



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

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**CITY OF YAKIMA
NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW**

DATE: November 6, 2015
TO: SEPA Reviewing Agencies, Applicant and Adjoining Property Owners
FROM: Joan Davenport, Director of Community Development
SUBJECT: Notice of Application for Type (2), Critical Area, and Phased Environmental Review for the establishment and construction of a multi-sport park complex.

NOTICE OF APPLICATION:

Project Location: 2210 S. 38th Ave., Yakima, WA 98903
Project Applicant: SOZO Sports of Central Washington
Property Owner: Cleat City, LLC
Date of application: October 22, 2015
File Number(s): CL2#014-15, CAO#003-15, & SEPA #035-15
Tax Parcel Numbers: 181334-33001 & 181334-34001

ESTABLISHMENT OF STATE ENVIRONMENTAL POLICY ACT (SEPA) LEAD AGENCY STATUS:

As the City of Yakima and Yakima County both have an interest in the development of the subject property and surrounding street network, the two jurisdictions have agreed to jointly review the environmental impacts of the subject project as SEPA co-lead agencies as provided for under WAC 197-11-944. Furthermore, it is also agreed that the City of Yakima will act as the nominal lead agency, who is responsible for complying with the duties of the lead agency as provided for and required by WAC 197-11.

PROJECT DESCRIPTION:

The City of Yakima, Department of Community Development has received an application for a Type (2), Critical Area, and Phased Environmental Review for the establishment and construction of a multi-sport park complex located within the Suburban Residential (SR) and Light Industrial (M-1) zoning districts, which includes: a minimum of 13 outdoor soccer fields; two indoor soccer fields; four basketball courts; 80,000 sq. ft. indoor sports building; 1,300 stall parking lot; associated amenities; and a second phase located on the 60 acre parcel that will be used for additional park features, but is undefined at this time. Phase one is proposed to be constructed in three phases with construction scheduled to conclude in March of 2017. Phase Two is planned to occur over a timeframe that has not yet been fully determined. The entire project, as further defined within the attached State Environmental Checklist, consists of the following:

Phase One (58 acre parcel):

1. Construction and/or demolition of the following:
 - a. Thirteen soccer fields;
 - b. 1,300 stall parking lot;
 - c. 80,000 sq. ft. indoor sports facility with two indoor soccer fields and four basketball courts;
 - d. 2,000 sq. ft. restroom building;

- e. 4,000 sq. ft. concession building;
 - f. Picnic area for visitors;
 - g. Playground structure;
 - h. 1,800 sq. ft. First Responder building;
 - i. Grading of 74,000 cubic yards of soil;
 - j. Demolition of two single-family homes, and several accessory buildings;
 - k. Two team meeting buildings 2,700 sq. ft. each; and
 - l. Title 12 street and utility improvements for Phase One required by State Environmental Policy Act Review (SEPA).
2. Type (2) Review for establishment of a multi-sport park complex located within the Suburban Residential (SR) and Light Industrial (M-1) zoning districts; and
 3. Critical Area Review due to a minimal amount of development within the 100-year FEMA floodplain.

Phase Two (60 acre parcel): Due to the fact that Phase Two is located upon property which contains a large amount of property which is encumbered by the FEMA 100-year floodplain, and Critical Area, future expansion of the multi-sport park complex is undetermined at this time, and will require future environmental study, planning and permitting. However, development of Phase Two will be limited to expansion of the park and will include additional sport fields and amenities.

This application is undergoing phased review as allowed under **WAC 197-11-060(5)**. **At this time the City of Yakima will only be evaluating the environmental impacts associated with the broader general effects of the overall project together with the project specific impacts related to Phase One.** Environmental, Type (2), and Critical Area Review of Phase Two will be evaluated at a later date as the project specific applications are submitted for review.

CURRENT PHASE FOR REVIEW:

Phase One of the proposed project includes in its entirety: Permitting, construction, and demolition of the following:

1. Type (2) Review for establishment of a multi-sport park complex located within the Suburban Residential (SR) and Light Industrial (M-1) zoning districts;
2. Critical Area Review due to a minimal amount of development within the 100-year FEMA floodplain.
3. Thirteen soccer fields;
4. 1,300 stall parking lot;
5. 80,000 sq. ft. indoor sports facility with two indoor soccer fields and four basketball courts;
6. 2,000 sq. ft. restroom building;
7. 4,000 sq. ft. concession building;
8. Picnic area for visitors;
9. Playground structure;
10. Grading of approximately 74,000 cubic yards soil;
11. Demolition of two single-family homes, and several accessory structures;
12. 1,800 sq. ft. First Responder building;
13. Two team meeting buildings 2,700 sq. ft. each; and
14. Title 12 street and utility improvements for Phase One required by the State Environmental Policy Act Review (SEPA).

Additional environmental and zoning review will be required for demolition and/or construction of facilities other than those included in Phase One.

ENVIRONMENTAL REVIEW:

This is to notify all the public and private agencies with jurisdiction and environmental expertise that the City of Yakima and Yakima County Planning Divisions are reviewing this proposal as co-lead agencies, pursuant to the Washington State Environmental Policy Act (SEPA) for the above stated project:

The City of Yakima is presently inclined towards the issuance of a Mitigated Determination of Non- Significance (MDNS) on Phase One of this project. WAC 197-11-340 is being used. **This may be your only opportunity to comment on the environmental impacts of Phase One of the proposed project.**

Comment due date: November 27, 2015

Agencies, tribes, and the public are encouraged to review and comment on Phase One of the proposed project and its probable environmental impacts. All written comments received by November 27, 2015, will be considered prior to issuing the final SEPA determination on this application.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: None identified at this time.

Required Permits – The following local, state and federal permits/approvals may or will be needed for Phase One of the proposed project: Building Permit, Water Permit, Waste Water Permit, Grading Permit, Demolition Permit, State of Washington Electrical Permit, Dust Control Plan (Yakima Clean Air Authority), Type 2 Review, Critical Area Review, and Transportation Concurrency.

Required Studies: None

Existing Environmental Documents:

Drayton Archaeology, Cultural Resources Assessment for the Yakima Sports Complex Project, Yakima, Washington, June 23, 2015.

PLSA Engineering & Surveying, Phase I Environmental Site Assessment Summary, June 16, 2015.

PLSA Engineering & Surveying, Phase I Environmental Site Assessment Report, June 16, 2015.

The Wetland Corps Environmental Permitting Consultants, LLC, Wetland Inventory of Yakima Sports Complex Property Sozo Sports City of Yakima, July 1, 2015.

Kittelsohn & Associates, Inc. Transportation Engineering / Planning, Transportation Impact Analysis for the Yakima Sports Complex, October 13, 2015.

Copies of the above environmental documents may be obtained at the City of Yakima Planning Department upon request or on the City of Yakima's website at:
<http://www.yakimawa.gov/services/planning/sozo-sports/>

Preliminary determination of the development regulations that will be used for project mitigation and consistency: International Building Code, City of Yakima

Urban Area Zoning Ordinance, City of Yakima Comprehensive Plan and City of Yakima Title 12 Development Standards, and City of Yakima Critical Area Ordinance.

REQUEST FOR WRITTEN COMMENTS: Your views on this proposal are welcome. All written comments received by **November 27, 2015**, will be considered prior to issuing the final decision on this application. Please mail your comments on this project to:

**Joan Davenport, Community Development Director
City of Yakima, Department of Community Development
129 North 2nd Street
Yakima, WA 98901**

Please be sure to reference the applicant's name or file number in your correspondence. (SOZO Sports of Central Washington: File Numbers: CL2#014-15, CAO#003-15, & SEPA #035-15).

NOTICE OF DECISION

A copy of the SEPA threshold determination will be mailed to interested parties at after the end of the 20-day comment period. The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall. If you have any questions on this proposal, please call Jeff Peters, Supervising Planner at (509) 575-6163 or e-mail at jeff.peters@yakimawa.gov.



ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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 you 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 non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project", "applicant", and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

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

1. **Name Of Proposed Project (If Applicable):**
Yakima Sports Park / Sozo Sports Complex

2. **Applicant's Name & Phone:**
Sozo Sports of Central Washington 509-833-8552

3. **Applicant's Address:**
1200 Chesterley Drive, Suite 140, Yakima, WA 98902

4. **Contact Person & Phone:**
Leanne Liddicoat 509-833-8552

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

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6. Proposed Timing Or Schedule (Including Phasing, If Applicable):

This project is divided into two types of phasing plans – Environmental Review and Construction. The Environmental Review will have two phases:

Environmental Review Phase 1 Application October 2015

- Includes Construction Phases 1-3 for Yakima Sports Complex

Environmental Review Phase 2 Estimated Application Date October 2016

- Includes Construction Phase 4 for Critical Areas and 60 Acre Expansion of Yakima Sports Complex

There are 4 Construction phases as identified below:

Construction Phase 1: February 2016- April 2016

- 6 grass fields
- 150 gravel parking stalls
- Entrance to parking area from 36th Avenue

Construction Phase 2: March 2016-November 2016

- 3 grass fields
- 2 turf fields
- 819 paved parking stalls, including 150 stalls from Phase 1
- Restroom building approx. 2,000sf
- Concession building approx. 4,400sf
- Picnic area for visitors to congregate
- Playground structure

Construction Phase 3: June 2016-March 2017

- 80,000 sf building with restrooms, retail space, concession space, administrative offices
- 2 turf fields
- 495 parking stalls
- Indoor sport courts for basketball, volleyball, futsal, and soccer
- First Responder building approx. 1,800sf
- 2 Team meeting buildings approx. 2,700sf each
- Practice space

Construction Phase 4: Future expansion 2017-2018

- Critical area and 60 acre expansion

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

Future expansion of sports fields on parcel 18133433001 (60 acres) is in Phase 4.

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

Level 1 Environmental Review Report
Wetlands Evaluation Report
Archaeological Evaluation Report
Survey and Topographical

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

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:

Short plat applications

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

Type 2 Review application for the establishment of a park
Short Plat
FAA Part 77 Application
Traffic Concurrency
Critical Area Review
Filling and Grading Permits
Sewer and Water Permits
Building Permits
Power and other utility permits
Stormwater permit

11. 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 two parcels covered by this application will be used as a multi-sport park. The first 58 acre parcel has been defined to include 13 soccer fields, parking for 1,300 cars, an indoor facility of 80,000 sf, and support buildings for maintenance, restrooms, and concessions. The indoor space includes 2 indoor soccer fields and 4 basketball courts. These can be configured for a variety of sports, for example the space could be a volleyball tournament with 14 courts or a cheerleading event. Goals for this site include making it a family friendly park where a variety of sports can be played, and the development of a recreational league for the community.

The second parcel of 60 acres is undefined but intended for future park expansion. Interest has included additional fields for softball, football, and a small golf course. This will be determined in Construction Phase 4, and the Phase 2 Environmental Review.

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:

58 acre parcel legal description: Section 34 Township 13 Range 18 Quarter SW: E1/2 SE1/4 SW1/4 and SW1/4 SE1/4 EX E 20 FT for RD & EX S 20 FT

60 acre parcel legal description: Section 34 Township 13 Range 18 SW1/4 SW1/4 & W1/2 SE1/4 SW1/4, also S20 FT of E1/2 SE1/4 SW1/4 & S 20 FT of SW1/4 SE1/4

Street Address: 58 acres parcel address 2210 S. 38th Avenue, Yakima, WA 98903 plus the adjacent 60 acres to the west with no assigned address

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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):	
<input checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. What is the steepest slope on the site (approximate percent slope)? ½ of 1% slope in area covered by Environmental Review 1. Environmental Review 2 will cover the critical areas and remaining 60 acres. The grade is still relatively flat but has some grade changes in the critical area.	
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. Kittitas Silt Loam with areas of Umapine Silt Loam, Track Loam, and Toppenish Silt Loam	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No indication	
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. General grading and clearing estimated to be 74,000 cubic yards	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Control plan will be used to remove, filter, and replace soils	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? When the project is completed there will be 27.66% impervious surfaces	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Engineered stormwater collection and disposal system will be used to contain water on site	
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. Construction dust / none during operations	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No emissions noticed other than dust from general farming activities to the east and light manufacturing to the southeast. The remainder of the neighborhood is residential.	
c. Proposed measures to reduce or control emissions or other impacts to air, if any: A construction dust control plan will be in place during construction phases	

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3. Water	
a. Surface Water	
B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<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.</p> <p>No water streams on site per Wetlands Report. The nearest running water is to the north of adjacent properties bordering the airport.</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.</p> <p>No – nearest water is more than 200 feet away</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.</p> <p>No additional soils to be imported. All grading plans based on a balanced cut and fill engineered solution.</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>No change of existing conditions.</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>Yes – this site lies within the 100 year floodplain. The site plan notes the location.</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.</p> <p>No – all stormwater collected by impervious surfaces will be processed and disposed of onsite by an engineered solution and best practices. Stormwater systems will meet Yakima and Eastern Washington stormwater requirements.</p>	
b. Ground Water	
<p>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.</p> <p>Domestic water provided by Nob Hill Water District. No groundwater will be drawn.</p>	

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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.

The project will be connected to the City of Yakima sewer system

c. Water Runoff (including stormwater)

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

Space Reserved for Agency Comments

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

All stormwater from impervious surfaces will be directed to an engineered on site storage and disposal system, and all systems will be designed to meet Yakima and Eastern Washington stormwater requirements.

2. Could waste materials enter ground or surface waters? If so, generally describe.

No, as the site will have an approved stormwater design

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No - the stormwater will be stored on-site and not affect neighboring properties. As a park the majority of the acreage is grass fields with parking lots. The indoor facility sits on about 2 acres. Once engineering is completed we will have an engineered solution for Environmental Review Phase 1 and Construction Phases 1-3. The next Environmental Review in Phase 2 will be engineered separately along with Construction Phase 4.

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

All stormwater from impervious surfaces will be directed to engineered on site storage and disposal system, and all systems will be designed to meet Yakima and Eastern Washington stormwater requirements.

4. Plants

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

Deciduous Tree:	<input type="checkbox"/> Alder	<input type="checkbox"/> Maple	<input type="checkbox"/> Aspen		<input type="checkbox"/> Other
Evergreen Green:	<input type="checkbox"/> Fir	<input type="checkbox"/> Cedar	<input type="checkbox"/> Pine		<input type="checkbox"/> Other
	<input type="checkbox"/> Shrubs	<input type="checkbox"/> Grass	<input type="checkbox"/> Pasture	<input type="checkbox"/> Crop Or Grain	<input type="checkbox"/> Orchards, vineyards, or other permanent crops
Wet Soil Plants:	<input type="checkbox"/> Cattail	<input type="checkbox"/> Buttercup	<input type="checkbox"/> Bullrush	<input type="checkbox"/> Skunk Cabbage	<input type="checkbox"/> Other
Water Plants:	<input type="checkbox"/> Milfoil	<input type="checkbox"/> Eelgrass	<input type="checkbox"/> Water Lily		<input type="checkbox"/> Other
<input type="checkbox"/> Other types of vegetation					

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

The alfalfa and pasture will be removed and replaced primarily with grass fields. Shrubs and trees around the structures will also be removed.

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<p>c. List threatened or endangered species known to be on or near the site. None known</p>	
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Construction Phase 1 will include 6 grass fields and associated parking. Phase 2 includes 3 grass fields and 2 turf fields with parking areas and an open grass area with play equipment. Phase 3 is the indoor facility and 2 turf fields. In the parking areas there will be trees and shrubs planted per the city code. All of these areas will include landscaping per the city code. The landscaping design will include drought tolerant native plants that can co-exist with the soccer fields.</p>	
<p>e. List all noxious weeds and invasive species known to be on or near the site. The only noxious weed identified on site is the scotch thistle.</p>	
<p>5. Animals</p>	
<p>a. List any birds or other animals which have been observed on or near the site or are known to be on or near the site. <i>Examples include:</i> <i>birds: hawk, heron, eagle, songbirds, other:</i> <i>mammals: deer, bear, elk, beaver, other:</i> <i>fish: bass, salmon, trout, herring, shellfish, other Gophers, Squirrels, Mice</i> The site is farmland and there are hawks that fly over, but don't nest in the area.</p>	
<p>b. List any threatened or endangered species known to be on or near the site. None known</p>	
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>	
<p>c. Is the site part of a migration route? If so, explain. The site is in the North America Fly Way</p>	<p>Space Reserved for Agency Comments</p>
<p>d. Proposed measures to preserve or enhance wildlife, if any: The park setting will add to the community green space and recreation. In addition to grass there will be trees, shrubs, and other landscaping to enhance the area. These additional plantings may provide for some wildlife habitat, but we are cognizant of the proximity of the airport and that it will be a well used park.</p>	
<p>e. List any invasive animal species known to be on or near the site. Gophers, squirrels, mice</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. Primarily electricity to be used for HVAC and lighting.</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No affect – terrain is flat and won't impact future solar usage by neighbors</p>	

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<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: Preliminary concepts include the use of solar panels, air to air heat pumps, and ground source heat exchange.</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. None known</p>	
<p>1. Describe any known or possible contamination at the site from present or past uses. Yakima is a farming area so it is possible lead arsenic or other pesticides may have been used.</p>	
<p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None known</p>	
<p>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 known. Fuel for vehicles will be supplied by off site vendors and not stored on site.</p>	
<p>4. Describe special emergency services that might be required. First aid for sports injuries – a first responders building has been designated on the site.</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any: During construction clean topsoil or fill will be placed on the site, creating a barrier from the potential hazards from farming pesticides</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)? Minimum air traffic from Yakima Airport</p>	
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</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 from construction would be from 7:00 a.m. to 4:00 p.m. Long term – park players and visitors likely from 4:00 p.m. – 8:00 p.m. evenings and all day Saturday and Sunday. PA systems will be used intermittently for game days and park announcements. The speakers will be placed to project into the park, away from surrounding properties. There is already an ambient noise level from cars on the roads passing the property.</p>	<p style="text-align: center;">Space Reserved for Agency Comments</p>

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3. **Proposed measures to reduce or control noise impacts, if any:**
 The hours of park operation are compatible with day time usage in the area and are not likely to adversely affect the surrounding areas. The PA and lighting systems will be faced towards the fields and away from neighboring properties in order to minimize noise transmission.

8. Land and Shoreline Use

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

The land is currently used for alfalfa farming and cattle grazing. A park project will not affect current nearby land uses. The area is not well served by public streets. Mitigation for this project will include street improvements to Ahtanum and other surface streets, creating better traffic options for neighbors.

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

The site has been a working farm for alfalfa and cattle grazing. There is a designated wetlands area starting in the northwest corner of the 58 acres and continuing in a southwest direction through the 60 acre parcel. Future development on this wetlands area will be considered in Phase 2 Environmental Review.

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:**

There will be no impact from surrounding farm operations to this project.

- c. **Describe any structures on the site.**

There are 2 houses, a shed, and small outbuildings.

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

One house will be demolished right away. The remaining house and outbuildings will remain for a period of time during the course of construction. By the end of the project all existing buildings will be removed.

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

58 acre parcel is M-1, 60 acre parcel is SR

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

The 58 acre parcel is Industrial, and the 60 acre parcel is Low Density Comp Plan

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

Not applicable

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

Yes – the site is in the 100 year floodplain. In the 58 acre parcel there are 6.9 acres in the northwest corner that are designated a wetlands. The wetlands study found that there is no recent connectivity to any streams or ditches and the site failed to meet all three parameters to

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<p>be considered wetlands. This area will be studied further in Environmental Review Phase 2.</p>	
<p>i. Approximately how many people would reside or work in the completed project? At stabilization the project will employ 10 full time and 25 part time employees</p>	
<p>j. Approximately how many people would the completed project displace? None - Existing residences are unoccupied. The structures are a non-conforming use and do not have public water or sewer.</p>	
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>	<p>Space Reserved for Agency Comments</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any. None proposed</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The site is correctly zoned for a park. This project will be a benefit to the community by adding park space and play fields in the Yakima Valley. The first 4 phases of construction will include 13 fields, which is more than currently exist in all of the city of Yakima's parks. This will allow other parks in the city to convert their fields to different uses for the benefit of the community. In an area encumbered by a floodplain soccer fields are a natural use for the terrain with open space for natural flooding. The neighboring properties will have the opportunity to use the park grounds, fields, and play equipment, as opposed to the currently fenced alfalfa fields.</p>	
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Although in an agriculture area, there are not any adjacent farm fields that will affect the park. A portion of the north and west boundaries neighbor residences. Across the street to the east a new hop field is being planted and is not incompatible with the park.</p>	
<p>9. Housing</p>	
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None</p>	
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None</p>	
<p>c. Proposed measures to reduce or control housing impacts, if any: None</p>	
<p>10. Aesthetics</p>	
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? The tallest building height is 35 feet. The building will have exterior materials that include brick, concrete, and an architectural metal siding, as are many buildings in the area. The colors will be primarily neutral tones in keeping with a park setting.</p>	
<p>b. What views in the immediate vicinity would be altered or obstructed? The site has a 1/2 of 1% grade so it is flat. Fields will be the majority of the acreage with the building sitting on about 8 acres in the southeast corner of the 58 acre parcel. This corner is the acreage farthest from the residences on the northwest corner of the parcel.</p>	<p style="text-align: right;">RECEIVED</p>

<p>c. Proposed measures to reduce or control aesthetic impacts, if any: This project is fortunate in that the entire park and indoor facility will be built as a single design, instead of being a series of additions. There will be a cohesive look to the park and structures so that it blends together. In addition to grass fields there will be a considerable amount of landscaping to provide shade trees and add interest to the site. The parking stalls exceed the number required for the project, and the lights and PA system will focus on the center of the fields to minimize any light or noise to the neighboring properties.</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? Parking lot lighting will be automatic after dark, and stadium lights will be placed on 4 fields for night play. Stadium lights will be shielded and directed down onto the fields, minimizing the impact to the surrounding neighbors. We will work with engineers and vendors to design the lighting system.</p>	
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views? Lighting will be shielded to minimize glare and any safety hazards for aircraft overflight per the FAA guidelines. The intent is for the lighting to not exceed the boundaries of the property since it will be focused inward on the fields, not outward to the edges of the park.</p>	
<p>c. What existing off-site sources of light or glare may affect your proposal? None</p>	
<p>d. Proposed measures to reduce or control light and glare impacts, if any: The FAA guidelines will determine the level of light or glare in this area close to the airport. Lighting vendors have been asked to propose lighting that not only meets the FAA requirements, but also is sensitive to the neighboring residences. That would be for the placement of fixtures, as well as the type of lights.</p>	
<p>12. Recreation</p>	
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>	<p>Space Reserved for Agency Comments</p>
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? There are no adjacent recreational opportunities. Randall Park is the closest park 1.1 miles away.</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: This project is a positive increase in park area in Yakima. It more than doubles the number of fields that currently exist in parks, and makes it easier for sports families to go to one facility instead of travelling to many places in order to play. In addition to the fields is it a significant green space with play equipment and options for recreation.</p>	
<p>13. Historic and Cultural Preservation</p>	
<p>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. The Archeology Report for the site found a farmhouse built in 1915 and a brick home built in 1955. There are 3 outbuildings. None of the houses or outbuildings are eligible for preservation registers.</p>	<p>RECEIVED</p>

<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. The archeology review found no evidence of artifacts or historically significant use.</p>	
<p>c. 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 proposed as the archeology report did not identify any findings</p>	
<p>14. Transportation</p>	
<p>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. Streets serving the site include Washington Avenue to 48th Avenue to Spring Creek Road to the north. Ahtanum Road to 38th Avenue are on the south. The main entrance to the building will be on 36th Avenue to the east. A service entrance will be at the corner of what is now 38th Avenue and Sorenson.</p>	
<p>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? Site is not currently served by transit, and the nearest bus stop is at 40th Avenue and Washington.</p>	
<p>c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? There will be 1,314 parking stalls and 6-10 bus stalls in the first 3 phases of construction. Phase 1 will have 150 gravel parking spaces. Phase 2 includes paving 669 stalls plus the 150 gravel stalls for a total of 819. Phase 3 will add 495 stalls.</p>	
<p>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). There will be a multi-jurisdictional review of the traffic study. Improvements on Ahtanum Road are already warranted by growth in the area. Washington Avenue and Spring Creek have extra capacity. The traffic study's recommendation is to add a dedicated right turn lane from 48th Avenue onto Washington Avenue, an eastbound left turn lane on Ahtanum, and a traffic light at 38th Avenue and Ahtanum Road.</p>	
<p>e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. Yakima Airport is north of this site</p>	
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>	<p>Space Reserved for Agency Comments</p>

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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 non-passenger vehicles). What data or transportation models were used to make these estimates?**

Total estimated weekday daily trips are 1,356. The peak hour trips are 336 from 4:35p.m. – 5:35p.m..

Saturday daily trips are 2,234 and the peak hour trips is 576 from 12:00p.m.-1:00p.m.

The scope of work and methodology is as follows:

The analysis determined the transportation-related impacts associated with the proposed development and was prepared in accordance with City of Yakima and Yakima County requirements for a traffic impact analysis. The study intersections and scope of the project was based on consultation with City and County staff. Operational analyses were performed at the following intersections:

- _ S 52nd Avenue/W Washington Avenue
- _ S 48th Avenue/W Washington Avenue
- _ S 16th Avenue/W Valley Mall Boulevard
- _ S 52nd Avenue/Ahtanum Road
- _ S 38th Avenue/Ahtanum Road
- _ S 16th Avenue/Ahtanum Road
- _ Proposed site driveways

The report evaluated the following transportation scenarios:

- _ Year 2015 existing transportation-system conditions within the site vicinity during the weekday PM peak hour and Saturday afternoon peak hour;
- _ Forecast year 2017 background traffic conditions during the weekday p.m. peak hour and Saturday peak hour of generator without build-out of the site;
- _ Trip generation and assignment for the proposed development;
- _ Forecast year 2017 total traffic conditions during the weekday p.m. peak hour and Saturday peak hour of generator with build-out of the site; and
- _ Recommended improvements/intersection considerations.

All level of service analyses described in this report was performed in accordance with the procedures stated in the 2010 Highway Capacity Manual.

The analysis evaluated the peak 15-minute flow rate during the peak hour analysis period. For this reason, the analyses reflect conditions that are only likely to occur for 15-minutes out of each average peak hour; therefore, the study intersections will likely operate more efficiently during the other times of day.

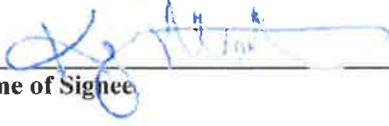
g. **Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:**

There will be no affect to this project

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

1. The S. 38th Avenue/Ahtanum Road intersection should be signalized at the equivalent of 12 or more soccer fields. As part of the signalization a 100 foot eastbound left turn lane should be installed.
2. An exclusive lane for right turning vehicles should be constructed on S. 48th Avenue for turns onto W. Washington Ave. This should be constructed as part of the initial development.
3. Any new landscaping, signage, or above ground utilities along the S. 38th Avenue site frontage should be installed and maintained to ensure they do not interfere with the vision clearance triangles at the two proposed site driveways.

15. Public Services

<p>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: The project may not require any additional need for public services, but the city will be providing fire, police, and other services to this site.</p>	
<p>b. Proposed measures to reduce or control direct impacts on public services, if any. For events or tournaments Sozo will provide additional security and first aid personnel.</p>	
<p>16. Utilities</p>	
<p>a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____</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. The project will be connected to Nob Hill Water and city of Yakima sewer utilities, as well as electricity. During the course of construction temporary power and water will be used for construction activities and dust control.</p>	
<p>C. SIGNATURE (To be completed by the applicant.)</p>	
<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>Oct. 22, 2015</p>
<p>Property Owner or Agent Signature</p>	<p>Date Submitted</p>
	<p>President, Sozo Sports</p>
<p>Name of Signee</p>	<p>Position and Agency/Organization</p>
<p>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</p>	

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Supplemental Application For:
TYPE (2) REVIEW
YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.14

PART II – LAND USE DESIGNATION AS LISTED ON TABLE 4-1 PERMITTED LAND USES

- 1. PROPOSED LAND USE TYPE: (See YMC § 15.04.030)
Park

PART III - ATTACHMENTS INFORMATION

- 2. SITE PLAN REQUIRED: (Please use the City of Yakima Site Plan Checklist, attached)
- 3. TRAFFIC CONCURRENCY: (if required, see YMC Ch. 12.08, Traffic Capacity Test)
- 4. ENVIRONMENTAL CHECKLIST: (if required by the Washington State Environmental Policy Act)

PART IV - WRITTEN NARRATIVE: (Please submit a written response to the following questions)

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.

See attached

B. How is the proposal compatible to neighboring properties?

See attached

C. What mitigation measures are proposed to promote compatibility?

See attached

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

See attached

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

See attached

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

See attached

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division – 129 N. 2nd St., Yakima, WA or 509-575-6183

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Sozo Sports of Central Washington

Type (2) Review

Yakima Sports Park

- 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.*

Yakima Sports Park is a multi-sport project on 2 parcels totaling 118 acres. It will be the largest planned green space in Yakima, and offers a variety of sports or recreation options. The current sports fields are spread out among city parks, schools, and private land. Yakima Parks and Recreation Department has 2 parks with soccer fields plus Perry Technical Institute's site. Chesterley Park is 31.2 acres with 6 soccer fields, and West Valley Community Park is 26.2 acres with 1 field. The Perry Tech site has 6 fields on 5 acres, for a total of 13 fields in the three parks. In the first phase of the Yakima Sports Park project we will double the number of available outdoor soccer fields with an additional 13. Specific information about the project is below.

Yakima Sports Park:

The 58 acre parcel has been designed to include the following:

- 13 soccer fields (9 grass and 4 artificial turf)
- An 80,000sf indoor facility
- Parking for 1,314 cars
- Picnic area with playground equipment
- Small buildings for first responders, team storage, concessions, and restrooms

The indoor sports facility includes:

- 2 indoor soccer fields
- 4 basketball courts
- Concessions
- Restrooms
- Fitness center
- Administration offices
- Classrooms
- Locker rooms and team space

The indoor and outdoor fields can be configured for a variety of sports. The outdoor fields can be used for soccer, lacrosse, badminton, or football. Indoor courts can be used for soccer, basketball, volleyball, futsal, wrestling, cheerleading, and other sport and non-sport events.

The 60 acre parcel is undeveloped and will be used for future park expansion. A second SEPA will be submitted when the project for this site is designed.

Development Phases:

This project is divided into two types of phasing plans – Environmental Review and Construction. The Environmental Review will have two phases:

Environmental Review Phase 1 Application October 2015

- Includes Construction Phases 1-3 for Yakima Sports Complex

Environmental Review Phase 2 Estimated Application Date October 2016

- Includes Construction Phase 4 for Critical Areas and 60 Acre Expansion of Yakima Sports Complex

There are 5 Construction phases as identified below:

Construction Phase 1: February 2016- April 2016

- 6 grass fields
- 120 gravel parking stalls
- Entrance to parking area from 36th Avenue

Construction Phase 2: March 2016-November 2016

- 3 grass fields
- 2 turf fields
- 1,314 paved parking stalls, including stalls from Phase 1
- Restroom building approx. 2,000sf
- Concession building approx. 4,400sf
- Picnic area for visitors to congregate
- Playground structure

Construction Phase 3: June 2016-March 2017

- 80,000 sf building with restrooms, retail space, concession space, administrative offices
- 2 turf fields
- Indoor sport courts for basketball, volleyball, futsal, and soccer
- First Responder building approx. 1,800sf
- 2 Team meeting buildings approx. 2,700sf each
- Practice green space

Construction Phase 4: Future expansion 2017-2018

- Critical area and 60 acre expansion

Operations:

Yakima Sports Park will have established hours as do the other local parks from 6:00 a.m. to 10:00 p.m. and may be adjusted seasonally. On-site management offices will be open typically from 8:00 a.m. – 5:00 p.m. with seasonal changes. Use of the park fields is expected to occur on a drop-in basis, especially during warm weather. Games and indoor events will be scheduled through Sozo at the onsite office.

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B. How is the proposal compatible to neighboring properties?

The surrounding properties are a mix of agriculture, home sites on multiple acres, and residential neighborhoods. This project site has been farmed for decades and the two parcels are zoned as M-1 and SR, appropriate for park use subject to a Type 2 Review. The property to the south has been a farming property and is zoned R-3. There are 6 residential properties to the west with SR zoning. 32 acres of undeveloped property zoned M-1 is on the northeast boundary and a residential neighborhood borders a portion of the northern boundary with SR zoning.

In a rural area the addition of a large park and permanent green space will be very compatible with neighboring properties. In addition to parks there are many approved amusement and recreation uses in an SR or M-1 zone. SR zoning (the 60 acre parcel on the west) is the more restrictive of these 2 parcels and would be suitable for agriculture, community centers, group homes, churches, mobile homes, retirement homes, and other residential options. The 58 acre parcel on the east is M-1 and could be used for all forms of manufacturing, agriculture, community centers, retail, utilities, and transportation centers. The use as a park will be a positive addition to the rural residential neighborhood, maintaining this acreage as a green space for all of the adjacent neighbors to use.

C. What mitigation measures are proposed to promote compatibility?

Establishing a park in this area will beautify the neighborhood and add to the available leisure activities. When completed the park will be the largest single planned green space in Yakima, offering casual use for individuals and families, as well as planned recreation games and events. While appropriately zoned Sozo also wants to ensure that they are a good neighbor to the local residents. Site screening with intermediate landscaping and a 6' fence will be placed on the northern boundary adjacent to the residential area. Future development of the 60 acres will include additional site screening for neighbors to the west and south. The eastern boundary will be fenced and landscaped as a safety barrier between the play fields and the road. On-site management will provide a means to control access to the site and promptly address any maintenance or customer service problems.

In the site plan Sozo carefully considered the placement of parking areas and egress to and from the site to minimize traffic waiting to turn into the park from 36th or 38th Avenue. Parking is placed around the site so that visitors can park close to fields where they play instead of in one large lot. On event days the parking lot on the northeast can be used to hold 100 cars in queue on site if there is a backup at the entrance gate. That way we can minimize a line of cars on 36th Avenue.

The traffic study recommends a signal at 38th Avenue and Ahtanum, with an eastbound 100 foot left turn lane once 12 fields are in place. This will make it much safer for local residents and Sozo spectators to turn onto Ahtanum Avenue. A second recommendation was to add a dedicated right turn lane from 48th Avenue to W. Washington Avenue as part of the initial development. The current lane configuration on 48th Avenue does not allow for right turns if there are more than two cars waiting to turn left onto W. Washington Avenue. With an additional lane for right turns only traffic will move much more quickly onto the 5 lane Washington Avenue.

Fees will be charged in order to provide revenue to maintain the park. A very simple formula of \$8 per month per organized team player, and \$8 per car parking will provide the operational revenue. This equals just under \$100 per year to play or to purchase an annual parking pass. There are two parking

lots on the east and south that will be open for free parking when there are no scheduled games or events. There is no charge for spectators or visitors to enjoy the picnic areas, playground, or fields when they are not scheduled. By comparison, other sports complexes in the state charge players \$250 per year and more for parking. Once the park is in place there will be a scholarship program where players can apply for financial assistance.

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

The Yakima Municipal Code through Ordinance 2015-015 is a permitted use in SR and M-1 zones with a Type 2 Review.

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

The two parcels are zoned M-1 and SR. Neighboring parcels on the east, north, and west are also zoned M-1 and SR. The property to the south is zoned R-3. So, this project's zoning is consistent with all of the neighboring properties. There are substantial differences between permitted uses in SR and M-1. Home owners will benefit from a park as a neighbor rather than some of the other uses allowed in an M-1 zone. The green space will add value to the neighboring properties and allow for additional recreation opportunities for local residents and the Yakima area.

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

The city's population increased 26.8% from the 2000 Census to 2010, but the park space has not kept pace with this trend. In the 2012-2017 Yakima Parks Comprehensive Plan a survey found that the NRPA minimum standard for the Yakima population is 637 acres of parks. Currently, Yakima only has 336 acres dedicated to parks. The Yakima Sports Park will add 118 acres. While still below the minimum standards this single park will increase Yakima's park space by 35%. Not only will we add much needed space, the first 58 acres will double the number of soccer fields, and increase the capacity for basketball, volleyball, and other sports.

When considering park facilities Yakima also has a unique age demographic. As of 2015, 52.7% of the City of Yakima's residents are 35 and younger, with the greatest portion being 0-4 years of age (8.4%). This is compared to 46.2% of residents in Washington and 46.4% nationally. With a median average age of 33.1 years in Yakima, this younger population statistic indicates we have an amazing opportunity to positively impact the lives of many local youth and adults through the avenue of sports.

Not only will the new Yakima Sports Park improve the quality of life for local citizens, it will be a draw for sports teams and tourists around the northwest. This project will bring a new source of revenue, creating jobs and adding dollars to the local economy with additional hotel rooms and spending.

The Yakima Sports Park is a project that adds value to the community with additional green space and provides sports and recreation opportunities. On-site administration will ensure the park is well managed and responsive to local interests. And it will provide a positive economic impact to the community through new jobs and tourism.

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Critical Areas Identification Form

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT

129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901

VOICE: (509) 575-6183 FAX: (509) 575-6105

Standard Development Permit - Fee \$200

This form is intended to provide a sufficient level of information that, when combined with a site inspection, the Administrative Official can make an informed determination as to whether or not critical areas are present on the site, and whether or not the proposed activity will impact those critical areas. A "yes" response to any single question on the identification form does not necessarily indicate that further critical area review is required. **The Administrative Official will evaluate all the information provided on the form, in conjunction with the information provided with the initial permit application, to determine if further investigation is needed and whether completion of a critical area report is warranted.** In some instances, a preliminary report prepared by an environmental professional may be appropriate. If a buffer reduction is necessary for your project, a separate review will be required and a separate fee will be charged. Some of the questions listed here require locating the project area on reference maps. The City of Yakima has various maps on file, i.e. the FEMA Floodplain Map. Maps from other federal, state, and local agencies may also be used as indicators.

A. Project Information

1. Name of project.

Yakima Sports Park

2. Name and address of applicant.

Sozo Sports of Central Washington
1200 Chesterley Drive, Suite 140
Yakima, WA 98902

3. Name and address of individual completing the identification form and their environmental/technical expertise/special qualifications.

The Wetland Corps, Joe Gilbert, Plant Ecologist, 360-620-0618

4. Date the identification form was prepared.

July 1, 2015

5. Location of the proposed activity (street address and legal description).

2210 So. 38th Avenue - Parcel 18133434001: Section 34 Township 13 Range 18 Quarter SW: E1/2 SE1/4 SW1/4 and SW1/4 SE1/4 EX E 20 FT for RD & EX S 20 FT. Parcel 18133433001: Section 34 Township 13 Range 18 SW1/4 SW1/4 & W1/2 SE1/4 SW1/4, also S20 FT of E1/2 SE1/4 SW1/4 & S 20 FT of SW1/4 SE1/4

6. Give a brief, complete description of the proposed activity, including extent of proposed activities, and impervious surface areas.

58 acre sports park with 13 fields, 1,300 parking stalls, and an 80,000SF indoor sports complex. This will be used for multiple sport activities and general recreation. 60 acre parcel is undeveloped. 711,000 SF of impervious surface.

7. Describe the limits of the project area in relation to the site (for example, "the project area will extend to within 50 feet of the north property line"), including the limits of proposed clearing and construction activity.

On Parcel 18133434001 the project area will extend from all property lines. The northwest corner of this parcel is identified as Flood Zone AE with an area of approximately 185,647 sf. At the eastern boundary of the flood zone a 20' x 18' triangle of a grass field, as well as a triangular 137' x 60' section of a driveway with 6 parking stalls and landscaping extends into the flood zone. Engineering will be conducted for any future land use options in this corner of the property under a separate SEPA.

B. General Questions That May Be Applicable To All Areas

<p>1. What is the U.S. Department of Agriculture soil classification of the soil found on site?</p> <p>10 YR 3/3</p>
<p>2. What types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?</p> <p>Kittitas Silt Loam with areas of Umapine Silt Loam, Track Loam, and Toppenish Silt Loam</p>
<p>3. What types of vegetation are found on site? Cattail, buttercup, bulrush, skunk cabbage, water lily, eelgrass, milfoil?</p> <p>Dry land pasture grasses, common weeds, alfalfa, orchard grass mixed with mainly quackgrass, willow trees</p>
<p>4. Describe any vegetation proposed to be planted as part of the project.</p> <p>Grass fields with landscaping per city code. The landscaping has not been designed but will include drought tolerant native plants that can co-exist with the soccer fields.</p>
<p>5. Give a brief, complete description of existing site conditions, including current and past uses of the property as well as adjoining land uses.</p> <p>The land is currently used for alfalfa farming and cattle grazing. A portion of the north and west property boundaries neighbor residences. Sorenson Road borders the site for 700 feet at the SE corner and So. 36th Avenue borders the east boundary. All other adjacent properties are used for crop production.</p>
<p>6. Will the project include installation of an on-site septic system?</p> <p>No</p>
<p>7. What is the proposed timing and schedule for all multi-phased projects?</p> <p>Environmental Review Phase 1 - Application October 2015 includes Construction Phases for 13 fields, parking for 1,300 cars, and 80,000 sf indoor complex, outdoor maintenance, concession, and restroom buildings. Environmental Review Phase 2 - Estimated Application October 2016 for 60 acre expansion and critical area in northwest corner of 58 acres.</p>
<p>8. Do you have any plans for future additions, expansion, or related activity? If yes, explain.</p> <p>Parcel 18133433001 will be developed in the future as an expansion of the sports park.</p>
<p>9. Have any critical areas or protection easements been recorded on the title of the property or adjacent properties?</p> <p>None - title report attached.</p>
<p>10. Will your project require review under the State Shoreline Management Act or the State Environmental Policy Act?</p> <p>No</p>
<p>11. Is the site within the 100-year flood plain on flood insurance maps published by the Federal Emergency Management Agency (FEMA), or on other local flood data maps?</p> <p>Yes</p>

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12. Describe any surface water and watercourses, including intermittent streams, drainage channels, ditches, and springs, located on site or within one-half mile of the site. If appropriate, provide the names of the water bodies to which the streams flow.

Bachelor Creek - .5 miles to the south

13. Indicate the topography of the site (shallow areas often retain water and may be wetlands, although wetlands may also occur on slopes).

The site is nearly level with a slight slope of less than 1% to the east.

14. How will stormwater from the project be managed?

All storm water to be directed to an engineered on site storage system and disposal system to be designed to meet Yakima and Eastern Washington stormwater requirements.

15. Is development proposed to be clustered to reduce disturbance of critical areas?

Wetlands report indicated no critical areas but we are not building in this section of the property until further investigation.

16. Will this project require other government approvals for environmental impacts?

- Hydraulic Project Approval (HPA) (Washington Department of Fish and Wildlife)
- Water quality certification [(Washington State Department of Ecology (Ecology)).
- National Pollutant Discharge Elimination System (Ecology).
- Municipal or health district wastewater/septic approval (Ecology).
- Water Use Permit; Certificate of Water Right (Ecology).
- U.S. Army Corps Section 404 or Section 10 Permits.
- Forest Practices Permit (Washington State Department of Natural Resources (DNR)).
- Aquatic Lands Lease and/or Authorization (DNR).
- Shoreline development, conditional use, or variance permit (local jurisdiction).
- Other _____

C. Available Information

1. Has a critical area review, or other environmental review, been conducted for another project located on or adjacent to the site? List any environmental information known to have been prepared, or expected to be prepared, relating to this proposal or project area.

None known

D. Wetlands

1. Is there any evidence of ponding on or in the vicinity of the site?

A residential neighbor to the north has a pond on their property. This is indicated on the short plat.

2. Does the proposed activity or construction involve any discharge of waste materials or the use of hazardous substances?

No

E. Critical Aquifer Recharge Areas

1. What is the permeability (rate of infiltration) of the soils on the site? (Note: *General information for this question and the following question can be found in the Guidance Document for the Establishment of Critical Aquifer Recharge Area Ordinances, 2000, Ecology Publication #97-30*). 0.2 - 0.4

<p>2. What is the annual average precipitation in the area? 8 inches per year</p>
<p>3. Is there any evidence of groundwater contamination on or in the vicinity of the site? No</p>
<p>4. Is there any groundwater information available from wells that have been dug in the vicinity? If so, describe, including depth of groundwater and groundwater quality. See attached well logs</p>
<p>5. Does the proposed activity or construction involve any discharge of waste materials or the use of hazardous substances? No</p>
<p>F. Frequently Flooded Areas</p>
<p>1. Is the site, or a portion of the site, at a lower elevation than surrounding properties? There is a low gradient difference across the entire site and neighboring properties</p>
<p>G. Geological Hazard</p>
<p>1. Generally describe the site: Flat, rolling, hilly, steep slopes, mountainous, other. Flat</p>
<p>2. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill material. No off site fill material will be used. Cut/fill activities are to level fields, parking areas, and structures - estimated 74,000 yd</p>
<p>3. What is the steepest slope on the property? .5% except for depression area NW corner of 2-4%</p>
<p>4. Is the area mapped by Ecology (Coastal Zone Atlas) or the Department of Natural Resource (slope stability mapping) as unstable ("U" or class 3), unstable old slides ("UOS" or class 4), or unstable recent slides ("URS" or class 5)? The area is not mapped as unstable.</p>
<p>5. Is the area designated as quaternary slumps, earthflows, mudflows, lahars, seismic hazard, or landslides on maps published by the U.S. Geological Survey or Dept. of Natural Resources? No</p>
<p>6. Is there any indication of past landslides, erosion, or unstable soils in the vicinity? No</p>
<p>7. Is erosion likely to occur as a result of clearing, construction, or use? No - dust control measures will be taken during construction</p>
<p>8. Are soils proposed to be compacted? Yes - under indoor sports complex building</p>
<p>9. Are roads, walkways, and parking areas designed to be parallel to natural contours? No - there are no contours to follow</p>

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H. Habitat

1. List any birds, mammals, fish, or other animal species found in the vicinity of the site, including those found during seasonal periods.

Songbirds, hawks, gophers, squirrels, mice

2. Is the site or areas in the vicinity used for commercial or recreational fishing, including shellfish?

No

3. Is the area designated an Area of Special Concern under on-site sewage regulations to protect shellfish or the general aquatic habitat?

No

4. Are any natural area preserves or natural resource areas located within 500 feet of the site?

No

5. Is the site part of a migration route?

The site is in the North America Fly Way

6. Are any priority habitat areas, as shown on maps published by the WA Dept. of Fish & Wildlife, within one-half mile of the site? If so, describe type of habitat and distance from project area.

Aquatic habitat is mapped along flood plain but not present on the site

7. Are any of the following located on or adjacent to the site?

- | | | |
|--|--|--|
| <input type="checkbox"/> Aspen stands | <input type="checkbox"/> Estuary and estuary like areas | <input type="checkbox"/> Juniper savannah |
| <input type="checkbox"/> Caves | <input type="checkbox"/> Marine/estuarine shorelines | <input type="checkbox"/> Prairies and steppe |
| <input type="checkbox"/> Cliffs | <input type="checkbox"/> Vegetative marine/estuarine areas | <input type="checkbox"/> Riparian areas |
| <input type="checkbox"/> Shrub-steppe | <input type="checkbox"/> Old-growth/mature forests | <input type="checkbox"/> Instream habitat areas |
| <input type="checkbox"/> Snags or logs | <input type="checkbox"/> Oregon white oak woodlands | <input type="checkbox"/> Rural natural open spaces |
| <input type="checkbox"/> Talus | <input type="checkbox"/> Freshwater wetlands and fresh deepwater | <input type="checkbox"/> Urban natural open spaces |

8. Does the proposal involve any discharge of waste materials or the use of hazardous substances?

No

9. What levels of noise will be produced from the proposed activity or construction?

Short term noise from construction, then park activities with players and spectators. PA system intermittent noise.

10. Will light or glare result from the proposed activity or construction?

Parking lot lighting after dark, stadium lights directed down onto 4 fields. All lighting shielded.

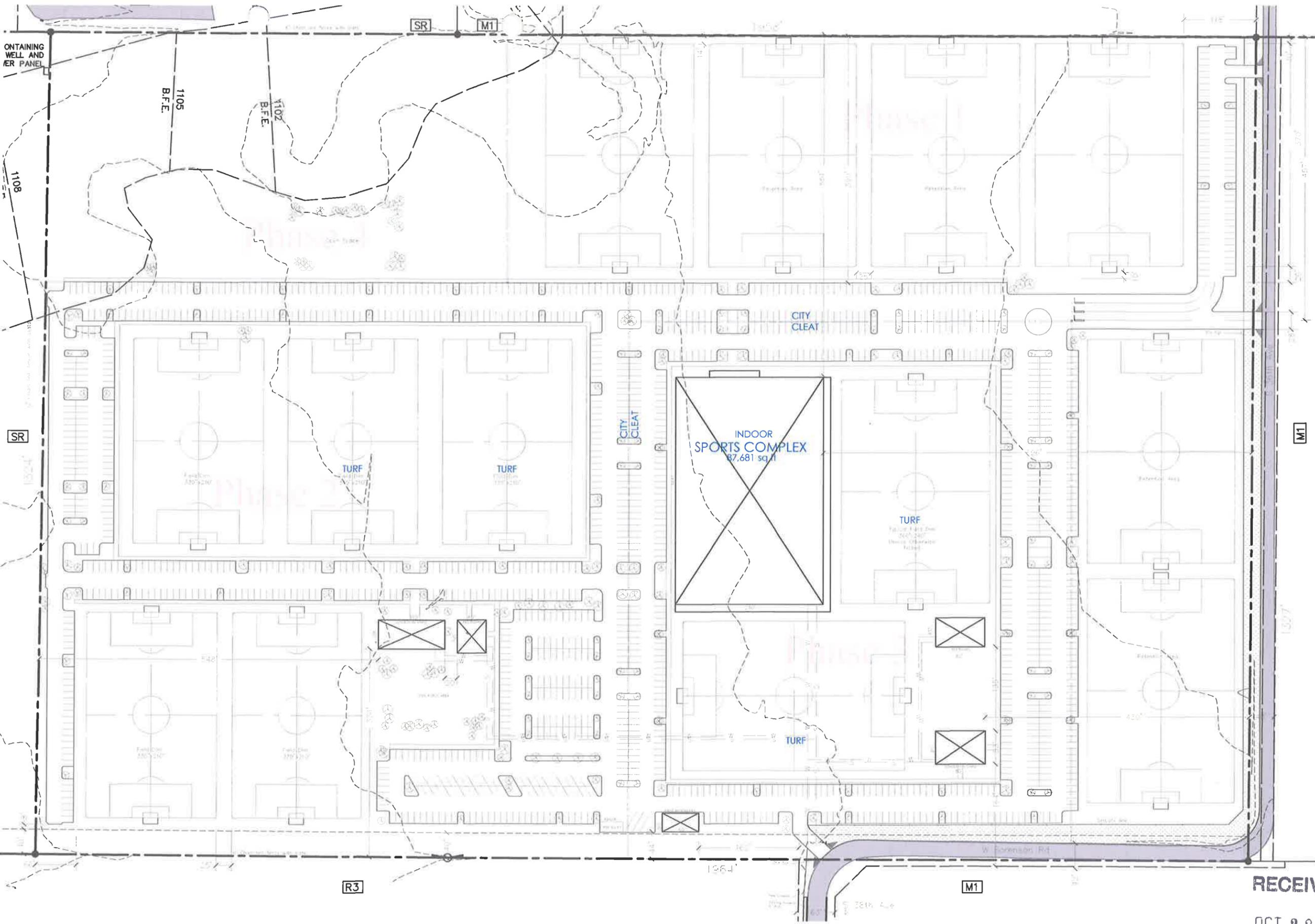
I. Required Attachments

1. Are there any existing environmental documents for the subject property?

Wetlands Report dated July 1, 2015. Environmental Report dated June 16, 2015.

2. Provide a detailed site plan which includes all the required items on the Site Plan Checklist, along with the extent and nature of on-site and off-site Critical Areas and the relationship of the project to those Critical Areas.

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NOTES:
 Standard Parking Stall Dimensions:
 9'x17'
 Standard Driveways:
 25'

Impervious Area

Parking lot area	547,989.1 sq ft
Sidewalk	51,685 sq ft
Main Building	87,681 sq ft
Support Building	18,549 sq ft
Total Area	705,892.1 sq ft
Total Site Area	2,551,309 sq ft
Impervious Coverage	27.66%

SITE PLAN KEY

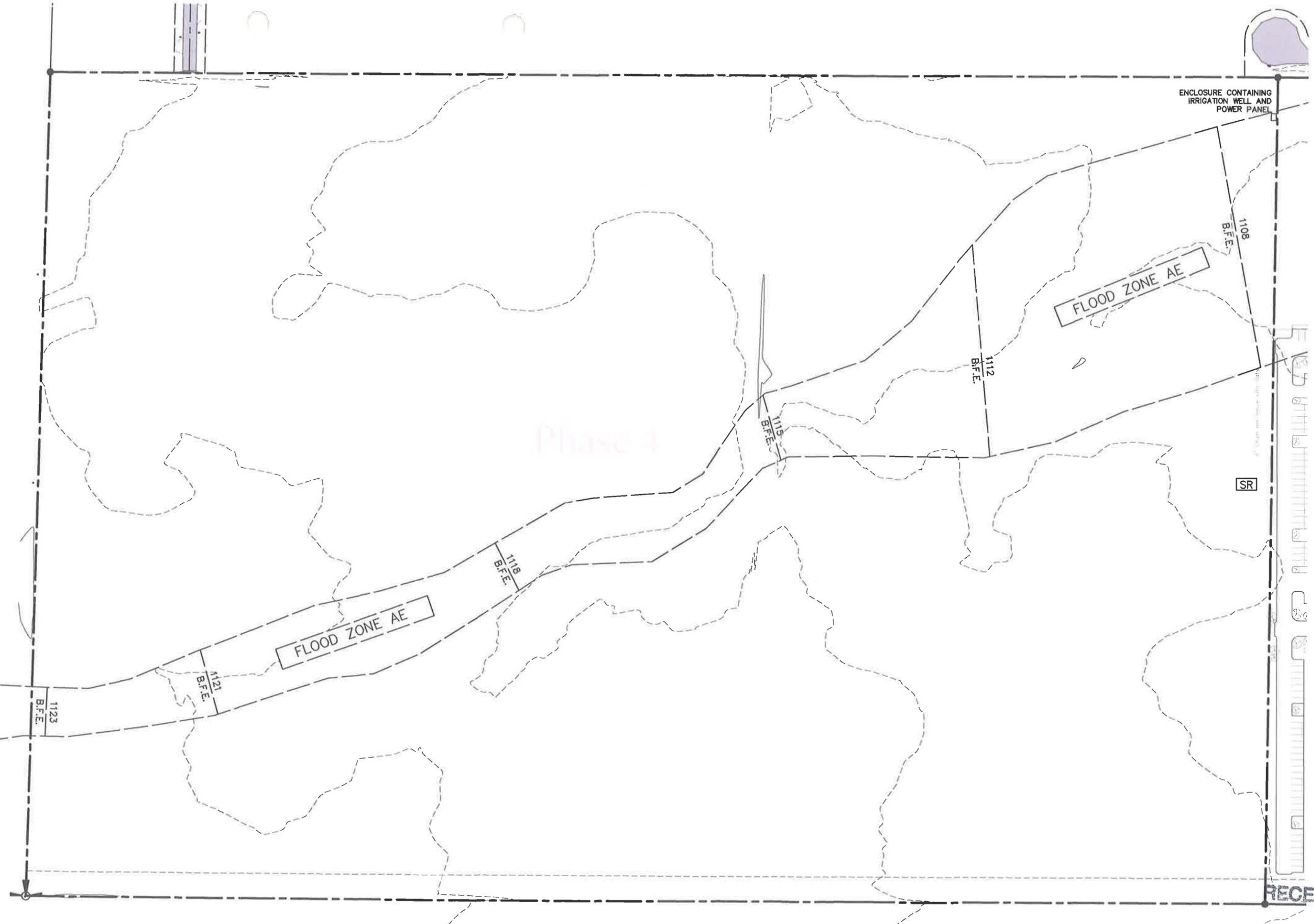
Landscaping Public R/W	[Symbol]
Water Service	[Symbol]
Sewer Service	[Symbol]
Fence	[Symbol]
Required offstreet parking table 6-1	106,230 / 200 = 532 required stalls
Parking Stalls Provided	1,305
Compliance planter area per 15A.06.090	1,305

SITE PLAN / EAST

Scale 1"=150'
 Parcel #: 18.13434001
 Address: 2210 S 38TH AVE YAKIMA, WA 98903
 Owner: Cleat City LLC
 Zoning: M1

OWNER DATA
 Name: Dr. Lloyd Butler
 Phone Number: (509) 307-4534
 Address: Plaza II, LLC
 1214 No. 20th Ave.
 Yakima, WA 98902

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ENCLOSURE CONTAINING
IRRIGATION WELL AND
POWER PANEL

FLOOD ZONE AE

Phase 4

FLOOD ZONE AE

SR

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SITE PLAN / WEST

Scale: 1" = 150'
Parcel #: 18133433001 Address: 47TH AVE, YAKIMA, WA 98903
60 Acres(s) Owner: Cleat City LLC Zoning: SR

OWNER DATA

Name: Dr. Lloyd Butler
Phone Number: (509) 307-4534
Address: Plaza II, LLC
1214 No. 20th Ave.
Yakima, WA 98902



18133433001

LAST_NAME:
 FIRST_NAME:
 MIDDLE_NAM:
 ORG_NAME: CLEAT CITY LLC
 SITUS_ADDR: 47TH S AVE
 SITUS_CITY:
 SITUS_ZIP:
 MAILING_AD: 7200 CHESTERLY DR STE 140
 MAILING_CI: YAKIMA
 STATE: WA
 ZIP_CODE: 98902
 Acres: 60.14
 MKT_LAND: \$210,500
 MKT_IMPVT: \$0
 TCA: 584
 TAX_YEAR: 2016
 USE_CODE: 81 Agricultural Not Current Use
 Zoning:
 Future Land Use:
 In Floodplain:
 Census Tract:
[Click here for complete Assessor Info...](#)

