COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
129 North Second Street, 2nd Floor Yakima, Washington 98901
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CITY OF YAKIMA
NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, AND PUBLIC HEARING

DATE: March 10, 2015
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director & Planning Manager
SUBJECT: Notice of Application for a Class (3) Review to remove (6) deteriorating residential rental units in order to construct a new Campus Operations Complex.

NOTICE OF APPLICATION

LOCATION: 1201 W Prasch Ave.
TAX PARCEL NUMBER: 18132532442
PROJECT APPLICANT: Yakima Valley Community College / BOR Architecture PLLC.
FILE NUMBER: CL3#001-15; SEPA#002-15; ADJ#001-15
DATE OF APPLICATION: January 27, 2015
DATE OF COMPLETENESS: February 20, 2015

PROJECT DESCRIPTION

The City of Yakima Department of Community Development has received an application from BOR Architecture on behalf of Yakima Valley Community College for the removal of six existing deteriorating residential rental units in order to construct a new Campus Operation Complex consisting of an 11,000 square foot administration building and a 13,500 square foot shop/storage building and adjust the lot coverage from the zoning ordinance standard of 60% lot coverage to a proposed standard of 75% lot coverage in the Two-Family Residential (R-2) zoning district. The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington.

NOTICE OF ENVIRONMENTAL REVIEW

This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) under WAC § 197-11-926 for the review of this project.

The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) for this project. The Optional DNS process in WAC § 197-11-355 is being used. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probably environmental impacts. This may be your only opportunity to comment. All written comments received by March 30, 2015, will be considered prior to issuing the final SEPA determination on this application.

NOTICE OF PUBLIC HEARING

The request requires that the Hearing Examiner hold an open record public hearing. The public hearing is scheduled to be held on **Thursday, April 23, 2015 beginning at 9:00 a.m.**, in the Council Chambers, City Hall, 129 N 2nd Street, Yakima, WA. Any person desiring to express their views on the matter is invited to attend the public hearing or to submit written comments. Following the public hearing, the Hearing Examiner will issue his decision within ten (10) business days.

NOTICE OF DECISION

A copy of the Hearing Examiner's decision will be mailed to you once it is rendered. Please send any written comments for the above described project to:

Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 North Second Street, Yakima, WA 98901

Please be certain to reference the file number(s) or applicant's name in your correspondence. (CL3#001-15 – YVCC Campus)

The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, Assistant Planner, at (509) 575-6162, or e-mail to Trevor.Martin@yakimawa.gov.

Other Permits Required: N/A
Enclosed: Narrative, Site Plan, and Vicinity Map

A. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business.

The proposed project includes the removal of six existing deteriorating residential rental units located on property owned by Yakima Valley Community College campus to construct a new Campus Operations Complex to house Facility Operations (Grounds and Maintenance), Print Shop and Security. The proposed project is designed to provide two separate buildings consisting of an Administration Building (11,000 sf) and a Shops/Storage Building (13,500 sf). A fenced/secured yard will be located between the two structures.

The buildings are designed to be clad in a combination of brick and concrete masonry units, metal wall panels and anodized aluminum windows. These materials have been used on many existing buildings on campus and will help identify the building as a part of the YVCC campus. The use of these materials will provide a durable, economical and efficient exterior envelope system allowing for a long life and low maintenance.

Landscaping will meet both YVCC and the City of Yakima's design standards with emphasis being placed on establishing an inviting exterior environment and complimenting the campus.

In conjunction with this proposal, 20 parking spaces will be provided on site with additional spaces for 24 maintenance and grounds vehicles inside the Shop/Storage Building. The fenced yard would also have added capacity for parking overflow, when required.

YVCC has been consistently constructing additional parking facilities over the last decade and will continue to build more parking capacity. The YVCC Yakima campus currently has 1,310 off-street parking spaces and 353 on-street parking spaces located on Arlington and 12th Avenue, for a total of 1,663 parking spaces. The proposal will result in an overall gain of 20 parking spaces, bringing the campus total to 1,683 parking spaces. With total net gain of 8,011 sf building area (Proposed project adds 24,500sf, demolition of existing Palmer Hall will delete 16,489 sf), based on current zoning regulations per YMC 15.06.040 of 1 space per 400 gross sf, a total of 1,363 parking spaces are required to be provided for the existing campus facilities and the new proposed project. Thus, a surplus of 320 parking spaces will be available.

Construction of the proposed Campus Operations Complex project is scheduled to start in late Spring of 2015 with completion scheduled for the end of the year 2015.

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B. How is the proposal compatible to neighboring properties?

Yakima Valley Community College has been located on this campus/site since 1948. The proposal is a replacement of current facilities on an existing community college campus. The proposed project is a normal expansion of the existing community college campus and maintains connectivity between the campus as a whole. Adjacent property uses include community college/university along with single and multi-family residences. The project is not anticipated to have any significant adverse effects on the surrounding neighborhood. It is however anticipated that having a new facility visible in this strategic location will enhance the neighborhood.

C. What mitigation measures are proposed to promote compatibility?

The proposed project will provide site amenities and building materials to tie together with the existing YVCC campus environment and enhance the neighborhood community.

D. How is your proposal consistent with current zoning of your property?

The current zoning of the site where the proposed building will be constructed is R2 (Two-Family Residential). Table 4-1 of the Urban Area Zoning Ordinance lists "Community College/University" as a Type 3 permitted use.

E. How is your proposal consistent with uses and zoning of neighboring properties?

The proposed project is compatible with existing and projected land uses as it is a replacement of existing facilities at Yakima Valley Community College which are currently in operation on the Yakima Campus. This proposal simply continues the established pattern of use.

The proposed building site is bounded by existing community college facilities to the north (across Hamm Avenue) and west (across 13th Avenue) with residential areas to the east (across 12th Avenue) and south (across Prasch Avenue).

F. How is your proposal in the best interest of the community?

The existing facilities that are being replaced by the new proposed project are currently inadequate and inefficient buildings that are no longer suitable for continued use. The existing buildings are energy inefficient and are extremely costly to repair and maintain. The new proposed buildings would provide properly sized and efficient spaces. The new Administration Building will be highly energy efficient and require less maintenance. It will be designed to meet LEED Silver certification.

This proposal is in the best interest of the community because it will serve to maintain higher education in the Yakima Valley and surrounding areas. Yakima Valley Community College plays an important role of providing higher education in our community and this project will serve the community for generations to come. Colleges are considered an "Essential Public Facility", which indicates that the community as a whole will benefit from, rather than be harmed by, the land use.

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ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), RCW Ch. 43.21C, 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

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

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

A. BACKGROUND INFORMATION (To be completed by the applicant.)

1. **Name Of Proposed Project (If Applicable):**
   CAMPUS OPERATIONS COMPLEX, YAKIMA VALLEY COMMUNITY COLLEGE
2. **Applicant's Name & Phone:**
   BORARCHITECTURE, PLLC
   (509) 454-3299
3. **Applicant's Address:**
   1320 N. 16TH AVENUE, SUITE C
   YAKIMA, WA 98902
4. **Contact Person & Phone:**
   ALLEN OPFER, (509) 454-3299
5. **Agency Requesting Checklist:** City of Yakima
6. **Date The Checklist Was Prepared:**
   JANUARY 23, 2015
7. **Proposed Timing Or Schedule (Including Phasing, If Applicable):**
   CONSTRUCTION IS SCHEDULED TO START LATE SPRING 2015 WITH COMPLETION SCHEDULED FOR THE END OF YEAR 2015.
8. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:**
   NO.

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

HAZARDOUS BUILDING MATERIALS INSPECTIONS ARE BEING PREPARED FOR THE EXISTING STRUCTURES PENDING DEMOLITION FOR THE PROPOSED PROJECT. HAZARDOUS BUILDING MATERIAL ABATEMENT WILL BE CONDUCTED PRIOR TO THE DEMOLITION OF THE STRUCTURES.

10. **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 KNOWN.

11. **List any government approvals or permits that will be needed for your proposal, if known:**

CITY OF YAKIMA TYPE 3 REVIEW
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12. **Give a brief, but 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 PROPOSED PROJECT INCLUDES AN ADMINISTRATION BUILDING OF APPROX. 11,000 SF THAT WILL HOUSE YVCC FACILITY OPERATIONS (GROUNDS & MAINT), YVCC COPY SHOP & YVCC SECURITY. A SEPARATE SHOP/STORAGE BUILDING OF APPROX. 13,500 SF WILL CONTAIN VEHICLE STORAGE BAYS, RECORD STORAGE, EQUIPMENT & MATERIALS STORAGE AND SHOP AREAS.

13. **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.:**

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
1. Earth	
a. **General description of the site (✓ one):**	
☒ flat ☐ rolling ☐ hilly ☐ steep slopes ☐ mountainous ☐ other	
b. **What is the steepest slope on the site (approximate percent slope)?** 1%	
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 prime farmland.** GEOTECHNICAL INVESTIGATION & REPORT PREPARED BY PLSA ENGINEERING NOTES A SURFACE STRATUM OF SANDY SILT FROM 1.5 TO 3.0 FOOT DEPTH FOLLOWED BY A STRATUM OF DENSE SAND, GRAVEL & COBBLES.	
d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** NONE KNOWN.	
e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.** SLIGHT SITE GRADING, MODIFICATIONS WILL BE REQUIRED FOR THE NEW BUILDING & ASSOCIATED SITEWORK. THE DESIGN INTENT IS TO NOT REQUIRE ADDITIONAL FILL TO BE IMPORTED ON SITE.	
f. **Could erosion occur as a result of clearing, construction, or use'? If so, generally describe.** NO, THE SITE HAS NO HISTORY OF EROSION. AN EROSION & SEDIMENTATION PLAN WILL BE IMPLEMENTED DURING CONSTRUCTION	
g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** APPROX. 75% OF THE PROJECT SITE WILL BE COVERED WITH IMPERVIOUS SURFACES. ONLY APPROX. 45% OF THE YVCC CAMPUS WILL BE IMPERVIOUS.	
h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:** EROSION & SEDIMENTATION CONTROL METHODS WILL BE IMPLEMENTED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.	
2. Air	
a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.** DEMOLITION & CONSTRUCTION ACTIVITIES COULD PRODUCE EQUIPMENT AND VEHICLE EMISSIONS AND DUST. DUST WILL BE CONTROLLED BY THE CONTRACTOR TO MEET LOCAL CLEAN AIR AUTHORITY REQUIREMENTS.	
b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** NONE KNOWN.	
c. **Proposed measures to reduce or control emissions or other impacts to air, if any:** REFERENCE 2.A ABOVE.	
3. Water	
a. **Surface:**	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. NO.	
2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. NO.	
3. Estimate the amount of fill and dredge material that would be placed in or re moved from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. NONE.	
4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. NO.	
5. Does the proposal lie within a 100-year floodplain? 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 ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. SURFACE WATER RUNOFF FROM SITE PAVEMENT AND ROOF AREAS WILL BE DISPOSED OF ONSITE IN COMPLIANCE WITH STATE AND LOCAL REGULATIONS	
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 stormwater):	
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. STORMWATER RUNOFF WILL BE COLLECTED AND DISPOSED OF ONSITE IN COMPLIANCE WITH STATE AND LOCAL REGULATIONS	
2. Could waste materials enter ground or surface waters? If so, generally describe. IT IS NOT ANTICIPATED.	

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3. **Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:** STORM WATER SYSTEM WILL BE DESIGNED WITH ADEQUATE CAPACITY TO ACCOMODATE ALL RUNOFF WATER ONSITE.

4. **Plants:**

a. **Check (✓) types of vegetation found on the site:**

Deciduous Tree:	☐ Alder	☒ Maple	☐ Aspen	☒ Other
Evergreen Green:	☐ Fir	☒ Cedar	☒ Pine	☒ Other
	☒ Shrubs	☒ Grass	☐ Pasture Crop Or Grain	☐ Other
Wet Soil Plants:	☐ Cattail	☐ Buttercup	☐ Bullrush ☐ Skunk Cabbage	☐ Other
Water Plants:	☐ Milfoil	☐ Eelgrass	☐ Water Lily	☐ Other

Other Types Of Vegetation:

b. **What kind and amount of vegetation will be removed or altered?** THE PROJECT SITE WILL BE CLEARED OF ALL EXISTING VEGETATION.

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

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:** SITE LANDSCAPING WILL BE CONSISTENT WITH EXISTING CAMPUS DEVELOPMENT TO INCLUDE AREAS OF LAWN, PLANTERS, TREES & SHRUBS, ETC.

5. **Animals:**

a. **Check (✓) any birds and animals which have been observed on or near the site or are known to be on or near the site:**

Birds:	☐ Hawk	☐ Heron	☐ Eagle	☒ Songbirds	☐ Other
Mammals:	☐ Deer	☐ Bear	☐ Elk	☐ Beaver	☐ Other
Fish:	☐ Bass	☐ Salmon	☐ Trout	☐ Herring	☐ Shellfish ☐ Other

b. **List any threatened or endangered species known to be on or near the site.** NONE KNOWN.

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

d. **Proposed measures to preserve or enhance wildlife, if any:** NONE.

6. **Energy and Natural Resources**

a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.** ELECTRICITY - COOLING, LIGHTING AND GENERAL POWER. NATURAL GAS - HEATING.

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:** ADMINISTRATION BUILDING WILL USE HIGH EFFICIENCY LIGHTING, MOTORS & FANS, ENERGY SAVING CONTROLS, USE OF DAYLIGHTING, ENERGY EFFICIENT/INSULATED ENVELOPE, SUNSHADES, ETC.

7. **Environmental Health**

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
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 special emergency services that might be required. NONE.	
2. Proposed measures to reduce or control environmental health hazards, if any: NONE.	
b. Noise	
1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? NONE KNOWN.	
2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. CONSTRUCTION ACTIVITIES: 7AM TO 7 PM VEHICLE TRAFFIC: 7AM TO 10 PM	
3. Proposed measures to reduce or control noise impacts, if any: NONE	
8. Land and Shoreline Use	
a. What is the current use of the site and adjacent properties? SITE CONTAINS RESIDENTIAL RENTAL UNITS. YVCC CAMPUS - NORTH & WEST RESIDENTIAL - SOUTH & EAST.	
b. Has the site been used for agriculture? If so, describe. NO.	
c. Describe any structures on the site. SIX RESIDENTIAL RENTAL UNITS WILL BE REMOVED TO MAKE ROOM FOR THE NEW CONSTRUCTION	
d. Will any structures be demolished? If so, what? YES. SIX RESIDENTIAL RENTAL UNITS WILL BE REMOVED	
e. What is the current zoning classification of the site? R2 (TWO-FAMILY RESIDENTIAL)	
f. What is the current comprehensive plan designation of the site? URBAN (CITY LIMIT)	
g. If applicable, what is the current shoreline master program designation of the site? NONE.	
h. Has any part of the site been classified as an "environmentally sensitive" area? If so specify. NO	
i. Approximately how many people would reside or work in the completed project? 40	
j. Approximately how many people would the completed project displace? SIX RESIDENTIAL RENTAL UNITS WILL BE REMOVED.	
k. Proposed measures to avoid or reduce displacement impacts, if any. NONE	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: PROJECT IS COMPATIBLE AS IT IS A REPLACEMENT OF EXISTING FACILITIES AT YVCC WHICH ARE CURRENTLY IN OPERATION AT DIFFERENT LOCATIONS ON CAMPUS.	
9. Housing	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. NONE.	
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. SIX RESIDENTIAL RENTAL UNITS WILL BE ELIMINATED.	
c. Proposed measures to reduce or control housing impacts, if any: NONE	
10. Aesthetics	
a. What is the tallest height of any proposed structures, not including antennas; what are the principal exterior building materials proposed? TALLEST PORTION OF BUILDING IS 30 FEET. BUILDING ENVELOPE WILL BE CONSTRUCTED WITH BRICK & CONCRETE MASONRY UNITS, METAL WALL PANELS & ALUMINUM FRAMED WINDOWS.	
b. What views in the immediate vicinity would be altered or obstructed? NONE.	
c. Proposed measures to reduce or control aesthetic impacts, if any: NONE.	
11. Light and Glare	
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? EXTERIOR BUILDING LIGHTING & SITE LIGHTING WILL BE PROVIDED AT NIGHT.	
b. Could light or glare from the finished project be a safety hazard or interfere with views? NO.	
c. What existing off-site sources of light or glare may affect your proposal? NONE KNOWN.	
d. Proposed measures to reduce or control light and glare impacts, if any: LIGHTING WILL BE CONTAINED ON SITE WITH CUT-OFF LIGHT FIXTURES.	
12. Recreation	
a. What designated and informal recreational opportunities are in the immediate vicinity? LARSON PARK (PASSIVE PARK), SOCCER FIELD, SOFTBALL FIELD LOCATED ON YVCC NORTH CAMPUS	
b. Would the proposed project displace any existing recreational uses? If so, describe. NO.	

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c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: NONE	
13. Historic and Cultural Preservation	
a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. NO.	
b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural important known to be on or next to the site. NONE KNOWN.	
c. Proposed measures to reduce or control impacts, if any: NONE.	
14. Transportation	
a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. SITE IS BORDERED BY 13TH AVE, HANM AVE, 12TH AVE & PRASCH AVE. STREET ACCESS TO THE PROPERTY WILL BE OFF 13TH AVE & PRASCH AVE.	
b. Is site currently serviced by public transit? If not, what is the approximate distance to the nearest transit stop? YAKIMA TRANSIT BUS LINES HAVE ROUTES ON NOB HILL BLVD (1 BLK NORTH) AND S. 16TH AVE (3 BLKS. WEST)	
c. How many parking spaces would the completed project have? 20 How many would the project eliminate? NONE	
d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). NO.	
e. Will the project 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? If known, indicate when peak volumes would occur. NO ADDITIONAL VEHICULAR TRIPS SHOULD BE GENERATED BY THE PROPOSED PROJECT SINCE IT IS A REPLACEMENT OF EXISTING FACILITIES. PEAK VOLUMES ARE EXPECTED BETWEEN 7:30 AM AND 5:30 PM	
g. Proposed measures to reduce or control transportation impacts, if any: NONE.	
15. Public Services	
a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe: NO. THE PROJECT IS A REPLACEMENT OF EXISTING FACILITIES, THUS NO ADDED NEED FOR PUBLIC SERVICES SHOULD BE PROVIDED.	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
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.** DOMESTIC WATER AND SANITARY SEWER - CITY OF YAKIMA ELECTRICITY - PACIFIC POWER NATURAL GAS - CASCADE NATURAL GAS CO.	
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.** REFERENCE 15.B ABOVE.	

C. SIGNATURE (To be completed by the applicant.)

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.

Linda Kaminska 1/23/15

Property Owner or Agent Signature **Date Submitted**

PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW

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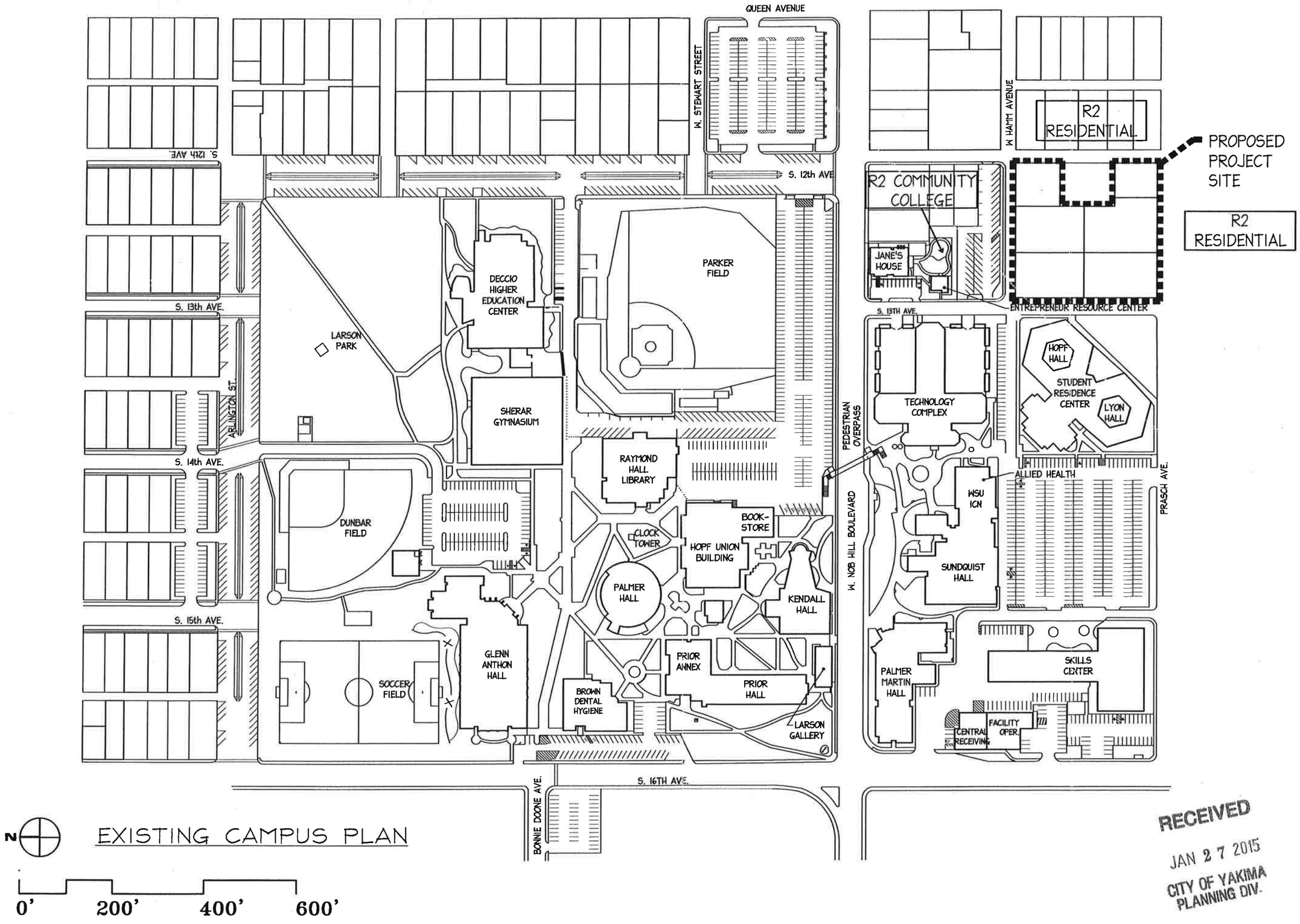

EXISTING CAMPUS PLAN

RECEIVED
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PLANNING DIV.

BORA
BORArchitecture

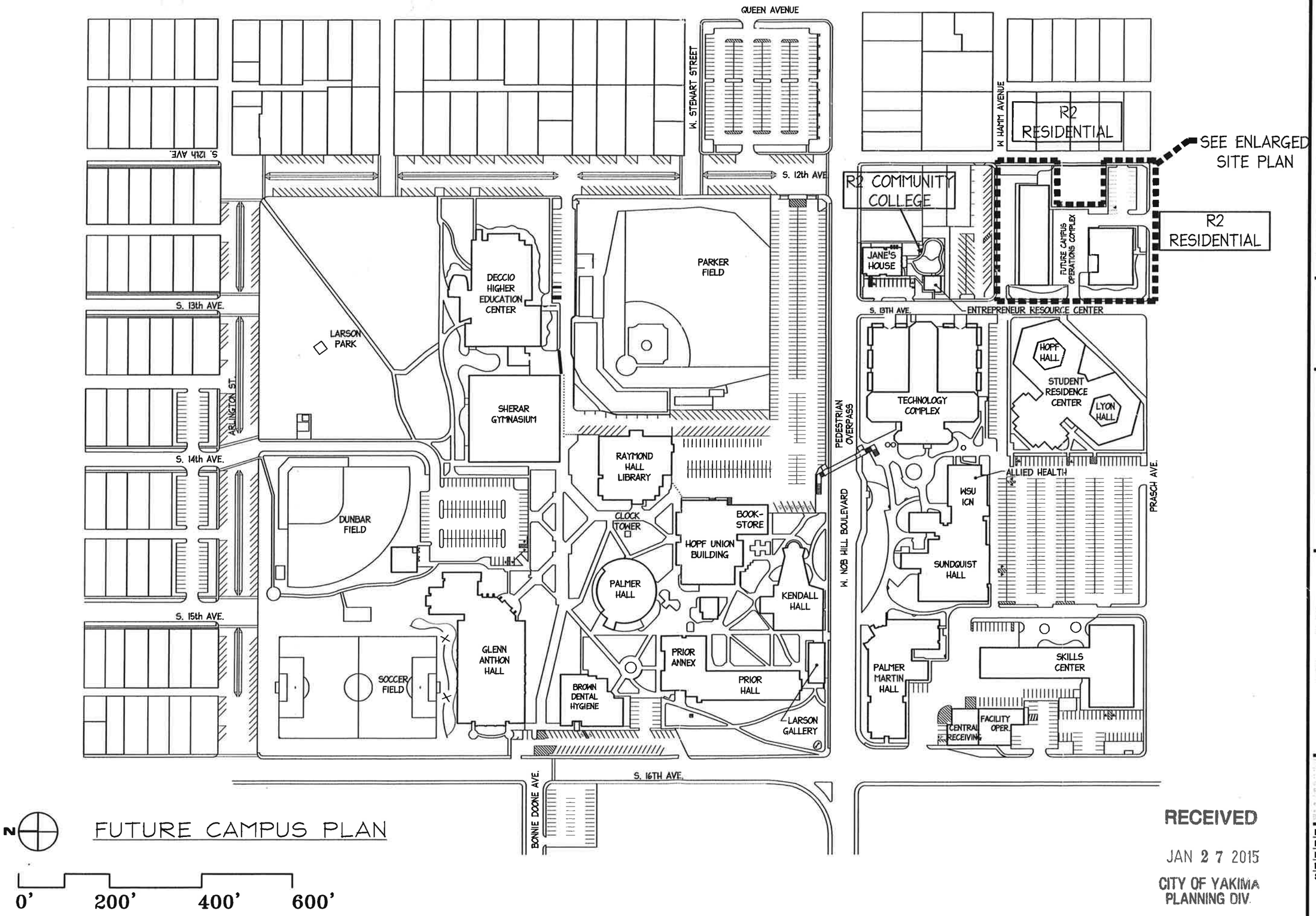
BORArchitecture, pllc
1320 N. 16th Avenue, Suite C
Yakima, Washington 98902
P: (509) 454-3299 - F: (509) 454-3234
www.borarch.com

EXISTING CAMPUS PLAN

Yakima Valley Community College

NEW CAMPUS OPERATIONS
YAKIMA, WASHINGTON
(STATE PROJECT NO. 2014 - 226A)

PROJ. NO.	1339
DRAWN BY	
DATE	01/19/2015
REVISION	
SHEET NO.	A001



FUTURE CAMPUS PLAN

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FUTURE CAMPUS PLAN

Yakima Valley Community College

NEW CAMPUS OPERATIONS
YAKIMA, WASHINGTON
(STATE PROJECT NO. 2014-226A)

PROJ. NO.	1339
DRAWN BY	
DATE	01/19/2015
REVISION	
SHEET NO.	A002

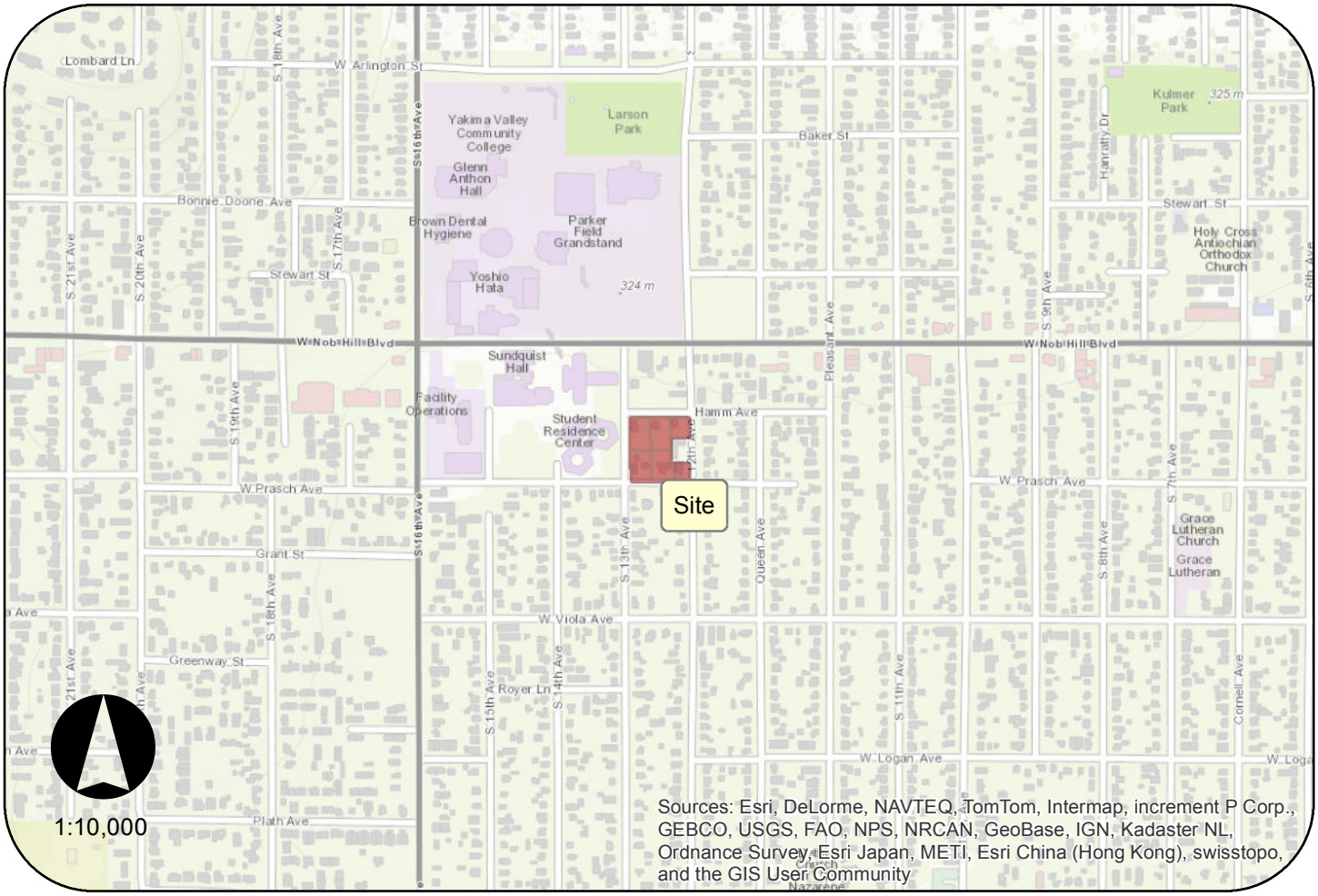
Project Vicinity Map

CL3#001-15

Related Projects: TCO#001-15, SEPA#002-15, ADJ#001-15
Applicant: BOR ARCHITECTURE PLLC
Location: 1201 W PRASCH AVE

Monday - 03/09/2015 - 04:51:34

Contact City of Yakima Planning Division at 509-575-6183
City of Yakima - Geographic Information Sevices



Proposal: This proposal includes the removal of (6) existing deteriorating residential rental units in order to construct a new Campus Operations Complex consisting of an 11,000 sq ft administration building and a 13,500 sq ft shops/storage building and adjusting the lot coverage from the zoning ordinance standard of 50% to a proposed standard of 75%.

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.