



DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Division
Joan Davenport, AICP, Director
129 North Second Street, 2nd Floor, Yakima, WA 98901
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www.yakimawa.gov/services/planning

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW & PUBLIC HEARING

DATE: September 22, 2016
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director & Planning Manager
SUBJECT: Notice of Application, Environmental Review, and Public Hearing for a 35 Lot Preliminary Long Plat.
FILE NOS: PLP#005-16 & SEPA#017-16
PROJECT LOCATION: 7408 Englewood Ave., Yakima, WA
OWNER: Columbia Ridge Homes LLC
APPLICANT: Columbia Ridge Homes c/o Justin Hellem
PARCEL NO: 181320-21400
DATE OF APPLICATION: September 6, 2016
DATE COMPLETE APPLICATION: September 19, 2016

NOTICE OF APPLICATION

The City of Yakima Department of Community Development has received a Preliminary Long Plat and State Environmental Policy Act (SEPA) Checklist application from Justin Hellum of Columbia Ridge Homes LLC (applicant/property owner) to subdivide an 8.98 acre Single-Family Residential (R-1) zoned parcel of land, located at 7408 Englewood Ave., into 35 single-family lots.

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. The optional **WAC 197-11-355** is being used. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. **This may be your only opportunity to comment on the environmental impacts of the proposed project. A copy of the Environmental Checklist is available upon request.**

Required Permits – The following local, state and federal permits/approvals are needed for the proposed project: Clean Air Authority approval, and State Labor & Industries approval. **Required Studies:** Traffic Concurrency. **Existing Environmental Documents:** None. **Preliminary determination of the development regulations that will be used for project mitigation and consistency:** City of Yakima Title 12 Development Standards, and Urban Area Zoning Ordinance

REQUEST FOR WRITTEN COMMENTS

Your views on the proposal are welcome. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its possible environmental impacts. There is a 20-day comment period for this review, anyone may submit comments on this proposal to become a party of record for this project. All written comments received by **5:00 p.m. on October 12, 2016**, will be considered prior to issuing the final threshold determination and recommendation on this application. Your comments on this project may be mailed to:

Joan Davenport, AICP, Community Development Director
City of Yakima Planning Division
129 North 2nd Street
Yakima, WA 98901

or e-mail your comments to: jeff.peters@yakimawa.gov.

Please reference the applicant's name or file number(s) in your correspondence:
(Columbia Ridge Homes, PLP#005-16, & SEPA#017-16,)

NOTICE OF PUBLIC HEARING

This request requires that the City of Yakima Planning Commission hold an open record public hearing. The public hearing is scheduled to be held on **November 9, 2016**, beginning at **3:00 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 written comments. Following the public hearing, the Planning Commission will issue their recommendation to City Council.

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.

Encl: SEPA Checklist, Preliminary Plat, and Vicinity Map



Supplemental Application For:
PRELIMINARY LONG PLAT
 CITY OF YAKIMA, SUBDIVISION ORDINANCE, TITLE 14

PART II - APPLICATION INFORMATION

1. PROPERTY OWNERS (attach if long): List all parties and financial institutions having an interest in the property.
 JUSTIN HELLMUM for COLUMBIA RIDGE HOMES, L.L.C.

2. SURVEYOR AND/OR CONTACT PERSON WITH THEIR CONTACT INFORMATION:
 RICK WEHR, PLSA ENGINEERING & SURVEYING, 521 NO. 20TH AVE., SUITE 3, YAKIMA, WA. 98908
 PH: 575-6990; EMAIL rwehr@plsaofyakima.com

3. NAME OF SUBDIVISION: ENGLEWOOD PLACE

4. NUMBER OF LOTS AND THE RANGE OF LOT SIZES: 35 LOTS - 8,804 SQ. FT. PER LOT

5. SITE FEATURES:

A. General Description: Flat Gentle Slopes Steepened Slopes

B. Describe any indication of hazards associated with unstable soils in the area, i.e. slides or slipping? **NONE**

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 Irrigation YAKIMA-TIETON

7. OTHER INFORMATION:

A. Distance to Closest Fire Hydrant: 100 FEET

B. Distance to Nearest School (and name of school): 1.2 MILES TO SUMMITVIEW ELEMENTARY SCHOOL

C. Distance to Nearest Park (and name of park): 1.6 MILES TO GILBERT PARK

D. Method of Handling Stormwater Drainage: STORM WATER WILL BE HANDLED ON SITE

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.

Justin Hellmum

 Property Owner Signature (required)

9/6/16

 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

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ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

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):** Englewood Place

2. **Applicant's Name & Phone:**

Justin Hellem, Columbia Ridge Homes, LLC, (509) 949-6557

3. **Applicant's Address:**

404 S 51st Avenue, Yakima, WA 98908

4. **Contact Person & Phone:**

Justin Hellem (509) 949-6557

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

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

Fall 2017

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

No

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

None

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SEPA# 017-16

SEP 06 2016

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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:

No

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

Long Plat Approval from the City of Yakima, Grading Permits, Construction Permits, Construction Storm Water 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.):

Long plat of 8.9815 acres into 35 single family residential lots.

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:

7408 Englewood Avenue, Yakima, WA 98908.

Parcel # 181320-21400

Section 20 Township 13 Range 18,

Tract 3, Tieton Orchard Tracts, recorded in Vol. "B" of plats, Page 26; except for right of way

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**CITY OF YAKIMA
PLANNING DIV.**

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
1. Earth	
a. General description of the site (✓ one):	
<input type="checkbox"/> flat <input type="checkbox"/> rolling <input checked="" type="checkbox"/> hilly <input checked="" type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. What is the steepest slope on the site (approximate percent slope)? 58% for Short Distance on West Side, Will Be Graded to 2:1 Slope Max.	
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. Native Soil Appears to Be Cowiche Loam Approx. 25,000cy of Undocumented Fill in NE Corner.	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No	
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. 40,000cy of grading for roads, building pads and 2:1 slopes Max. Site will balance or export.	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No significant erosion possibility with execution of SWPPP and Best Management Practices	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 40%	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: A SWPPP will be created utilizing Best Management Practices	
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. No Significant Emissions.	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No	
c. Proposed measures to reduce or control emissions or other impacts to air, if any: None	
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</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</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>None</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>No</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No</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</p>	
<p>b. Ground Water</p>	
<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>No, serviced by Nob Hill Water Association.</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>None, serviced by City of Yakima Sewer.</p>	
<p>c. Water Runoff (including stormwater)</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments				
<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>Storm water will be managed onsite via an infiltration system</p>					
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No</p>					
<p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No</p>					
<p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:</p> <p>Storm water will be managed onsite via an infiltration system</p>					
<p>4. Plants</p>					
<p>a. Check (✓) types of vegetation found on the site:</p>					
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	<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
<p><input type="checkbox"/> Other types of vegetation</p>					
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Sparse grass and a couple deciduous trees.</p>					
<p>c. List threatened or endangered species known to be on or near the site.</p> <p>None</p>					
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>Homes will receive sod and flower beds covered with rock or mulch</p>					
<p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>None</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.</p> <p>Examples include:</p> <p>birds: hawk, heron, eagle, songbirds, other:</p> <p>mammals: deer, bear, elk, beaver, other:</p> <p>fish: bass, salmon, trout, herring, shellfish, other _____</p> <p>Gophers</p>					
<p>b. List any threatened or endangered species known to be on or near the site.</p> <p>None</p>					

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>c. Is the site part of a migration route? If so, explain. No</p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any: None</p>	
<p>e. List any invasive animal species known to be on or near the site. None</p>	
6. Energy and Natural Resources	
<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. Electric and Natural Gas for Heating, Cooking and Lighting</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No</p>	
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: None</p>	
7. Environmental Health	
<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. No</p>	
<p>1. Describe any known or possible contamination at the site from present or past uses. None known</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</p>	
<p>4. Describe special emergency services that might be required. None</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any: None</p>	
b. Noise	
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? Common street traffic</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<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: Typical construction noise from 7am-5pm, may include on-site crushing or soil screening. Long Term: Common house hold noise.</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any: None</p>	
8. Land and Shoreline Use	
<p>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. Residential</p>	
<p>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? Will not convert agricultural or forest land</p> <p>1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No, residential area.</p>	
<p>c. Describe any structures on the site. None</p>	
<p>d. Will any structures be demolished? If so, what? No</p>	
<p>e. What is the current zoning classification of the site? R-1</p>	
<p>f. What is the current comprehensive plan designation of the site? Urban Growth Area, Yakima</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site? N/A</p>	
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify. No</p>	
<p>i. Approximately how many people would reside or work in the completed project? 100</p>	
<p>j. Approximately how many people would the completed project displace? None</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
k. Proposed measures to avoid or reduce displacement impacts, if any. None	
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: None	
m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: None	
9. Housing	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 35 middle income housing units	
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None	
c. Proposed measures to reduce or control housing impacts, if any: None	
10. Aesthetics	
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 30 feet high, Cement Board Lap Siding	
b. What views in the immediate vicinity would be altered or obstructed? None	
c. Proposed measures to reduce or control aesthetic impacts, if any: None	
11. Light and Glare	
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Street lights and garage lights at night	
b. Could light or glare from the finished project be a safety hazard or interfere with views? No	
c. What existing off-site sources of light or glare may affect your proposal? None	
d. Proposed measures to reduce or control light and glare impacts, if any: None	
12. Recreation	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? 1.6 Miles to Gilbert Park</p>	
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. No</p>	
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None</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. No</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. No</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</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. W Glacier Way will connect to N 74th Avenue</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? Nearest transit stop is less than 1 mile at 80th and Summitview</p>	
<p>c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Adds 90 eliminates 0</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). New public road will be provided, see preliminary plat map.</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. No</p>	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>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? 90 Trips, peaking at 7:30 am and 5:30 pm</p>	
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe: No</p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any: None</p>	
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: No</p>	
<p>b. Proposed measures to reduce or control direct impacts on public services, if any. None</p>	
16. Utilities	
<p>a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____ IRRIGATION WATER</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. Electricity, Natural Gas, Water, Sanitary Sewer, Telephone, Cable, Irrigation Water</p>	
C. SIGNATURE (To be completed by the applicant.)	
<p>The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.</p>	
	<p>9/16/16</p>
<p>Property Owner or Agent Signature</p>	<p>Date Submitted</p>
<p>Justin Hellem</p>	<p>Managing Member / Columbia Ridge Homes, LLC</p>
<p>Name of Signee</p>	<p>Position and Agency/Organization</p>

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

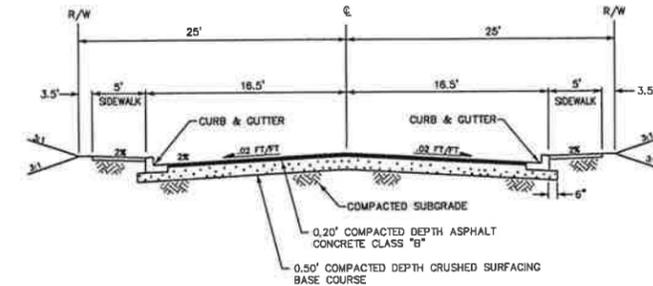
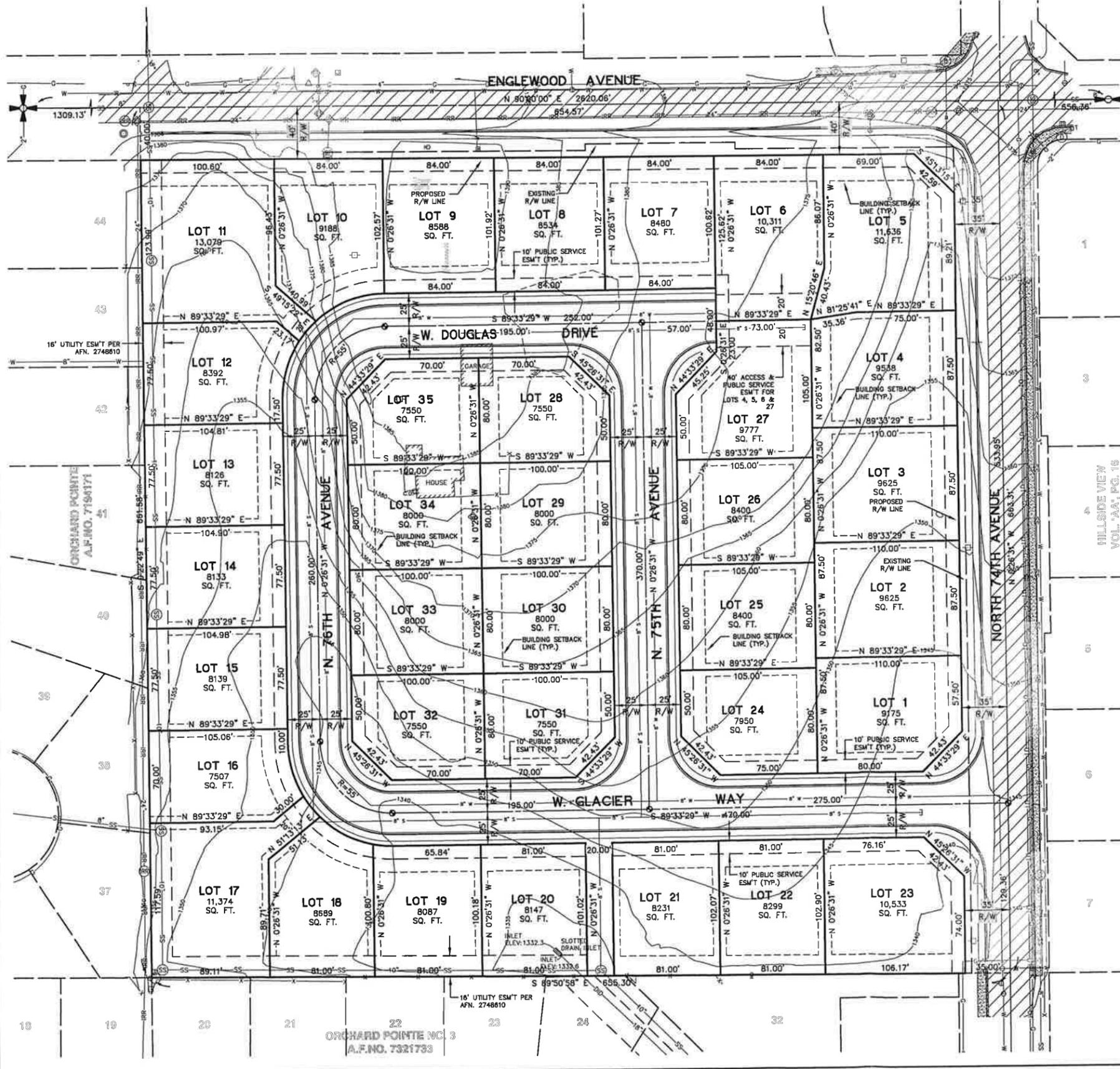
PRELIMINARY PLAT OF ENGLEWOOD PLACE

IN THE NE 1/4 OF THE NW 1/4, SEC. 20, T-13 N, R-18 E, WM

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LEGAL DESCRIPTION

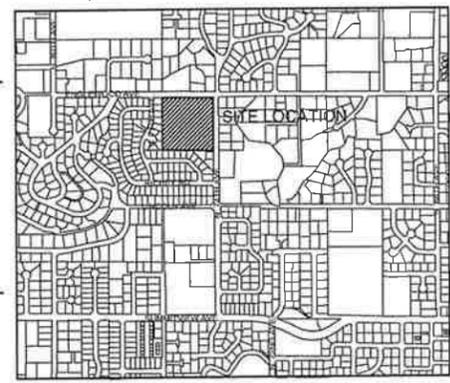
TRACT 3, TETON ORCHARD TRACTS, RECORDED IN VOLUME "B" OF PLATS, PAGE 26, RECORDS OF YAKIMA COUNTY, WASHINGTON;
EXCEPT THE EAST 15 FEET THEREOF;
AND EXCEPT THAT PORTION THEREOF CONVEYED TO COUNTY OF YAKIMA BY RIGHT OF WAY DEED RECORDED MAY 26, 1969, UNDER AUDITOR'S FILE NO. 2194035, RECORDS OF YAKIMA COUNTY, WASHINGTON.



NOTES

- SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED R-1, SINGLE FAMILY RESIDENTIAL.
- ELEVATION DATUM ESTABLISHED FROM YAKIMA-TETON TBM #409, 600 SPIKE IN THE SOUTH FACE OF POWER POLE #131820-2035502 AT THE NE CORNER OF 74TH AVENUE & SUMMITVIEW AVENUE HAVING AN ELEVATION OF 1267.39 (NGVD 29).
- THE TOTAL AREA OF THE PROPOSED PLAT 8.9815 ACRES WITH 1.8604 ACRES DEDICATED FOR STREET RIGHT OF WAY.
- POWER, TV CABLES, TELEPHONE CABLES AND GAS MAINS ARE TO BE LOCATED FROM THE BACK OF CURB TO THE BACK OF THE PUBLIC SERVICE EASEMENT. THE INDIVIDUAL UTILITY COMPANIES TO DETERMINE THE EXACT LOCATION.
- ALL STORM WATER GENERATED BY NEW IMPERVIOUS SURFACES WILL BE RETAINED ON SITE.
- DOMESTIC WATER IS PROPOSED TO BE SUPPLIED BY NOB HILL WATER.
- SANITARY SEWER IS PROPOSED TO BE PROVIDED BY THE CITY OF YAKIMA.
- EXISTING BUILDINGS ON-SITE WILL BE REMOVED AND THE SITE WILL BE RE-GRADED TO CREATE BUILDABLE LOTS.
- TYPICAL BUILDING SETBACKS - 45' FRONT SETBACK FROM CENTERLINE OF STREETS, 5' SIDE SETBACK FROM PROPERTY LINE & 15' REAR SETBACK FROM PROPERTY LINE.
- STREET IMPROVEMENTS SHALL CONFORM TO CITY OF YAKIMA STREET STANDARDS.

SITE ADDRESS: 7408 ENGLEWOOD AVENUE



OWNER/DEVELOPER
JUSTIN HELLM FOR
COLUMBIA RIDGE HOMES
404 S. 51ST AVENUE
YAKIMA, WASHINGTON 98908
PH: 949-6557

ENGINEER/SURVEYOR
RICK WEHR FOR
PLSA ENGINEERING AND SURVEYING
1120 W. LINCOLN AVENUE
YAKIMA, WASHINGTON 98902
PH: 575-6990

PLSA ENGINEERING-SURVEYING-PLANNING
521 NORTH 20th AVENUE, SUITE 3
YAKIMA, WASHINGTON 98902
(509) 575-6990

PRELIMINARY PLAT
OF PARCEL NO. 181320 - 21400
—PREPARED FOR—
COLUMBIA RIDGE HOMES, L.L.C.

DRAWN BY: RICK
DATE: 48/22/2016
JOB NO. 16093
SHEET NO. 1 OF 1

NE 1/4, NW 1/4, SEC. 20, T-13 N, R-18 E, WM

Project: 13, N:\projects\2016093_columbia_ridge_homes_sec201318_preplat_englewood_place\16093preplat.dwg, 8/22/2016 10:28:16 AM, User: Rick Wehr

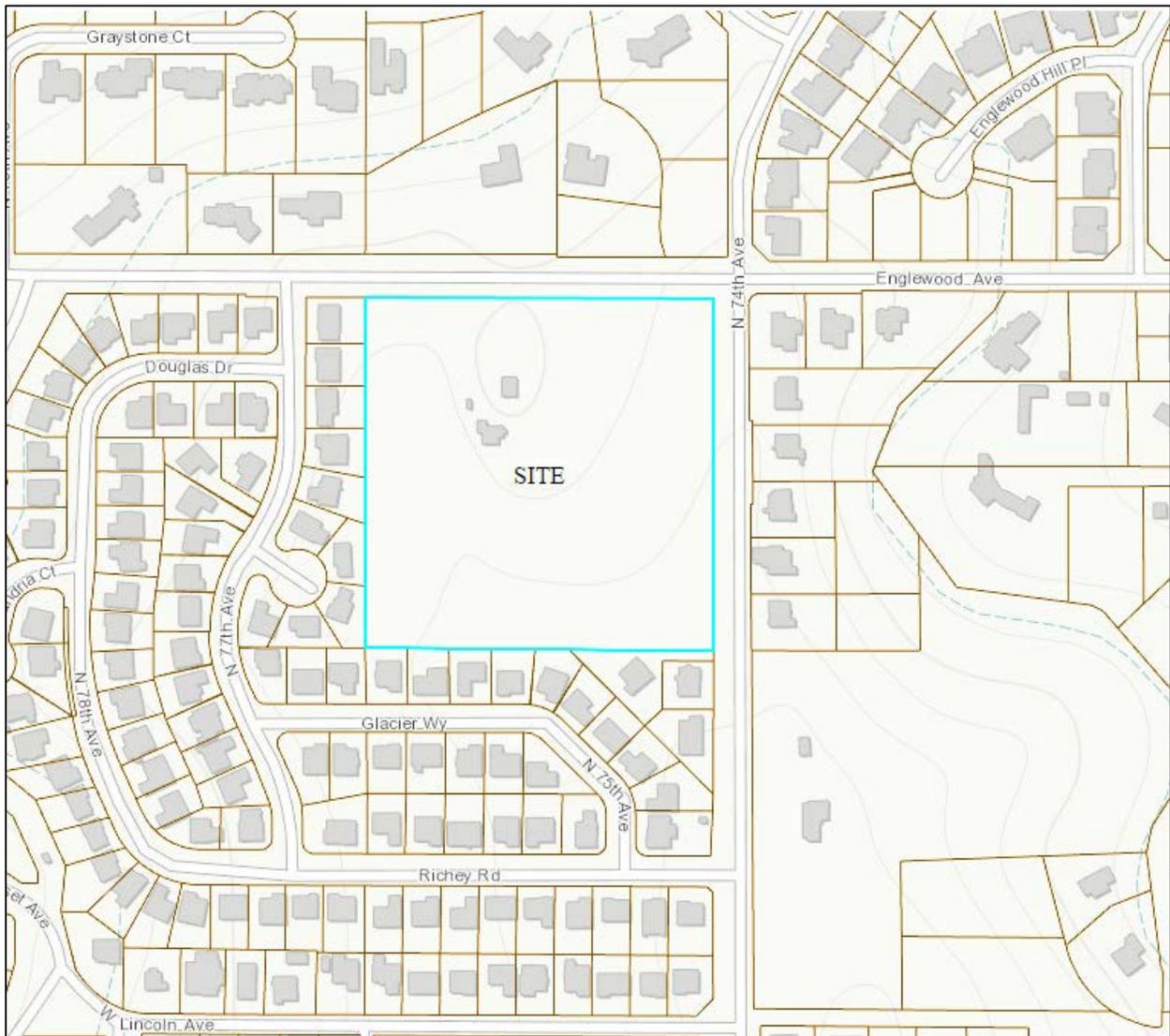
VICINITY MAP



File Number: [PLP#005-16](#)

Project Name: [Columbia Ridge Homes LLC – “Englewood Place”](#)

Site Address: [7408 Englewood Ave](#)



Proposal: Proposed long plat that will subdivide approximately 8.98 acres into 35 single-family residential lots in the R-1 zoning district.

Contact the City of Yakima Planning Division at (509) 575-6183

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

Date Created: 9/8/2016

