



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

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CITY OF YAKIMA

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, AND PUBLIC HEARING

DATE: June 5, 2015
TO: Applicant, Adjoining Property Owners, and SEPA Reviewing Agencies
FROM: Joan Davenport, AICP, Community Development Director & Planning Manager
SUBJECT: Notice of Application for a Type (3) and Environmental Review to construct a 64,727 sq. ft. assisted living home and associated support facilities.

NOTICE OF APPLICATION

LOCATION: 4130 Englewood Ave., Yakima WA
TAX PARCEL NUMBERS: 18132221002 & 18132221004
PROJECT APPLICANT: Justin Younker / Cascadia Development, LLC
FILE NUMBER: CL3#004-15; & SEPA#015-15
DATE OF APPLICATION: May 1, 2015
DATE OF COMPLETENESS: May 29, 2015

PROJECT DESCRIPTION

The City of Yakima Department of Community Development has received a Type 3 Review application and State Environmental Policy Act (SEPA) checklist from Justin Younker / Cascadia Development, LLC for the construction and environmental review of a 64,727 sq. ft. assisted living home, and 5,000 sq. ft. administrative office with associated parking within 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 probable environmental impacts. This may be your only opportunity to comment. **All written comments received by June 25, 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, July 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 parties of record 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#004-15 – Younker / Cascadia)

The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North Second Street, Yakima, Washington. If you have questions regarding this proposal, please call Jeff Peters, Supervising Planner, at (509) 575-6163, or e-mail to Jeff.Peters@yakimawa.gov.

Other Permits Required: N/A

Enclosed: Narrative, SEPA Checklist, Site Plan, and Vicinity Map

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**CITY OF YAKIMA
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**WRITTEN NARRATIVE
TYPE (3) REVIEW**

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 to the business.

The proposal is to construct a 64,727 square foot assisted living home and a 5,000 square foot administrative office for the assisted living home activities on vacant property located along Englewood Avenue, approximately 800 feet west of North 40th Avenue. The property currently encompasses two parcels that total 4.16 acres, and is currently being used as a pear orchard. The proposed development would adjust the lot lines to facilitate the proposed assisted living building on a 3.38 acre parcel A, and parcel B will be 0.78 acres to encompass the administrative office. The assisted living complex will have a shared access and reciprocal parking agreement recorded upon approval of the Type 3 site plan.

The project consists of an approximate 67,727 square foot, two story 75 unit, 92 bed assisted living (AL) building. In addition, the project consists a 5,000 square foot, single story administrative office. Together, the two facilities will employ approximately 35 full time employees and 15 part time employees. The AL building will house up to 92 residents and staff, 24 hours a day, 7 days a week. Most residents will not have vehicles. AL day staff consists of 30 full time and 15 part time employees on three shifts. The first shift has 15 full time and 5 part time employees, second shift has 10 full time and 5 part time employees, and the third shift has 5 full time and 5 part time employees. The administrative office will be run as a professional office facility, with 5 full time employees for managing operations at the AL building, and other medical facilities owned by Cascadia Development. Normal business hours for administrative will generally be Monday through Friday 7:00 a.m. to 6:00 p.m.

The property is served by Englewood Avenue, a major collector, with access to North 40th Avenue which lies to the east. The property also has access to Douglas Drive, a local access street, with access to North 40th Avenue to the east, West Lincoln Avenue to the South, and Englewood Avenue to the north. The project is proposed to have 106 parking spaces and be served with public water and sewer.

The property is proposed to be landscaped with normal business-park-type landscaping. Existing pear trees are to remain around the perimeter of the property wherever possible for sitescreening and landscaping. Interior landscaping will consist of trees, shrubs, and low ground cover plantings. Lot coverage has been calculated at 55 percent on each parcel. The height of the new AL structure is proposed to be approximately 28 to 30 feet and is likely to be constructed of stucco with stone and/or brick accents. The height of the administrative office is proposed to be approximately 18 to 20 feet and is likely to be constructed of stucco with stone and/or brick accents. All storm water is proposed to be retained on-site in a combination of drainage swales and permeable surfaces. Drainage calculations and storm water run-off areas will be appropriately placed on the property during the building permit process.

B. How is the proposal compatible to neighboring properties?

The proposal is compatible to neighboring properties because even though the property is zoned R-2, the adjacent property is a mixed-use area. The property abuts Englewood Avenue along the north, a major collector. There is a mixture of single, and multi-family residential houses north of Englewood Avenue. To the west of this property is a church with a daycare, and pre-school, operating in an R-1 zoned area. To the east of this property is a multi-use business park with a mixture of medical and commercial facilities. The businesses immediately to the west are an assisted living facility operating in an R-1 zoned area, and a memory care facility, operating in a B-1 zoned area. Directly to the south of the property are residential homes.

This proposal is similar in nature to other neighboring facilities along the east and west sides of the property. The general hours of operation are the same, the amount of traffic is similar, and the structure will be similar in size and appearance. Because this property is a large lot, it will be separated from the north and south properties by existing roadways.

C. What mitigation measures are proposed to promote compatibility?

The proposed new AL building, and administrative office, are adjacent to similar existing uses and it is believed mitigation measures are not necessary to be compatible with the neighborhood. The proposed AL facility will be compatible with other neighborhood residential care facilities, with similar hours of operation and low traffic volumes. Proposed sitescreening mitigation consists of following in accordance with requirements of Table 7-1 in the zoning ordinance. Sitescreening along the north property line is proposed to be a landscaped planting strip with grass within the right-of way, and trees and shrubs within the parking island along the north side.

The existing residential home along the north property line, surrounded by the proposed assisted living facilities, already has sitescreening consisting of a 15-foot plus tall hedge and 6-foot fence, except for a small section along the west property line. In addition, a row of pear trees will remain along the south, east, and west property lines around this single family residence.

No additional sitescreening is required along the east or west property lines according to Table 7.1 and none is proposed. There is existing sitescreening in place along both property lines. Additionally, a row of pear trees will remain along the east, and west property lines.

Sitescreening along the south property line is proposed to be a landscaped planting strip with grass within the right-of way, a row of pear trees is to remain along the south property line and will be intermixed with shrubs.

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

This proposal is consistent with the current zoning of the property because it meets most of the development standards of the district, specifically building height, parking standards, lot coverage, and setbacks. The R-2 Zoning District is a transitional zone usually located between commercial and residential districts to provide a buffer between uses. In this case, the residential districts to the east and west, are already developed as commercial uses more consistent with our proposed use than their zoning. The R-1 zoning district to the south, and R-2 zoning district to the north are already developed with older residences. In this case, the residential zones to the north and south are already impacted by commercial development to the east and west of this proposal. The proposed AL building is consistent with the neighboring commercial uses, and an assisted living residential care facility promotes compatibility in the transitional area between the residential and commercial zoning districts. This proposal meets a majority of the development standards, is aesthetically designed to blend with neighboring facilities, consistent with the intent of the zoning districts.

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

This proposal is consistent with uses and zoning of neighboring properties because of the mixed use aspect of the neighborhood that is in the transitional area between commercial and residential zoning districts. The uses in the neighborhood consist of residential, commercial, churches, medical, and assisted living facilities. All these uses occur within the immediate area of the subject property. The immediate areas also consists of a mixture of zoning districts. This property abuts Single Family Residential Zoning to the west. There is a single property with a church, daycare and pre-school on it. There is a Two-family Residential zoning to the north, and Single Family Residential to the south. To the east the property abuts Single Family Residential Zoning that is being used as an assisted living facility, and a Business Zoned area being used as a memory care facility. This is a classic mixed-use neighborhood and the proposed project is consistent with surrounding uses and zoning. The assisted living facility use is permitted in many of those zoning districts outright or as a conditional use.

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

This proposal is in the best interest of the community because it provides a necessary community service with assisted living needed to service our aging population. It is also an infill project and is served with all urban services and facilities, which reduces sprawl. The project promotes economic development by the establishment of a business in an area which is compatible with this proposed use. The proposal will create new jobs, and add new tax revenue to the property tax rolls with a new medical facility, all in the best interest of the community.

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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):** Cascadia Development, LLC – Pear Orchard Assisted Living

2. **Applicant's Name & Phone:** Cascadia Development, LLC

3. **Applicant's Address:** 4120 Englewood Avenue, Yakima, WA 98908

4. **Contact Person & Phone:** Justin Younker 509-965-5282

5. **Agency Requesting Checklist:** City of Yakima

6. **Date The Checklist Was Prepared:** April 29, 2015

7. **Proposed Timing Or Schedule (Including Phasing, If Applicable):** The development will be developed in single phase. The buildings will not all be constructed simultaneously, but will be constructed continuously until the development is complete. The site will be developed to a finished building pads until the time the building is constructed. Construction is anticipated to start in August, 2015

8. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:** This SEPA is in conjunction with a Type 3 review, and eventual lot line adjustment and construction of the proposed buildings on the site plan.

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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:** The applicant is not aware of any specific environmental information which has been prepared for this property.

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:** YES, a Lot Line Adjustment will be submitted to revise existing property lines to meet the proposed building locations, upon approval of the Type 3/SEPA application.

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

- City of Yakima - Type 3 Site Plan Approval.
- City of Yakima - SEPA Determination.
- City of Yakima - Lot Line Adjustment.
- City of Yakima - Civil Site Plan Approval.
- City of Yakima - Stormwater Approval.
- City of Yakima - Building Permit Approval.
- City of Yakima - Plan review and approval, and construction approval for municipal facilities constructed by private parties

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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 proposal is to construct a 64,727 square foot assisted living home and a 5,000 square foot administrative office for the assisted living home activities on vacant property located along Englewood Avenue, approximately 800 feet west of North 40th Avenue. The property currently encompasses two parcels that total 4.16 acres, and is currently being used as a pear orchard. The proposed development would adjust the lot lines to facilitate the proposed assisted living building on a 3.38 acre parcel A, and parcel B will be 0.78 acres to encompass the administrative office. The assisted living complex will have a shared access and reciprocal parking agreement recorded upon approval of the Type 3 site plan.

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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.:** Cascadia Development - Pear Orchard Assisted Living is located at 40th Avenue North / Englewood Avenue, Yakima, WA 98902. Parcel numbers 181322-21002, -21004. Range:18 Township:13 Section:22

| B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant) | Space Reserved for Agency Comments |
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| <p>1. Earth</p> <p>a. General description of the site (✓ one): <input type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input checked="" type="checkbox"/> other Gently Sloping</p> <p>b. What is the steepest slope on the site (approximate percent slope)? The steepest slope is approximately 1.5 percent.</p> <p>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. The primary soil type is Ritzville Silt Loam, 2 to 5 percent slopes, which is a ML or A-4 soil type. The Ritzville Silt Loam soil mapping indicates: 0" - 7" Silt Loam, 7" - 37" Silt Loam, 37" - 60" Silt Loam. Permeability of the Ritzville Silt Loam is moderate, the runoff is slow and the water erosion hazard is slight. It is classified as prime farmland if irrigated.</p> <p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. There are no known indications of unstable soils on site or in the immediate vicinity.</p> <p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. The project consists of usual and normal embankment construction for new parking lots and building lots. As it applies to the entire development, there is minimal grading proposed for parking lot construction and lot development expected. No fill is proposed and no net increase or decrease in quantity of material is anticipated. Earthwork quantities will be determined during the design phase of the development. Source of fill will be from on-site excavations or from approved/permited borrow site.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Erosion is not expected to occur as a result of clearing or construction. The site is gently sloping and the soil does not lend itself to erosion. After construction is completed the development will be primarily covered with hard surfacing, preventing the likelihood of erosion.</p> <p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? The development consists of a new assisted living building, an administrative office building and the associated parking lots. When complete it will be approximately 55-percent impervious. The lot coverage maximum in the R-2 zone is 60 percent.</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: During the site development and construction activities, the contractor will be required to utilize appropriate erosion control Best Management Practices, and regulatory erosion control stormwater management plans will be implemented. Silt fencing and dust control measures will be implemented. Storm drainage improvements will be constructed to comply with City of Yakima standards. The site will be permanently stabilized post-construction by sodding and landscaping.</p> <p>2. Air</p> <p>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. Typical emissions of dust and automobile odors will be generated during construction. Dust control procedures will be in place during construction to limit the dust to the maximum extent practicable. Construction activity will be limited to area immediately adjacent to the construction area. Dust is not expected after construction as the site will be fully landscaped and irrigated, or will be covered with asphalt concrete pavement. After project completion, there will be no adverse effects on the air, the emissions will be from automobiles belonging to local residents and staff. Minimal emissions from commercial heating devices may occur after project completion. Approximate quantities are not known.</p> | <p style="text-align: right; color: blue; font-weight: bold;">RECEIVED MAY 26 2015 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p> |

| B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant) | Space Reserved for Agency Comments |
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| | |
| <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None are known to exist.</p> | |
| <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any: The contractor shall comply with Yakima County Clean Air Authority regulatory requirements. The contractor may be required to use dust control measures such as watering of the construction area to eliminate wind-borne erosion if a problem arises. The contractor will also be required to clean mud and dust from public roadways as necessary. In addition, construction equipment will be well maintained to prevent excessive exhaust emissions.</p> | |
| <p>3. Water</p> | <p style="text-align: right;">RECEIVED MAY 26 2015 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p> |
| <p>a. Surface:</p> | |
| <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. There are no existing surface bodies of water or streams within the development.</p> | |
| <p>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. There will be no work over or in any bodies of water.</p> | |
| <p>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. No fill or dredge material will be placed or removed from any surface water or wetlands.</p> | |
| <p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. The new development will not require any surface water withdrawals or diversions.</p> | |
| <p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. The proposal does not lie within the 100-year floodplain.</p> | |
| <p>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. The proposal will not discharge any waste material to surface waters.</p> | |
| <p>b. Ground:</p> | |
| <p>1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. The proposal will not withdraw or discharge to ground water. Domestic water supply is proposed from the City of Yakima which has deep source water wells.</p> | |

| B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant) | Space Reserved for Agency Comments |
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| <p>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. Waste materials will not be discharged from any source into the ground. The project will be connected to City of Yakima public sanitary sewer.</p> | <p>RECEIVED MAY 26 2015 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p> |
| <p>c. Water Runoff (including stormwater):</p> | |
| <p>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. The sources of water runoff will be primarily from rainfall and snowmelt. The runoff is proposed to be collected and managed on-site via surface retention and infiltration facilities or underground infiltration facilities. Stormwater treatment and disposal facilities will be designed and sized in accordance with the Eastern Washington Storm Water Manual and City of Yakima standards. This project will not result in the discharge of storm water into a surface water body.</p> | |
| <p>2. Could waste materials enter ground or surface waters? If so, generally describe. No waste materials are anticipated to enter ground or surface waters.</p> | |
| <p>3. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: Storm water runoff from the private parking lots will be retained, treated, and disposed of on-site via surface retention and infiltration facilities, or underground infiltration facilities. Accepted BMP engineering practices for stormwater drainage systems will be implemented to collect and manage the surface and runoff water impacts.</p> | |
| <p>4. Plants:</p> | |
| <p>a. Check (✓) types of vegetation found on the site:</p> | |
| <p>Deciduous Tree: <input type="checkbox"/> Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input checked="" type="checkbox"/> Other</p> | |
| <p>Evergreen Green: <input type="checkbox"/> Fir <input type="checkbox"/> Cedar <input type="checkbox"/> Pine <input type="checkbox"/> Other</p> | |
| <p><input type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture Crop Or Grain <input type="checkbox"/> Other</p> | |
| <p>Wet Soil Plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk Cabbage <input type="checkbox"/> Other</p> | |
| <p>Water Plants: <input type="checkbox"/> Milfoil <input type="checkbox"/> Eelgrass <input type="checkbox"/> Water Lily <input type="checkbox"/> Other</p> | |
| <p>Other Types Of Vegetation:</p> | |
| <p>b. What kind and amount of vegetation will be removed or altered? The development will be cleared of existing grasses and pear trees where necessary for the construction of parking lot, utility improvements, and building construction. Pear trees are to remain where possible and integrated into the landscape plan, and used for sitescreening.</p> | |
| <p>c. List threatened or endangered species known to be on or near the site. There are no listed endangered or threatened plants on the project site or within the general project vicinity.</p> | |
| <p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: See site plan for proposed landscaping areas to enhance the environment and meet city code. Existing pear trees are to remain where possible and integrated into the landscape plan, and used for sitescreening.</p> | |
| <p>5. Animals:</p> | |
| <p>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:</p> | |
| <p>Birds: <input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds <input type="checkbox"/> Other</p> | |
| <p>Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/> Other</p> | |
| <p>Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other</p> | |

| B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant) | Space Reserved for Agency Comments | |
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| <p>b. List any threatened or endangered species known to be on or near the site. There are no known endangered or threatened species on or near the project site.</p> | <p>RECEIVED MAY 26 2015 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p> | |
| <p>c. Is the site part of a migration route? If so, explain. Most of Washington State is part of the Pacific Flyway migratory route for birds.</p> | | |
| <p>d.</p> | | |
| <p>e. Proposed measures to preserve or enhance wildlife, if any: None.</p> | | |
| <p>6. Energy and Natural Resources</p> | | |
| <p>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. It is anticipated that electricity and/or natural gas will be the primary sources of cooling and heating the buildings. Electricity will also be used for normal commercial demands of lighting, etc. During construction: equipment fuel.</p> | <p>RECEIVED MAY 26 2015 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p> | |
| <p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. The project will not affect the potential use of solar energy by adjacent properties.</p> | | |
| <p>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 construction will be built to Washington State Energy Codes and as required by the International Building Code.</p> | | |
| <p>7. Environmental Health</p> | | |
| <p>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. There are no known environmental health hazards that could occur as a result of proposal. A fuel spill may occur as a result of construction activities.</p> | <p>RECEIVED MAY 26 2015 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p> | |
| <p>1. Describe special emergency services that might be required. There are no known emergency services that would be needed as a result of this new building. Emergency medical aid may be required should an injury occur during construction.</p> | | |
| <p>2. Proposed measures to reduce or control environmental health hazards, if any: There are no known environmental health hazards associated with this proposal, therefore there are no proposed measures.</p> | | |
| <p>b. Noise</p> | | |
| <p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? Traffic noise from adjacent public streets.</p> | | |
| <p>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 consists of construction activities associated with commercial construction. Construction noise can be expected from approximately 7:00 a.m. to 7:00 p.m.</p> <p>Long term noise is expected from standard noise emanating from an assisted living facility.</p> <p>Long-term noise is expected from the typical commercial maintenance equipment, i.e. lawn mowers, leaf blowers, power trimmers, snow blowers, etc. during daylight hours.</p> | | |

| B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant) | Space Reserved for Agency Comments | |
|---|---|--|
| <p>3. Proposed measures to reduce or control noise impacts, if any: No adverse noise impacts are anticipated; however, we propose to restrict construction to 7:00 a.m. to 7:00 p.m.. In addition, we will comply with the City of Yakima and Yakima County Noise Ordinance, as it applies to this project.</p> | | |
| <p>8. Land and Shoreline Use</p> | | |
| <p>a. What is the current use of the site and adjacent properties? The project area consists of a pear orchard. There is commercial property located to the east and west of the subject parcel. Residential homes are located to the north and south of the subject property.</p> | | |
| <p>b. Has the site been used for agriculture? If so, describe. The site is and has been a hobby pear orchard.</p> | | |
| <p>c. Describe any structures on the site. There is currently no structures on the site.</p> | | |
| <p>d. Will any structures be demolished? If so, what? No.</p> | | |
| <p>e. What is the current zoning classification of the site? R-2</p> | <p style="text-align: center;">RECEIVED MAY 26 2015 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p> | |
| <p>f. What is the current comprehensive plan designation of the site? R-2.</p> | | |
| <p>g. If applicable, what is the current shoreline master program designation of the site? Not applicable.</p> | | |
| <p>h. Has any part of the site been classified as an "environmentally sensitive" area? If so specify. No part of the site has been classified as an "environmentally sensitive" area.</p> | | |
| <p>i. Approximately how many people would reside or work in the completed project? No residential, about 30 FTE employees and 15 PTE employees would work on-site.</p> | | |
| <p>j. Approximately how many people would the completed project displace? None</p> | | |
| <p>k. Proposed measures to avoid or reduce displacement impacts, if any. Not applicable.</p> | | |
| <p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Project meets the current and future land use plans of the City of Yakima.</p> | | |
| <p>9. Housing</p> | | |
| <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Not applicable.</p> | | |
| <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. Not applicable.</p> | | |
| <p>c. Proposed measures to reduce or control housing impacts, if any: Not applicable.</p> | | |
| <p>10. Aesthetics</p> | | |
| <p>a. What is the tallest height of any proposed structures, not including antennas; what are the principal exterior building materials proposed? Most likely less than 30 feet in max height. Principal building materials will consist of stone, brick, stucco, wood.</p> | | |
| <p>b. What views in the immediate vicinity would be altered or obstructed? None known.</p> | | |

| B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant) | Space Reserved for Agency Comments |
|---|---|
| <p>c. Proposed measures to reduce or control aesthetic impacts, if any: The project will retain existing pear trees where possible to reduce aesthetic impacts of the subject site, and surrounding area. The proposed buildings will be similar in size and appearance as neighboring buildings to further control aesthetic impacts. Compliance with zoning and building code regulations regarding building height, lot coverage and setbacks will also be in effect.</p> | <p style="text-align: center;">RECEIVED MAY 26 2015 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p> |
| <p>11. Light and Glare</p> | |
| <p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Light would be mostly on-site from interior parking lights or business signage at night. Glare will occur the same as any other assisted living facility.</p> | |
| <p>b. Could light or glare from the finished project be a safety hazard or interfere with views? The light or glare is not expected to pose any safety hazards or interfere with any views.</p> | |
| <p>c. What existing off-site sources of light or glare may affect your proposal? None.</p> | |
| <p>Proposed measures to reduce or control light and glare impacts, if any: The light impacts will be controlled by shades and covers to ensure the impacts and lighted areas remain within the project boundary. Proposed street lighting, security lighting, and possible accent lighting will be directed toward the interior of the development. Encourage the use of lowest necessary wattages and to direct lights inward and outward.</p> | |
| <p>12. Recreation</p> | |
| <p>a. What designated and informal recreational opportunities are in the immediate vicinity? Gilbert Elementary School lies a 400 feet to the west of the subject property and recreational activities take place at the school fields. Chesterly Park lies 3,600 to the north of the subject property and recreational activities take place at the park fields. Other known recreational activities in the general area consist of fishing, biking, golfing and walking/jogging.</p> | |
| <p>b. Would the proposed project displace any existing recreational uses? If so, describe. No.</p> | |
| <p>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.</p> | |
| <p>13. Historic and Cultural Preservation</p> | |
| <p>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. According to the Department of Archaeology & Historic Preservation's (DAHP) Washington Information System for Architectural and Archeological Records Data (WISAARD), there are no registered properties within or adjacent to the project limits.</p> | |
| <p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural important known to be on or next to the site. There are no known landmarks or evidence of historic, archaeological, scientific, or other cultural significance located on or near the site.</p> | |
| <p>c. Proposed measures to reduce or control impacts, if any: There are no known impacts, therefore no measures are proposed. If, during construction, artifacts are found, then work within the area will cease and the proper authority will be notified.</p> | |

| B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant) | Space Reserved for Agency Comments |
|--|---|
| | |
| 14. Transportation | |
| <p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. The proposed development has frontage along Englewood Avenue to the north and Douglas Drive to the south. The development has one access point to Englewood Avenue and Douglas Drive. 40th Avenue is 700 feet to the east. See site plan</p> <p>b. Is site currently serviced by public transit? If not, what is the approximate distance to the nearest transit stop? Yes, nearest transit stop is 700 feet to the east on 40th Avenue.</p> <p>c. How many parking spaces would the completed project have? 106 How many would the project eliminate? None</p> | <p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">MAY 26 2015</p> <p style="text-align: center;">CITY OF YAKIMA COMMUNITY DEVELOPMENT</p> |
| <p>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). The proposal will not require any new roads. Frontage improvements are expected along Englewood Avenue, and half street widening is expected along Douglas Drive. New private access isles will be extended throughout the site to provide access to each of the proposed lots.</p> <p>See attached mapping.</p> | |
| <p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.</p> | |
| <p>f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.</p> <p>Based upon the Ninth Edition (2012) of the Institute of Transportation Engineers (ITE) Trip Generation Manual, a congregate care facility is anticipated to generate approximately (per dwelling unit) 2.15 vehicle trips per day, 0.17 per peak hour. Based on total of 75 units, which equates to approximately 161 vehicle trips per day, 50% entering and 50% exiting, 13 vehicle trips PM peak hour.</p> <p>The corporate office is anticipated to generate approximately (per KSF) 7.98 vehicle trips per day, 1.40 per peak hour. Based on total of 5,000 square feet, which equates to approximately 40 vehicle trips per day, 50% entering and 50% exiting, 7 vehicle trips PM peak hour.</p> | |
| <p>Proposed measures to reduce or control transportation impacts, if any: No measures are planned. Traffic expected to be light as the most residents to not drive. Staff and visitors are expected to be spread equally among the two entrances. Englewood Avenue will have frontage improvements which and the service level was designed to accommodate traffic loads from within the development.</p> | |
| 15. Public Services | |
| <p>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 increase in public services is expected.</p> | |

| | |
|--|--|
| B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant) | Space Reserved for Agency Comments |
| <p>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. Water and Sewer from the City of Yakima already serve the property and would be extended from existing services to serve new buildings.</p> | |
| 16. Utilities | |
| <p>a. Circle utilities currently available at the site: <u>electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.</u></p> | |
| <p>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. Answered above</p> <p>Domestic Water: City of Yakima Sanitary Sewer: City of Yakima Refuse: City of Yakima or private company Power: Pacific Power Telephone: Qwest or Charter Natural Gas: Cascade Natural Gas Company</p> | <p>RECEIVED MAY 26 2015 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p> |
| C. SIGNATURE (To be completed by the applicant.) | |
| <p>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.</p> | |
|  |  |
| <p>Property Owner or Agent Signature</p> | <p>Date Submitted</p> |
| <p align="center">PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</p> | |

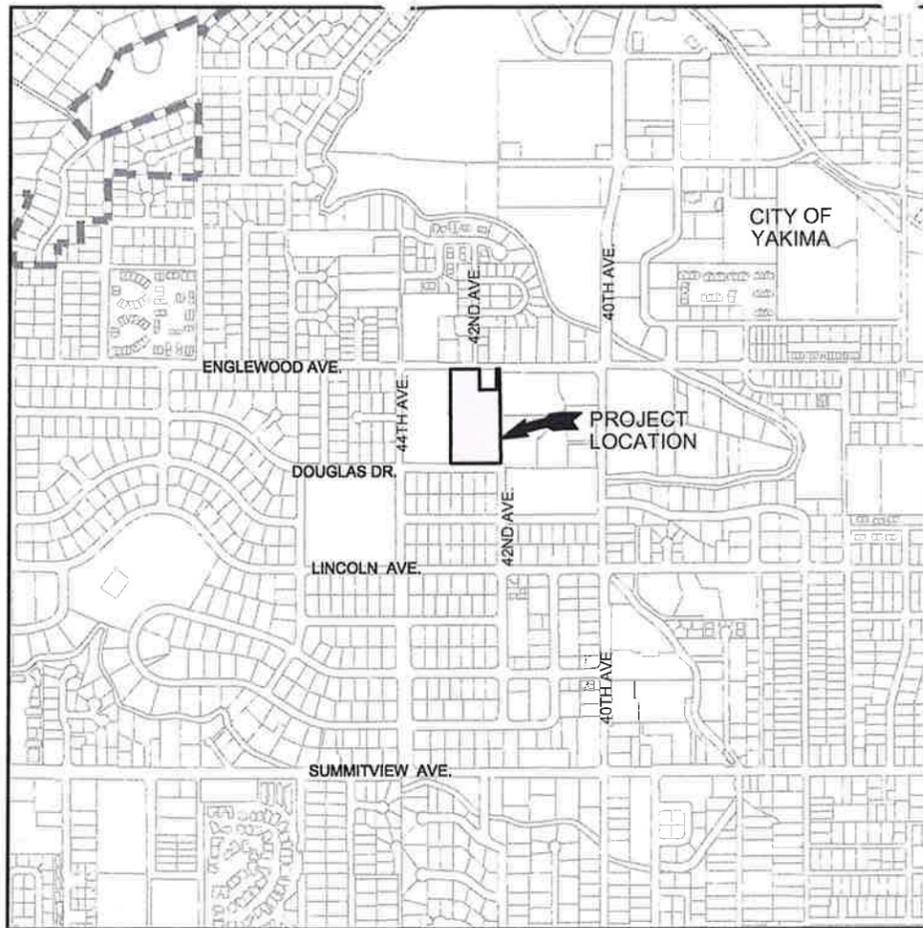
| D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (DO NOT USE THE FOLLOWING FOR PROJECT ACTIONS) | Space Reserved For Agency Comments |
|--|---|
| <p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities that would likely result from the proposal and how it would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.</p> | <p style="text-align: center;">RECEIVED MAY 26 2015 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p> |
| <p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? The proposal will not increase discharges to water, air, release toxic or hazardous substances, or increase noise pollution.</p> | |
| <p>Proposed measures to avoid or reduce such increases are: This question is not applicable.</p> | |
| <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life? The proposal will not create any adverse impacts on plants, animals, fish or marine life.</p> | |
| <p>Proposed measures to protect or conserve plants, animals, fish, or marine life are: This question is not applicable.</p> | |
| <p>3. How would the proposal be likely to deplete energy or natural resources? The proposal will not deplete energy or natural resources other than through normal building operations of commercial businesses.</p> | |
| <p>Proposed measures to protect or conserve energy and natural resources are: Energy efficient measures will be installed wherever practicable; for instance, water efficient fixtures will be used.</p> | |
| <p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? The proposal will not affect any sensitive areas or areas designated for governmental protection.</p> | |
| <p>Proposed measures to protect such resources or to avoid or reduce impacts are: This question is not applicable.</p> | |
| <p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? The proposal will not affect land or shoreline use.</p> | |
| <p>Proposed measures to avoid or reduce shoreline and land use impacts are: This question is not applicable.</p> | |
| <p>6. How would the proposal be likely to increase demands on transportation or public services and utilities? The proposal will have a slight increase of daily trips above the original road use, however the increase can be accommodated by the existing surface streets which were constructed to accommodate heavy traffic from surrounding land uses.</p> | |
| <p>Proposed measures to reduce or respond to such demand(s) are: No negative impacts are anticipated.</p> | |
| <p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. The proposal is not known to conflict with local, state, or federal laws protecting the environment.</p> | |

CASCADIA DEVELOPEMENT, LLC

PEAR ORCHARD ASSISTED LIVING YAKIMA COUNTY, WASHINGTON

SECTION 22, TOWNSHIP 13 N.
RANGE 18 EAST, W.M.

HLA JOB NO. 15033
MAY 2015



VICINITY MAP



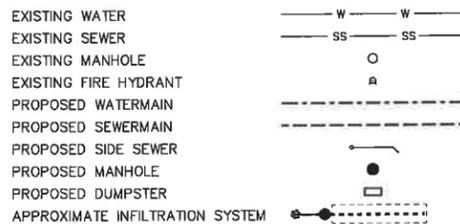
DATUM ELEVATION
REBAR W/RED CAP STAMPED "HLA CONTROL"
AT THE SOUTHEAST CORNER OF THE SITE.

ELEV: 1268.99 (NAVD 88)
PER WSRN

NOTES:

- CITY OF YAKIMA SANITARY SEWER MAIN AND WATER MAIN ARE PROVIDED TO THE PROPERTY.
- ALL ON-SITE DRAINAGE TO BE RETAINED AND DISPOSED OF ON SITE IN ACCORDANCE WITH CITY OF YAKIMA ENGINEERING DIVISION REQUIREMENTS. DESIGN OF STORM DRAINAGE FACILITIES NOT COMPLETED AT THIS TIME. STORM DRAINAGE FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATE.
- FIRE HYDRANT LOCATION ARE APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED DURING FINAL DESIGN.
- GARBAGE DUMPSTER LOCATION IS APPROXIMATE.
- FINAL SIDE SEWER SERVICE LINES AND DOMESTIC WATER SERVICES AND FIRE SERVICES TO BE DETERMINED DURING FINAL DESIGN.
- ON-SITE MAIL BOX LOCATIONS TO BE DETERMINED WITH U.S. POST OFFICE, WEST WASHINGTON AVENUE, YAKIMA.
- EXISTING PEAR TREES TO REMAIN WHERE POSSIBLE AROUND SITE. FINAL LANDSCAPE PLAN TO BE SUBMITTED DURING FINAL DESIGN.

LEGEND



ENGINEER

Huibregtse, Louman Assoc. Inc.
2803 River Road
Yakima, WA 98902
Mike Heit, PE
(509) 966-7000

DEVELOPER

Cascadia Development, LLC
4120 Englewood Avenue
Yakima, Wa 98908
Justin Younker
(509) 965-5282

| PARCEL A - PARKING | |
|--------------------|----------------------------------|
| USE: | SERVICES PROFESSIONAL |
| ZONING: | R-2 |
| UNIT SIZE: | 64,727 S.F. |
| REQUIRED PARKING: | 1.0 SPACE PER 2 BEDS = 46 SPACES |
| PARKING PROVIDED: | 74 SPACE, INCLUDING 4 HANDICAP |

| PARCEL B - PARKING | |
|--------------------|------------------------------------|
| USE: | SERVICES PROFESSIONAL |
| ZONING: | R-2 |
| UNIT SIZE: | 5,000 S.F. |
| REQUIRED PARKING: | 1.0 SPACE PER 200 S.F. = 25 SPACES |
| PARKING PROVIDED: | 29 SPACE, INCLUDING 2 HANDICAP |

| PARCEL A - LOT COVERAGE | |
|-------------------------|--------------------|
| LOT AREA: | 147,121 S.F. |
| IMPERVIOUS SURFACES: | 81,310 S.F. |
| LOT COVERAGE: | 55% (60% ALLOWED) |
| PARKING LOT AREA: | 38,029 S.F. |
| LANDSCAPE AREA: | 28,800 S.F. |
| LANDSCAPING COVERAGE: | 76% (10% REQUIRED) |

| PARCEL B - LOT COVERAGE | |
|-------------------------|--------------------|
| LOT AREA: | 33,992 S.F. |
| IMPERVIOUS SURFACES: | 18,640 S.F. |
| LOT COVERAGE: | 55% (60% ALLOWED) |
| PARKING LOT AREA: | 11,770 S.F. |
| LANDSCAPE AREA: | 4,765 S.F. |
| LANDSCAPING COVERAGE: | 39% (10% REQUIRED) |

NOTE: Impervious surfaces include all structures, paving, cement or asphalt patios and walkways, driveway s, paved parking and all other impervious surfaces.

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PLANNING DIV

2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hlacivil.com

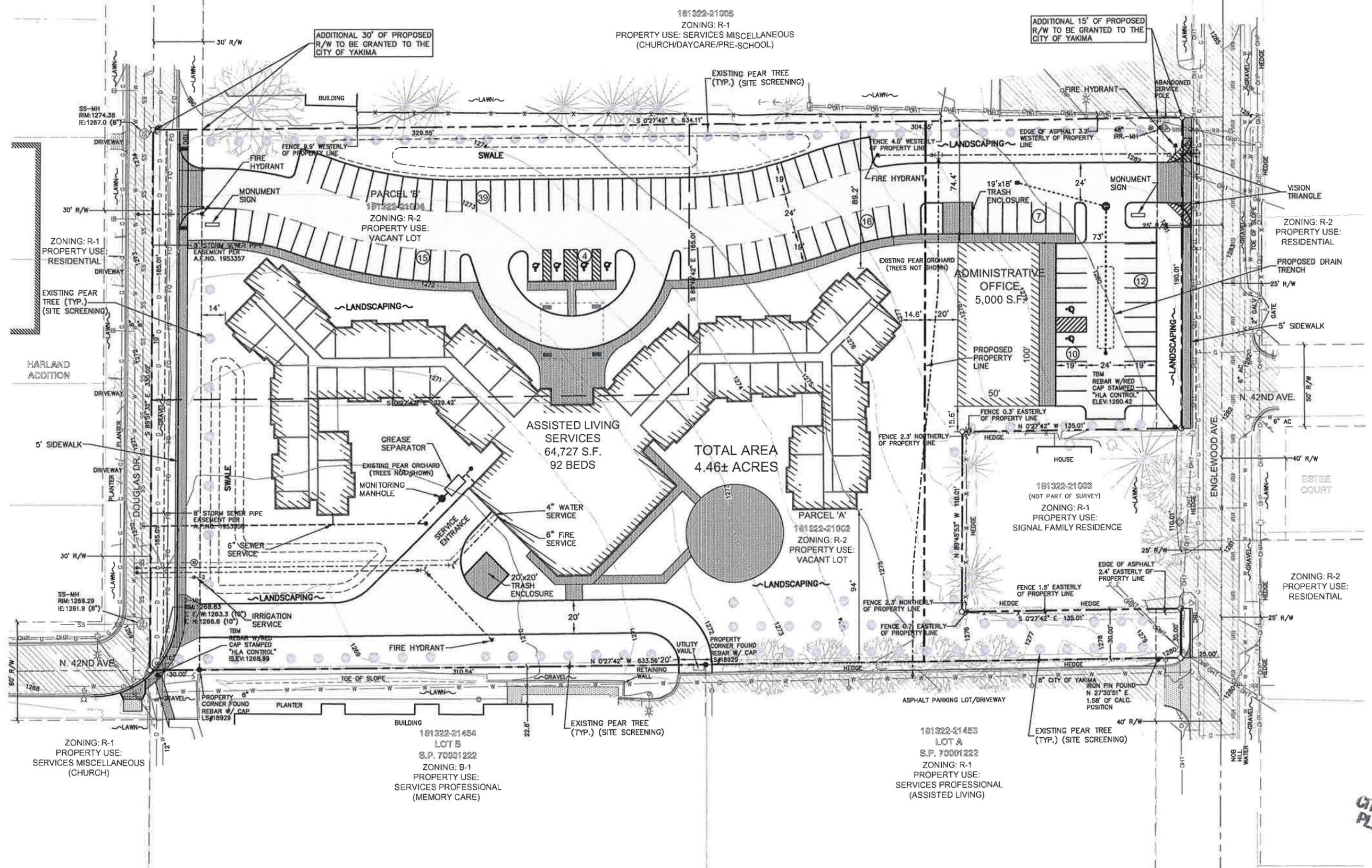
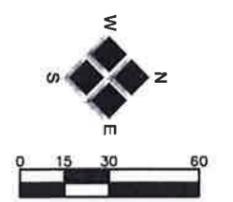


| REVISION | DATE |
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| | |

JOB NUMBER: 15033
DATE: 04-29-15
FILE NAMES: Sheets.dwg
DRAWING:
DESIGNED BY: MRH
ENTERED BY: BFP

CASCADIA DEVELOPMENT, LLC
PEAR ORCHARD ASSISTED LIVING
SITE PLAN

SHEET
1
OF
2



181322-21005
 ZONING: R-1
 PROPERTY USE: SERVICES MISCELLANEOUS
 (CHURCH/DAYCARE/PRE-SCHOOL)

ADDITIONAL 15' OF PROPOSED
 R/W TO BE GRANTED TO THE
 CITY OF YAKIMA

ADDITIONAL 30' OF PROPOSED
 R/W TO BE GRANTED TO THE
 CITY OF YAKIMA

LEGAL DESCRIPTION

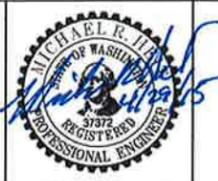
PARCEL 'A'
 THE EAST 330 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M., AND EXCEPT THE NORTH 25 FEET THEREOF, AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
 THE WEST 110 FEET OF THE EAST 140 FEET OF THE NORTH 160 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M.
 AND EXCEPT THE SOUTH HALF OF THE WEST HALF THEREOF.
 SITUATE IN YAKIMA COUNTY, WASHINGTON.

PARCEL 'B'
 THE SOUTH HALF OF THE WEST HALF OF THE FOLLOWING DESCRIBED PROPERTY:
 THE EAST 330 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M., SITUATE IN YAKIMA COUNTY, WASHINGTON.

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 MAY 01 2015
 CITY OF YAKIMA
 PLANNING DIV



2803 River Road
 Yakima, WA 98902
 509.966.7000
 Fax 509.965.3800
 www.hlacivil.com



181322-21454
 LOT B
 S.P. 70001222
 ZONING: B-1
 PROPERTY USE:
 SERVICES PROFESSIONAL
 (MEMORY CARE)

| REVISION | DATE |
|----------|------|
| | |
| | |
| | |

JOB NUMBER: 15033
 DATE: 04-29-15
 FILE NAMES:
 DRAWING: Sheets.dwg
 DESIGNED BY: MRH
 ENTERED BY: BFP

CASCADIA DEVELOPMENT, LLC
 PEAR ORCHARD
 ASSISTED LIVING
 SITE PLAN

SHEET
 2
 OF
 2

Project Vicinity Map

CL3#004-15



Related Projects: ADJ#009-15, SEPA#015-15, TCO#002-15

Applicant: CASCADIA DEVELOPMENT LLC

Location: 4130 ENGLEWOOD AVE

Monday - 05/04/2015 - 12:40:20

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



Proposal: Proposal to construct a 64,727 sq ft assisted living home and a 5,000 sq ft administrative office for the assisted living home, as well as adjust the lot density from the zoning ordinance standard of 18 dwelling units per residential acre to 22 dwelling units per residential acre in the R-2 zoning district.

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.