of the Flood Insurance Policy and the Flood Damage Prevention Act. The community and property should be protected from additional flood damage information.

The data used in this map were obtained from various sources including aerial photography, ground surveys, and other available information. The map is intended to provide general information and is not intended to be used for legal or engineering purposes. It is recommended that users consult with local officials for more detailed information regarding flood insurance and flood damage prevention.

This map was prepared by the Federal Emergency Management Agency (FEMA) under contract to the National Flood Insurance Program. It is part of a series of maps covering the United States and is intended to be used in conjunction with the National Flood Insurance Program. The map is subject to change and is not intended to be used for legal or engineering purposes.



LEGEND

SPECIAL AREAS OF THE NATIONAL FLOOD INSURANCE PROGRAM
The National Flood Insurance Program (NFIP) provides flood insurance to policyholders in participating communities. The program is administered by FEMA. The map shows the following areas:
Zone A: Special Flood Hazard Area (SFHA) - High Risk
Zone B: SFHA - Substantial
Zone C: SFHA - Moderate
Zone D: SFHA - Minimal
Zone E: SFHA - Very Minimal
Zone F: SFHA - Not Delineated
Zone G: SFHA - Not Delineated
Zone H: SFHA - Not Delineated
Zone I: SFHA - Not Delineated
Zone J: SFHA - Not Delineated
Zone K: SFHA - Not Delineated
Zone L: SFHA - Not Delineated
Zone M: SFHA - Not Delineated
Zone N: SFHA - Not Delineated
Zone O: SFHA - Not Delineated
Zone P: SFHA - Not Delineated
Zone Q: SFHA - Not Delineated
Zone R: SFHA - Not Delineated
Zone S: SFHA - Not Delineated
Zone T: SFHA - Not Delineated
Zone U: SFHA - Not Delineated
Zone V: SFHA - Not Delineated
Zone W: SFHA - Not Delineated
Zone X: SFHA - Not Delineated
Zone Y: SFHA - Not Delineated
Zone Z: SFHA - Not Delineated

OTHER AREAS
Zone AA: Special Flood Hazard Area (SFHA) - Very High Risk
Zone BB: SFHA - Very Substantial
Zone CC: SFHA - Very Moderate
Zone DD: SFHA - Very Minimal
Zone EE: SFHA - Very Not Delineated
Zone FF: SFHA - Very Not Delineated
Zone GG: SFHA - Very Not Delineated
Zone HH: SFHA - Very Not Delineated
Zone II: SFHA - Very Not Delineated
Zone JJ: SFHA - Very Not Delineated
Zone KK: SFHA - Very Not Delineated
Zone LL: SFHA - Very Not Delineated
Zone MM: SFHA - Very Not Delineated
Zone NN: SFHA - Very Not Delineated
Zone OO: SFHA - Very Not Delineated
Zone PP: SFHA - Very Not Delineated
Zone QQ: SFHA - Very Not Delineated
Zone RR: SFHA - Very Not Delineated
Zone SS: SFHA - Very Not Delineated
Zone TT: SFHA - Very Not Delineated
Zone UU: SFHA - Very Not Delineated
Zone VV: SFHA - Very Not Delineated
Zone WW: SFHA - Very Not Delineated
Zone XX: SFHA - Very Not Delineated
Zone YY: SFHA - Very Not Delineated
Zone ZZ: SFHA - Very Not Delineated

ROADWAY AREAS IN ZONE AA
The map shows the location of all roadways in the community. The map is intended to provide general information and is not intended to be used for legal or engineering purposes. It is recommended that users consult with local officials for more detailed information regarding flood insurance and flood damage prevention.

OTHER AREAS
Zone AA: Special Flood Hazard Area (SFHA) - Very High Risk
Zone BB: SFHA - Very Substantial
Zone CC: SFHA - Very Moderate
Zone DD: SFHA - Very Minimal
Zone EE: SFHA - Very Not Delineated
Zone FF: SFHA - Very Not Delineated
Zone GG: SFHA - Very Not Delineated
Zone HH: SFHA - Very Not Delineated
Zone II: SFHA - Very Not Delineated
Zone JJ: SFHA - Very Not Delineated
Zone KK: SFHA - Very Not Delineated
Zone LL: SFHA - Very Not Delineated
Zone MM: SFHA - Very Not Delineated
Zone NN: SFHA - Very Not Delineated
Zone OO: SFHA - Very Not Delineated
Zone PP: SFHA - Very Not Delineated
Zone QQ: SFHA - Very Not Delineated
Zone RR: SFHA - Very Not Delineated
Zone SS: SFHA - Very Not Delineated
Zone TT: SFHA - Very Not Delineated
Zone UU: SFHA - Very Not Delineated
Zone VV: SFHA - Very Not Delineated
Zone WW: SFHA - Very Not Delineated
Zone XX: SFHA - Very Not Delineated
Zone YY: SFHA - Very Not Delineated
Zone ZZ: SFHA - Very Not Delineated

OTHER AREAS
Zone AA: Special Flood Hazard Area (SFHA) - Very High Risk
Zone BB: SFHA - Very Substantial
Zone CC: SFHA - Very Moderate
Zone DD: SFHA - Very Minimal
Zone EE: SFHA - Very Not Delineated
Zone FF: SFHA - Very Not Delineated
Zone GG: SFHA - Very Not Delineated
Zone HH: SFHA - Very Not Delineated
Zone II: SFHA - Very Not Delineated
Zone JJ: SFHA - Very Not Delineated
Zone KK: SFHA - Very Not Delineated
Zone LL: SFHA - Very Not Delineated
Zone MM: SFHA - Very Not Delineated
Zone NN: SFHA - Very Not Delineated
Zone OO: SFHA - Very Not Delineated
Zone PP: SFHA - Very Not Delineated
Zone QQ: SFHA - Very Not Delineated
Zone RR: SFHA - Very Not Delineated
Zone SS: SFHA - Very Not Delineated
Zone TT: SFHA - Very Not Delineated
Zone UU: SFHA - Very Not Delineated
Zone VV: SFHA - Very Not Delineated
Zone WW: SFHA - Very Not Delineated
Zone XX: SFHA - Very Not Delineated
Zone YY: SFHA - Very Not Delineated
Zone ZZ: SFHA - Very Not Delineated

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
YAKIMA COUNTY,
WASHINGTON
AND INCORPORATED AREAS

PANEL 0475D

PANEL 475 OF 270
INDEX FOR FIRM PANEL LATCH

COMMISSIONER: MARION F. BAKER
YAKIMA COUNTY

MAP NUMBER: 5/17/2010
EFFECTIVE DATE: NOVEMBER 14, 2009

Federal Emergency Management Agency

LEGEND

BOUNDARY OF THE NEW ANNE ARK FLOOD RISK
 The new Flood Risk Map (SR) is based on the latest available data and represents the most current assessment of flood risk in the state of Washington. It is based on the National Flood Insurance Program's (NFIP) Flood Risk Assessment (FRA) and the National Flood Hazard Mitigation Center's (NFHM) Flood Risk Assessment (FRA). The new Flood Risk Map (SR) is based on the latest available data and represents the most current assessment of flood risk in the state of Washington. It is based on the National Flood Insurance Program's (NFIP) Flood Risk Assessment (FRA) and the National Flood Hazard Mitigation Center's (NFHM) Flood Risk Assessment (FRA).

BOUNDARY OF THE NEW ANNE ARK FLOOD RISK
 The new Flood Risk Map (SR) is based on the latest available data and represents the most current assessment of flood risk in the state of Washington. It is based on the National Flood Insurance Program's (NFIP) Flood Risk Assessment (FRA) and the National Flood Hazard Mitigation Center's (NFHM) Flood Risk Assessment (FRA).

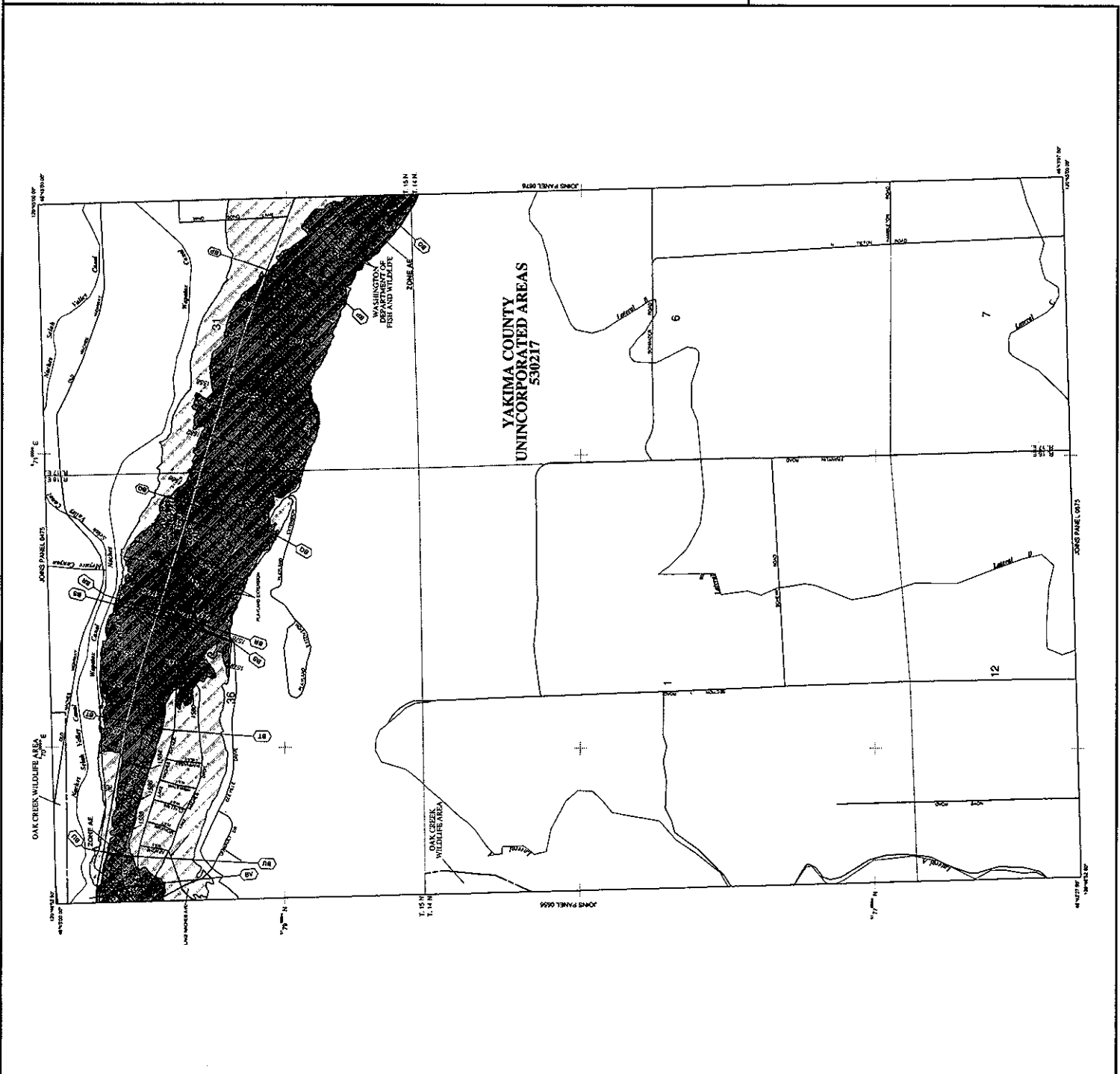
BOUNDARY OF THE NEW ANNE ARK FLOOD RISK
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FIRM FLOOD INSURANCE RATE MAP
YAKIMA COUNTY, WASHINGTON AND INCORPORATED AREAS

PANEL 0657D

DATE: 12/15/2020
 SCALE: 1" = 1000'
 PROJECT: FIRM FLOOD INSURANCE RATE MAP
 SHEET: 0657D

NATIONAL FLOOD INSURANCE PROGRAM
 FEDERAL EMERGENCY MANAGEMENT AGENCY



NOTES TO USERS

This map was prepared by the National Flood Insurance Program (NFIP) in cooperation with the Federal Emergency Management Agency (FEMA) and the National Flood Hazard Mitigation Center (NFHM). It is based on the latest available data and represents the most current assessment of flood risk in the state of Washington. It is based on the National Flood Insurance Program's (NFIP) Flood Risk Assessment (FRA) and the National Flood Hazard Mitigation Center's (NFHM) Flood Risk Assessment (FRA).

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NOTES TO USERS (Continued)

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SEPA ENVIRONMENTAL REVIEW
(State Environmental Policy Act)
Submission Checklist

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

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

(For staff use only)

APPLICANT: SHAYNE DOWNING	PROJECT #:
PHONE: 509.424.1830	CASE #: SEPA-25/2018-05
PROJECT DESCRIPTION (from application form): MINOR REZONE	RC/SPC: SEC
	DATE SUBM: 5-2-18

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.

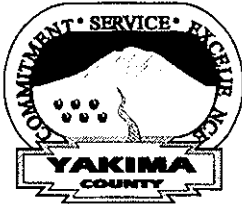
SEE INSTRUCTIONS ON PAGE 2

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? <u>YES</u> NO * Is there a contact phone number listed? <u>YES</u> NO	List other related applications (zoning, subdivision, etc.):	<input checked="" type="checkbox"/>
2. Completed Environmental Checklist • Are all questions answered? <u>YES</u> NO • Did the property owner of record sign? <u>YES</u> NO		<input checked="" type="checkbox"/>
3. Complete written description of the project.		<input checked="" type="checkbox"/>
4. Site Plan • Are all Site Plan Requirements met? <u>YES</u> NO • Are all structures shown? (see air photos) <u>YES</u> NO • Are all Critical Areas present shown? <u>YES</u> NO • Have reproducible copies been provided? <u>YES</u> NO		<input checked="" type="checkbox"/>
5. Appropriate fees paid \$ 295. ⁰⁰		<input checked="" type="checkbox"/>

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

Landowner/Representative Signature: [Signature] Date: 4/25/18

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



SEPA ENVIRONMENTAL REVIEW
(State Environmental Policy Act)

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

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

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
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

WAC 197-11-960 Environmental checklist.

Purpose of checklist:

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

Instructions for applicants:

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

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

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

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

Use of checklist for nonproject proposals:

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

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

(For Staff Use Only)

DATE: _____
REVIEWED BY: _____
PROJECT #: _____
CASE #: _____
RELATED FILES: _____

A. BACKGROUND

STAFF USE ONLY

1. Name of proposed project, if applicable: *MINOR REZONE*

2. Name of applicant: *SHYME DOWNING*

3. Address and phone number of applicant and contact person:
13733 OLD NACHES HWY, NACHES, WA 98937

4. Date checklist prepared: *APRIL, 25TH 2018*

5. Agency requesting checklist: *YAKIMA COUNTY
PUBLIC SERVICES*

6. Proposed timing or schedule (including phasing, if applicable): *N/A*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *YES, MINOR REZONE
WOULD TRIGGER TWO BLA'S IN ORDER TO ACCOMMODATE
THE ABSORPTION OF 4.5 ACRES OF PROPERTY ON THE
NORTH SIDE OF WADFW ELK FENCE / OAKCREEK WILDLIFE*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *NONE*

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.
*YAKIMA CO. PUBLIC SERVICES
MINOR REZONE*

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.)

SEE ATTACHED PROJECT DESCRIPTION

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.

SEE ATTACHED SITE PLANS

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)? 10%

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. SANDY GRAVEL

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. NONE

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. NO EARTH WORK

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. NO

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

NONE

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

N/A

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.

N/A

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:

N/A

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.

SEASONAL STREAM : MYSTRE CANYON

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.

N/A

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.

NONE

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.

NONE

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:

N/A

4. Plants

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

— Deciduous tree: Alder, maple, aspen, other ASPEN, COTTONWOOD

- Evergreen tree: Fir, cedar, pine, other *NONE*
- Shrubs *NATIVE SPECIES ; SAGE BRUSH, WILD ROSE, RED CEDAR DOGWOOD*
- Grass *NATIVE*
- Pasture *NONE*
- Crop or grain *NONE*
- Orchards, vineyards or other permanent crops. *NONE*
- Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other *NONE*
- Water plants: Water lily, eelgrass, milfoil, other *NONE*
- Other types of vegetation

b. What kind and amount of vegetation will be removed or altered? *NONE*

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

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

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

NONE

5. Animals

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

Birds: Hawk heron, eagle, songbirds other: *OWL, OSPREY*

Mammals: Deer, bear, elk, beaver, other: *BIGHORN SHEEP, COYOTE, SKUNK, MOUNTAIN LION*

Fish: Bass, salmon, trout, herring, shellfish, other: *NONE*

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

NONE

c. Is the site part of a migration route? If so, explain. *NO*

d. Proposed measures to preserve or enhance wildlife, if any: *N/A*

e. List any invasive animal species known to be on or near the site. *N/A*

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. *NONE*

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*

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

NONE

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

NONE

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

NONE

4) Describe special emergency services that might be required. *NONE*

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

N/A

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *none*

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

3) Proposed measures to reduce or control noise impacts, if any: *N/A*

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. *PRIMARY RESIDENCES AND VACANT LAND*
NO

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? *NO*

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. *PRIMARY RESIDENCE: 3,300 FT²*
SHOP: 1,500 FT²
BARN: 1,300 FT²

d. Will any structures be demolished? If so, what? *NO*

e. What is the current zoning classification of the site? *R-10/5 AND R-ELDP*

f. What is the current comprehensive plan designation of the site?
RURAL SELF-SUFFICIENT / RURAL REMOTE

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

N/A

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

no

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

2

j. Approximately how many people would the completed project displace? 0

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

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

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

9. Housing

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

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

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

N/A

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? N/A

b. What views in the immediate vicinity would be altered or obstructed? none

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

N/A

11. Light and glare

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

NONE

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

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:

N/A

12. Recreation

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

HIKING/HUNTING

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:

N/A

13. Historic and cultural preservation

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

NO

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

OLD CEMETERY ON NEARBY PROPERTY
MYSTRE FAMILY PLOT

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

NONE

department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

STAFF USE ONLY

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

NONE

14. Transportation

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

OLD NACHES HWY TO 60' EASEMENT
SEE SITE PLANS.

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?

N/A

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

NO

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

NONE

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

NO

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

N/A

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. *NONE*

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date Submitted: 4/25/2018