



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

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**NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW**

**DATE:** March 17, 2014

**TO:** Applicant, and Adjoining Property Owners, SEPA Agencies  
**FROM:** Steve Osguthorpe, Director of Community Development & Planning Division  
Manager

**SUBJECT:** Notice of Application and Environmental Review for a 30-lot subdivision of 24.83 acres located in the vicinity of Ahtanum Rd. and S. 86<sup>th</sup> Ave., Yakima, WA.

**APPLICATION INFORMATION**

**File Number:** PLP #002-13, TCO#009-13, and SEPA #024-13

**Project Description:** The City of Yakima Department of Community Development has received an application for a 30-lot subdivision together with environmental review and traffic concurrency documents. This application is comprised of two related land use applications. The first is a proposal to subdivide approximately 24.83 acres of R-1 Single-Family Residential zoned property into a total of 30 single-family residential lots; and the final application involves the review of the environmental impacts of the proposed subdivision.

**Project Location:** Vicinity of Ahtanum Rd. and S. 86<sup>th</sup> Ave., Yakima, WA.

**Tax Parcel Number:** 17120113013, 17120114012, 18120623025, 18120623013.

**Project Applicant:** Duane Rogers / Apple Tree Construction, LLC  
2550 Borton Road  
Yakima, WA 98903

**NOTICE OF ENVIRONMENTAL REVIEW**

This is to notify all the public and private agencies with jurisdiction and environmental expertise that the City of Yakima Division of Environmental Planning has been established as the lead agency, 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 Determination of Non Significance (DNS) on this project. WAC 197-11-355 is being used

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



**Required Permits** – The following local, state and federal permits/approvals are needed for the proposed project: Building Permit, Street Break Permit, Clean Air Permit, Washington State Department of Ecology NDPES Permit and Traffic Concurrency Review.

**Required Studies:** None

**Existing Environmental Documents:** SEPA/GMA Integrated Environmental Summary

**Preliminary determination of the development regulations that will be used for project mitigation and consistency:** International Building Code, City of Yakima Title 12 Development Standards, Zoning Ordinance and Comprehensive Plan.

### **REQUEST FOR WRITTEN COMMENTS**

You do have the right to comment on this application and become a party of record. Agencies, tribes, and the public are encouraged to review and comment on this proposed project and its probable environmental impacts. All written comments received by **5:00 pm April 7, 2014**, will be considered prior to issuing the final determination on this application. Please mail your comments on this project to: Steve Osguthorpe, AICP, Planning Manager; City of Yakima, 129 N 2<sup>nd</sup> Street, Yakima, Washington 98901. Please be sure to reference the file number or applicant's name in your correspondence.

### **NOTICE OF PUBLIC HEARING**

This long plat request requires that the Yakima Planning Commission hold a public hearing. This public hearing has been scheduled for **May 14, 2014**, beginning at **3:30 p.m.**, in the Council Chambers, City Hall, 129 N 2nd Street, Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2nd St., Yakima, WA 98901.

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. If you have any question on this proposal, please call Jeff Peters, Supervising Planner at (509) 575-6163 or e-mail at [jeff.peters@yakimawa.gov](mailto:jeff.peters@yakimawa.gov).

### **NOTICE OF DECISION**

Decisions and future notices will be sent to anyone who submits comments on this application or request additional notice.



Supplemental Application For:

# PRELIMINARY LONG PLAT

CITY OF YAKIMA, SUBDIVISION ORDINANCE, TITLE 14

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### PART II - APPLICATION INFORMATION

1. PROPERTY OWNERS (attach if long): List all parties and financial institutions having an interest in the property.

Apple Tree Resort  
2550 Borton Road  
Yakima, WA 98903

2. SURVEYOR AND/OR CONTACT PERSON WITH THEIR CONTACT INFORMATION:

Apple Tree Resort / Duane Rogers, (509) 930-3406  
Huibregtse, Louman Associates, Inc / Michael R. Heit, P.E., 801 North 39<sup>th</sup> Avenue, Yakima, WA 98902 (509) 966-7000

3. NAME OF SUBDIVISION: Preliminary Plat of "Apple Tree No. 4"

4. NUMBER OF LOTS AND THE RANGE OF LOT SIZES: 30 Lots, Varying 8100 sqft. to 16,256 sqft.

5. SITE FEATURES:

A. General Description:  Flat  Gentle Slopes  Steepened Slopes - Gentle slopes to some short steep slopes

B. Describe any indication of hazards associated with unstable soils in the area, i.e. slides or slipping? N/A

C. Is the property in a 100-Year Floodplain or other critical area as mapped by any local, state, or national maps or as defined by the Washington State Growth Management Act or the Yakima Municipal Code? NO

6. UTILITY AND SERVICES: (Check all that are available)

Electricity  Telephone  Natural Gas  Sewer  Cable TV  Water Nob Hill Water  Irrigation Yakima Tieton

7. OTHER INFORMATION:

A. Distance to Closest Fire Hydrant: 400 ft.

B. Distance to Nearest School (and name of school): .15 mile, West Valley High School and West Valley Freshman Campus

C. Distance to Nearest Park (and name of park): .20 miles, City of Yakima Owned Park, South 80<sup>th</sup> Avenue

D. Method of Handling Stormwater Drainage: On Site Underground Infiltration Trench

E. Type of Potential Uses: (check all that apply)

Single-Family Dwellings  Two-Family Dwellings  Multi-Family Dwellings  Commercial  Industrial

### PART III - REQUIRED ATTACHMENTS

8. PRELIMINARY PLAT REQUIRED: (Please use the attached City of Yakima Preliminary Plat Checklist)

9. TRAFFIC CONCURRENCY: (if required, see YMC Ch. 12.08, Traffic Capacity Test)

10. ENVIRONMENTAL CHECKLIST (required)

I hereby authorize the submittal of the preliminary plat application to the City of Yakima for review. I understand that conditions of approval such as dedication of right-of-way, easements, restrictions on the type of buildings that may be constructed, and access restrictions from public roads may be imposed as a part of preliminary plat approval and that failure to meet these conditions may result in denial of the final plat.

DR For Apple Tree Resort  
Property Owner Signature (required)

1-30-2014  
Date

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

Revised 02-11



# 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): Preliminary Plat of "Apple Tree No. 4"

2. Applicant's Name & Phone: Apple Tree Resort (509) 966-3905

3. Applicant's Address: 2550 Borton Road, Yakima, WA 98903

4. Contact Person & Phone: Duane Rogers (509) 930-3406

5. Agency Requesting Checklist: City of Yakima

6. Date The Checklist Was Prepared: October 1, 2013

7. Proposed Timing Or Schedule (Including Phasing, If Applicable): The plat will be developed in one phase. We will proceed with the design of infrastructure improvements during the winter of 2014 and anticipate construction starting in March, 2014

8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain: Yes. The Tracts B & C located to the east end of the plat may be developed into single family lots in the future.

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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:

None are known to exist.

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, the Apple Tree Resort property is also submitting a Planned Development Application covering the entire resort area. This plat may be adjusted or modified to the Design Elements and Standards that will be approved as part of the Planned Development Application. Apple Tree Resort Development was originally developed and approved by Yakima County as a Planned Development consisting of mixed uses and specific Design Elements and Standards. The county approved Design Elements & Standards may deviate from current City of Yakima standards with respect to private gated roads, rolled mountable curb & gutter, sidewalk on one side of the roadway, and ornamental street lighting.

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

City of Yakima - Preliminary Plat Approval.  
City of Yakima - SEPA Determination.  
City of Yakima - Stormwater Approval.  
City of Yakima - Building Permit Approval.  
City of Yakima - Road approach permits.  
City of Yakima - Plan review and approval, and construction approval for municipal facilities constructed by private parties

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.):

This proposed plat will subdivide approximately 24.83 acres into 30 single family lots and 3 tracts. Lot sizes will range from approximately 8,100 sf. to 16,256 sf. The proposed internal street will be a public road as part of initial plat review. The roadway however, is intended to be private and gated in accordance with design standards set forth in the Master Plan and Developer's Agreement once they are accepted.

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.:

Preliminary Plat of "Apple tree No. 4" is located 425 ft. north of the intersection of Ahtanum Road and S. 86th Avenue, and extends west off of S. 86<sup>th</sup> Avenue. A portion of the NW Quarter of Section 6, Township 12 North, Range 18 E., W.M. and a portion of the North Half of Section 1, Township 12 North, Range 17 E., W.M.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p><b>1. Earth</b></p>	<p style="text-align: center;"><b>RECEIVED</b> FEB 04 2014 CITY OF YAKIMA PLANNING DIV.</p>
<p>a. <b>General description of the site (✓ one):</b></p>	
<p><input type="checkbox"/> flat <input type="checkbox"/> rolling <input checked="" type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other</p>	
<p>b. <b>What is the steepest slope on the site (approximate percent slope)?</b></p> <p>Approximately 12.0 percent located on the south side of the roadway in Tract B.</p>	
<p>c. <b>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.</b></p> <p>National Resources Conservation Service Soil Mapping was consulted regarding the onsite soils at the plant site. The USDA Soil Conservation Service (SCS) indicated the primary soil for the site is a Harwood Loam which is a CL-CG or A-6 soil type. The remainder of the site is a mixture of Esquatzel Silt Loam, which is a ML or A-4 soil type, Gorst Loam, which is a CL or A-6 soil type, and Kittitas Silt Loam, which is a ML or A-4 soil type. The Harwood Loam and Kittitas Silt Loam are considered prime farmland. The Gorst Loam and Esquatzel Silt Loam are considered prime farmland if irrigated.</p>	
<p><b>Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</b></p> <p>There are no known indications of unstable soils on site or in the immediate vicinity.</p>	
<p>d. <b>Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</b></p> <p>The project consists of usual and normal embankment construction for new streets and building lots. As it applies to the entire project area, there is significant grading proposed for street 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/permitted borrow site.</p>	
<p>e. <b>Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</b></p> <p>It is possible that erosion could occur during the construction phase of the development. Long-term erosion of each individual residential lot is unlikely after home construction because of landscaping.</p>	
<p>f. <b>About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</b></p> <p>Approximately 35 percent of the site will be covered with impervious surfacing. The lot coverage maximum in the R-1 zone is 45 percent.</p>	
<p>g. <b>Proposed measures to reduce or control erosion, or other impacts to the earth, if any:</b></p> <p>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>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p><b>2. Air</b></p>	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">FEB 04 2014</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</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.</p> <p>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. Minimal emissions from residential space heating devices may occur after project completion. Approximate quantities are not known.</p>	
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>None are known to exist.</p>	
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>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><b>3. Water</b></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.</p> <p>There are no existing surface bodies of water or stream on the site. There are existing irrigation/decoration ponds immediately north of the property on the golf course. There is also spring creek approximately 200 ft plus to the south of the property.</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>There will be no work over or in any of the bodies of water. The new private roadway construction will occur within approximately 150' south of the closest irrigation pond and lot grading activity will be within 80 ft. of the south edge of the pond.</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 fill or dredge material will be placed or removed from any surface water or wetlands.</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>The new development will not require any surface water withdrawals or diversions.</p>	<p style="text-align: center;"><b>RECEIVED</b> FEB 04 2014 CITY OF YAKIMA PLANNING DIV.</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>According to FEMA panel number 1036, FIRM map number 53077C1036D, the site 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.</p> <p>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.</p> <p>The proposal will not withdraw or discharge to ground water. Domestic water supply is proposed from the Nob Hill Water Company which has deep source water wells.</p>		
<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.</p> <p>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>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.</p> <p>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.</p> <p>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:</p> <p>Storm water runoff from the road will be retained, treated, and disposed of on-site via surface retention and infiltration facilities, or underground infiltration facilities. Stormwater from homes will be directed onto landscaped areas on each residential lot. Accepted BMP engineering practices for stormwater drainage systems will be implemented to collect and manage the surface and runoff water impacts.</p>		

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<b>4. Plants:</b>	<p><b>RECEIVED</b></p> <p>FEB 04 2014</p> <p>CITY OF YAKIMA PLANNING DIV.</p>
a. Check (✓) types of vegetation found on the site:	
Deciduous Tree: <input type="checkbox"/> Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input checked="" 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 checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture Crop Or Grain <input type="checkbox"/> Other	
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	
Other Types Of Vegetation:	
b. What kind and amount of vegetation will be removed or altered?  The site will be cleared of existing grasses and trees where necessary for the construction of street, utility improvements, and home construction for each phase.	
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.	
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:  The completed residential homesites will be landscaped with typical residential lawns, trees, flowers, and shrubs.	
<b>5. Animals:</b>	
a. Check (✓) any birds and animals which have been observed on or near the site or are known to be on or near the site:	
Birds: <input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds <input type="checkbox"/> Other	
Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/> Other	
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	
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.	
c. Is the site part of a migration route? If so, explain.  The site has not been observed to be part of a migration route.	
d. Proposed measures to preserve or enhance wildlife, if any:  None.	
<b>6. Energy and Natural Resources</b>	
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 residences. Electricity will also be used for normal residential demands of lighting, etc. Solar energy may be used for space heating, cooling, lighting, and power. During construction: equipment fuel.	

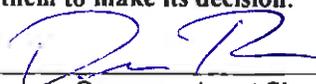
B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>b. <b>Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</b></p> <p>The project will not affect the potential use of solar energy by adjacent properties.</p> <p>c. <b>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:</b></p> <p>New construction will be built to Washington State Energy Codes and as required by the International Building Code.</p>	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">FEB 04 2014</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</p>
<p><b>7. Environmental Health</b></p>	
<p>a. <b>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.</b></p> <p>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>1. <b>Describe special emergency services that might be required.</b></p> <p>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. <b>Proposed measures to reduce or control environmental health hazards, if any:</b></p> <p>There are no known environmental health hazards associated with this proposal, therefore there are no proposed measures.</p>	
<p>b. <b>Noise</b></p>	
<p>1. <b>What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?</b></p> <p>Traffic noise from adjacent public streets.</p>	
<p>2. <b>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.</b></p> <p>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 the typical residential maintenance equipment, i.e. lawn mowers, leaf blowers, power trimmers, snow blowers, etc. during daylight hours.</p>	
<p>3. <b>Proposed measures to reduce or control noise impacts, if any:</b></p> <p>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>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<b>8. Land and Shoreline Use</b>	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">FEB 04 2014</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</p>
<p>a. <b>What is the current use of the site and adjacent properties?</b></p> <p>The project area consists primarily of unused open land within the existing golf course facility. Adjacent properties include moderate density and high density residential lots as well as some orchard land.</p>	
<p>b. <b>Has the site been used for agriculture? If so, describe.</b></p> <p>Yes the site has been used as an apple orchard.</p>	
<p>c. <b>Describe any structures on the site.</b></p> <p>There are currently no structures on the site.</p>	
<p>d. <b>Will any structures be demolished? If so, what?</b></p> <p>No.</p>	
<p>e. <b>What is the current zoning classification of the site?</b></p> <p>R-1, Single Family Residential.</p>	
<p>f. <b>What is the current comprehensive plan designation of the site?</b></p> <p>Low-Density Residential.</p>	
<p>g. <b>If applicable, what is the current shoreline master program designation of the site?</b></p> <p>Not applicable.</p>	
<p>h. <b>Has any part of the site been classified as an "environmentally sensitive" area? If so specify.</b></p> <p>No part of the site has been classified as an "environmentally sensitive" area.</p>	
<p>i. <b>Approximately how many people would reside or work in the completed project?</b></p> <p>Approximately 81 people (2.7 people per home).</p>	
<p>j. <b>Approximately how many people would the completed project displace?</b></p> <p>None.</p>	
<p>k. <b>Proposed measures to avoid or reduce displacement impacts, if any.</b></p> <p>Not applicable.</p>	
<p>l. <b>Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</b></p> <p>The current zoning for this property (R-1) determined that the property is suitable for uses permitted in the Single Family zoning district. The Yakima Urban Area Comprehensive Plan 2025 (Final Adapted Version December 2006) designates this property as Low Density Residential. Coordination meetings with City of Yakima Planning and Public Works representatives.</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments	
<p><b>9. Housing</b></p> <p>a. <b>Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</b></p> <p>Approximately 30, middle income, single-family housing units will be created.</p> <p>b. <b>Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</b></p> <p>None.</p> <p>c. <b>Proposed measures to reduce or control housing impacts, if any:</b></p> <p>Not applicable.</p>	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">FEB 04 2014</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</p>	
<p><b>10. Aesthetics</b></p> <p>a. <b>What is the tallest height of any proposed structures, not including antennas; what are the principal exterior building materials proposed?</b></p> <p>Maximum building height of 35 feet per zoning ordinance. Principal exterior building material will be wood and masonry.</p> <p>b. <b>What views in the immediate vicinity would be altered or obstructed?</b></p> <p>None known.</p> <p>c. <b>Proposed measures to reduce or control aesthetic impacts, if any:</b></p> <p>Apple Tree No. 4 is a gated community and part of the master-planned Apple Tree Resort. The homes will reflect the style and quality of the Apple Tree Resort. Restrictive covenants will require fences and landscaping to be in harmony with the community and neighboring properties. Compliance with zoning and building code regulations regarding building height, lot coverage and setbacks will also be in effect.</p>		
<p><b>11. Light and Glare</b></p> <p>a. <b>What type of light or glare will the proposal produce? What time of day would it mainly occur?</b></p> <p>Typical and normal residential night lighting from dusk until dawn. Interior street lights will be full cut-off style directing the light down onto the pavement.</p> <p>b. <b>Could light or glare from the finished project be a safety hazard or interfere with views?</b></p> <p>The light or glare is not expected to pose any safety hazards or interfere with any views.</p> <p>c. <b>What existing off-site sources of light or glare may affect your proposal?</b></p> <p>None.</p> <p>d. <b>Proposed measures to reduce or control light and glare impacts, if any:</b></p> <p>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>		

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p><b>12. Recreation</b></p>	
<p>a. <b>What designated and informal recreational opportunities are in the immediate vicinity?</b></p> <p>Apple Tree Golf Course is located immediately adjacent to the property. A community pool, cabana, and tot lot are located in the adjacent Apple Tree Subdivision.</p>	
<p>b. <b>Would the proposed project displace any existing recreational uses? If so, describe.</b></p> <p>No.</p>	
<p>c. <b>Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</b></p> <p>None required.</p>	<p><b>RECEIVED</b></p> <p>FEB 04 2014</p> <p>CITY OF YAKIMA PLANNING DIV.</p>
<p><b>13. Historic and Cultural Preservation</b></p>	
<p>a. <b>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.</b></p> <p>There are no known objects on or near the site that would require historic or cultural preservation.</p>	
<p>b. <b>Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural important known to be on or next to the site.</b></p> <p>There are no known landmarks or evidence of historic, archaeological, scientific, or other cultural significance located on or near the site.</p>	
<p>c. <b>Proposed measures to reduce or control impacts, if any:</b></p> <p>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>	
<p><b>14. Transportation</b></p>	
<p>a. <b>Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.</b></p> <p>South 86<sup>th</sup> Avenue abuts Apple Tree No. 4 on the east and is just north of Ahtanum Road. The development will access south 86<sup>th</sup> avenue. Apple Tree No. 4 will not access Ahtanum Road. Additional road entrances would be provided to Ahtanum if future phases were added.</p> <p>See attached preliminary plat drawing.</p>	
<p>b. <b>Is site currently serviced by public transit? If not, what is the approximate distance to the nearest transit stop?</b></p> <p>No. The nearest bus stop is located at Nob Hill and South 72nd Avenue, approximately 2 miles to the east.</p>	
<p>c. <b>How many parking spaces would the completed project have? How many would the project eliminate?</b></p> <p>Each homesite will have a minimum of 2 off-street parking spaces. There will be on-street parallel parking along the roadway within the development. No parking spaces will be eliminated.</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments	
<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).</p> <p>Yes. New streets will be extended throughout the site to provide access to each of the proposed lots.</p> <p>See attached preliminary plat drawing.</p>	<p style="text-align: center;"><b>RECEIVED</b> FEB 04 2014 CITY OF YAKIMA PLANNING DIV.</p>	
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>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 single family residential project (Land Use 210) is anticipated to generate approximately 9.57 vehicle trips per weekday per residence. That equates to approximately 287 vehicle trips per day for (50% entering and 50% exiting).</p> <p>The estimated volume during the A.M. peak hour (7:00 a.m. to 9:00 a.m.) of adjacent street traffic (Ahtanum Road and Occidental Road) is 0.74 trips per residence or 22 trips at full build-out of all phases (25% entering, 75% exiting). The estimated volume during the P.M. peak hour (4:00 p.m. to 6:00 p.m.) of adjacent street traffic is 1.01 trips per residence or 30 trips at full build-out of all phases (63% entering, 37% exiting).</p>		
<p>g. Proposed measures to reduce or control transportation impacts, if any:</p> <p>No measures are planned. Primary access to will be provided via one gated entrance from South 86<sup>th</sup> Avenue.</p>		
<p><b>15. Public Services</b></p>		
<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:</p> <p>The project will have probable incremental increased demand for fire and police protection, public safety services and schools could be anticipated, relative to the potential population increase.</p>		
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>Tax revenues will contribute to public services.</p>		
<p><b>16. Utilities</b></p>		
<p>a. Circle utilities currently available at the site: <u>electricity, natural gas, water, refuse service, telephone, sanitary sewer, cable TV, septic system, other.</u></p>		

<b>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</b>	<b>Space Reserved for Agency Comments</b>
<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.</p> <p>Domestic Water: Nob Hill Water Association  Sanitary Sewer: City of Yakima  Refuse: City of Yakima or private company  Power: Pacific Power  Telephone: Qwest or Charter  Irrigation: Yakima-Tieton  Natural Gas: Cascade Natural Gas Company</p>	
<b>C. SIGNATURE (To be completed by the applicant.)</b>	
<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>	
 Property Owner or Agent Signature	2-4-14 Date Submitted
<b>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE  IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</b>	

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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: right;"><b>RECEIVED</b> FEB 04 2014 CITY OF YAKIMA PLANNING DIV.</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?</p> <p>The proposal will not increase discharges to water, air, release toxic or hazardous substances, or increase noise pollution.</p>	
<p><b>Proposed measures to avoid or reduce such increases are:</b></p> <p>This question is not applicable.</p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>The proposal will not create any adverse impacts on plants, animals, fish or marine life.</p>	
<p><b>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</b></p> <p>This question is not applicable.</p>	
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>The proposal will not deplete energy or natural resources other than through normal building operations of residential homesites.</p>	
<p><b>Proposed measures to protect or conserve energy and natural resources are:</b></p> <p>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?</p> <p>The proposal will not affect any sensitive areas or areas designated for governmental protection.</p>	
<p><b>Proposed measures to protect such resources or to avoid or reduce impacts are:</b></p> <p>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?</p> <p>The proposal will not affect land or shoreline use.</p>	
<p><b>Proposed measures to avoid or reduce shoreline and land use impacts are:</b></p> <p>This question is not applicable.</p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>The proposal will have a slight increase of daily trips above the original road use, however</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>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:</p> <p>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.</p> <p>The proposal is not known to conflict with local, state, or federal laws protecting the environment.</p>	

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## **EXHIBIT A**

### **LEGAL DESCRIPTION**

PARCELS 6, 9, 11 AND THE NORTH 75.00 FEET OF THE SOUTH 465.00 FEET OF THE WEST 284.00 FEET OF THE EAST 314.00 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 18 EAST, W.M. OF THAT SURVEY FILED UNDER AUDITOR'S FILE NUMBER 7175850, RECORDS OF YAKIMA COUNTY, WASHINGTON.

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