



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2nd Floor, Yakima, WA 98901

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NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING

DATE: January 8, 2021
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Sozo Sports of Central WA c/o Digital Design & Development, Leanne Liddicoat
FILE NUMBER: RZ#003-20 & SEPA#020-20
LOCATION: 2409 Sorenson Rd.
TAX PARCEL NUMBER(S): 181334-33401, -33402, -33403, -34401 & -34402
DATE OF APPLICATION: November 3, 2020
DATE OF COMPLETENESS: December 1, 2020

PROJECT DESCRIPTION Proposal to rezone five parcels totaling approximately 60 acres from Suburban Residential (SR) to General Commercial (GC) for the future expansion of the Sozo Sports Complex.

DETERMINATION OF CONSISTENCY Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows:

1. The type of land use: Rezone approximately 60 acres from Suburban Residential (SR) to General Commercial (GC)
2. Level of Development: Nonproject Rezone
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc.
4. Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards.

Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows:

1. The type of land use: Nonproject Rezone of approximately 60 acres from Suburban Residential (SR) to General Commercial (GC) zoning.
2. Density of Development: N/A
3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc.

NOTICE OF ENVIRONMENTAL REVIEW This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, under WAC § 197-11-928 for this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination will be mailed to parties of record and entities who were provided this notice and may be appealed pursuant to YMC § 6.88.170.

Required Permits: The following local, state, and federal permits/approvals may or will be needed for this project: N/A – future development will undergo project-specific environmental and land use review

Required Studies: N/A

Existing Environmental Documents: CAO#003-15

Development Regulations for Project Mitigation and Consistency Include: the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan.

REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. This request requires that the Yakima Planning Commission hold an open record public hearing, which is scheduled for **February 24, 2021 at 3:00 p.m.** Due to the COVID-19 pandemic, the hearing will not be held in the City Hall Council Chambers, but will be held virtually via Zoom. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony.

There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **January 28, 2021**, will be considered prior to issuing the final SEPA determination. Please reference file numbers (RZ#003-20 & SEPA#020-20) and applicant's name (Sozo Sports of Central WA) in any correspondence you submit. You can mail your comments to:

**Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St.; Yakima, WA 98901**

IF YOU WOULD LIKE TO ATTEND THIS VIRTUAL MEETING TO LISTEN AND/OR TESTIFY, PLEASE REGISTER WITH YOUR NAME AND EMAIL ADDRESS IN ADVANCE HERE:

https://cityofyakima.zoom.us/webinar/register/WN_dKGpifuxTYejcwVgTrYBqg

After registering, you will receive emailed instructions for joining the meeting online with your device or by calling in.

View the Hearing Online by Zoom: To join the meeting, click the link in the confirmation email that you received after registering. All attendees will be muted upon entry. If you wish to speak during the public hearing, use the "raise your hand" feature. When it is your turn to speak, the host will unmute you. A message will appear on your screen, and you will need to select "unmute." You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you.

Listen to the Hearing by Phone: You may call any of the phone numbers listed in the confirmation email that you received after registering. You will need to enter the meeting ID and password when prompted. All attendees will be muted upon entry. If you wish to speak during the public hearing, press *9 on your phone to "raise your hand." When it is your turn to speak, you will hear an automated announcement indicating your phone has been unmuted and you can now be heard by all participating in the meeting. You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you and you will hear an automated announcement indicating your phone has been muted.

NOTICE OF RECOMMENDATION Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice once it is rendered.

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

Enclosed: Narratives, Project Descriptions, SEPA Checklist, Site Plan, and Vicinity Map



DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901

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AVISO DE APLICACIÓN, REVISIÓN AMBIENTAL, Y AUDIENCIA PÚBLICA

El Departamento de Desarrollo Comunitario de la Ciudad de Yakima ha recibido una aplicación por parte de un propietario/solicitante y este es un aviso sobre esa solicitud. Información sobre la ubicación de la propiedad en cuestión y la solicitud es la siguiente:

FECHA OTORGADA: 8 de enero, 2021
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Sozo Sports of Central WA c/o Digital Design & Development, Leanne Liddicoat
No. DE ARCHIVO: RZ#003-20 & SEPA#020-20
UBICACIÓN: 4209 Sorenson Rd.
No. DE PARCELA(S): 181334-33401, -33402, -33403, -34401 & -34402
FECHA DE APLICACIÓN: 3 de noviembre, 2020
FECHA DE APLICACIÓN COMPLETA: 1 de diciembre, 2020

DESCRIPCIÓN DEL PROYECTO: Propuesta para rezonificar cinco parcelas aproximadamente 60 acres de zona residencial (SR) a zona comercial (GC) para la futura expansión del Complejo Sozo Sports.

DETERMINACIÓN DE LA CONSISTENCIA Conforme al Código Municipal YMC §16.06.020(A), las consideraciones del proyecto se determinan consistentes con las siguientes normas aplicables:

1. El tipo de uso terrenal: Rezonificar aproximadamente 60 acres de zona residencial (SR) a zona comercial (GC)
2. Nivel de desarrollo: rezonificación sin proyecto asociado
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: La propuesta se adherirá a las normas de desarrollo del Título 12 y Título 15.

Conforme al Código Municipal YMC §16.06.020(B), los reglamentos de desarrollo y las consideraciones del plan comprensivo son coherentes, de la siguiente manera:

1. El tipo del uso terrenal: Rezonificación sin proyecto de aproximadamente 60 acres de zona residencial SR a zona comercial GC.
2. Densidad del desarrollo: N/A
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.

AVISO DE REVISIÓN AMBIENTAL: Esto es para notificar a las agencias con jurisdicción y experiencia ambiental y al público que la Ciudad de Yakima, Division de Planificación, se establece como la agencia principal, de acuerdo con la Ley Estatal de Política Ambiental de Washington (SEPA) bajo WAC §197-11-928 para la revisión de este proyecto. La Ciudad de Yakima ha revisado el proyecto propuesto para posibles impactos ambientales adversos y espera emitir una Determinación de No-Significancia (DNS) para este proyecto conforme al proceso DNS opcional en WAC § 197-11-355. La propuesta puede incluir medidas de mitigación bajo los códigos aplicables y el proceso de revisión del proyecto puede incorporar o requerir medidas de mitigación independientemente de si se prepara un EIS (Declaración de Impacto Ambiental). Una copia de la determinación de umbral posterior se enviara a las personas y agencias que comentaron y que recibieron este aviso, y se puede apelar de acuerdo con el Código Municipal de Yakima YMC § 6.88.170.

Permisos Requeridos: Los siguientes permisos/aprobaciones locales, estatales, y federales pueden o serán necesarios para este proyecto: N/A – el futuro desarrollo se someterá a revisiones apropiadas al uso específico.

Estudios Requeridos: N/A

Documentos Ambientales Existentes: CAO#003-15

Los Reglamentos de Desarrollo para la Mitigación y Consistencia de Proyectos Incluyen: La Ley Estatal de Política Ambiental de Washington, La Ordenanza de Zonificación del Área Urbana de Yakima, Los Estándares de Desarrollo del Título 12, y el Plan Integral del Área Urbana de Yakima.

SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA: Se anima a las agencias, tribus, y el público a revisar y comentar sobre el proyecto y sobre sus probables impactos ambientales. Esta propuesta requiere una audiencia pública con registro abierto con la Comisión de Planificación de Yakima. Por lo tanto, una audiencia pública ha sido programada para el **miércoles 24 de febrero, 2021 comenzando a las 3:00 p.m.** Debido a la pandemia de COVID-19, la audiencia no se llevará a cabo en la Sala del Concejo Municipal, sino que será programada virtualmente usando la plataforma Zoom. Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a asistir a la audiencia pública o a presentar comentarios por escrito.

Habrá un periodo de veinte días para hacer sus comentarios. Este podría ser su única oportunidad para comentar. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el **28 de enero, 2021** serán considerados antes de emitir la decisión final sobre esta solicitud. Por favor de hacer referencia al número de archivo (RZ#003-20 & SEPA#020-20) o al nombre del solicitante (SOZO) en cualquier correspondencia que envíe. Por favor de enviar sus comentarios sobre esta propuesta a:

**Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St., Yakima, WA 98901**

SI DESEA ASISTIR A ESTA REUNIÓN VIRTUAL PARA ESCUCHAR Y/O TESTIFICAR, REGÍSTRESE POR ADELANTADO CON SU NOMBRE Y CORREO ELECTRÓNICO AQUÍ:

https://cityofyakima.zoom.us/webinar/register/WN_dKGpifuxTYejcwVgTrYBgg

Después de registrarse, recibirá instrucciones por correo electrónico para ingresar en línea con su dispositivo o llamando por teléfono.

Ver la audiencia pública en línea por Zoom: Para ingresar a la reunión, haga clic en el enlace ubicado en el correo electrónico de confirmación que recibió al registrarse. Todos los participantes serán silenciados al ingresar. Si desea hablar durante la audiencia pública, use la función para "levantar la mano". Cuando sea su turno de hablar, el anfitrión desactivará el silenciador. Un mensaje aparecerá en su pantalla y seleccione la opción "unmute". Debe anunciar su nombre y dirección postal para el registro antes de hacer sus comentarios. Una vez haya terminado sus comentarios, el anfitrión lo silenciará.

Escuche la audiencia pública por teléfono: Puede llamar a cualquiera de los números telefónicos ubicados en el correo electrónico de confirmación que recibió al registrarse. Deberá ingresar el ID y la contraseña de la reunión cuando se lo solicite. Todos los participantes serán silenciados al ingresar. Si desea hablar durante la audiencia pública, presione *9 en su teléfono para "levantar la mano". Cuando sea su turno de hablar, escuchará un anuncio automatizado indicando que el audio de su teléfono ha sido activado y todos los participantes pueden escucharlo. Debe anunciar su nombre y dirección postal para el registro antes de hacer sus comentarios. Una vez haya terminado sus comentarios, el anfitrión lo silenciará y escuchará un anuncio automatizado indicando que su teléfono ha sido silenciado.

AVISO DE LA RECOMENDACIÓN: Después de la audiencia pública, la Comisión de Planificación de Yakima emitirá su recomendación dentro de diez (10) días hábiles. Cuando la decisión final sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso.

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA.

Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: ask.planning@yakimawa.gov

Adjuntos: Narrativo, Descripción del Proyecto, Plan de Sitio, Mapa



Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:

SR R-1 R-2 R-3 B-1 B-2 HB SCC LCC CBD GC AS RD M-1 M-2

2. DESIRED ZONING OF SUBJECT PROPERTY:

SR R-1 R-2 R-3 B-1 B-2 HB SCC LCC CBD GC AS RD M-1 M-2

3. ZONING OF ADJOINING PROPERTY (check all that apply):

SR R-1 R-2 R-3 B-1 B-2 HB SCC LCC CBD GC AS RD M-1 M-2

4. EXISTING FUTURE LAND USE DESIGNATION:

Low Density Residential Mixed Residential Community Mixed-Use Commercial Mixed-Use
 CBD Commercial Core Regional Commercial Industrial

5. PROPOSED FUTURE LAND USE DESIGNATION:

Is there a proposed change to the Future Land Use Map?

If so what is the proposed future land use designation?

Low Density Residential Mixed Residential Community Mixed-Use Commercial Mixed-Use
 CBD Commercial Core Regional Commercial Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

Transportation Rights-Of-Way Police And Fire Protection Parks And Trails Schools Water
 Sewer Storm Drainage Electricity Natural Gas Telephone Cable TV

PART III - REQUIRED ATTACHMENTS

1. WRITTEN NARRATIVE (see attached form)

2. ENVIRONMENTAL CHECKLIST (attached)

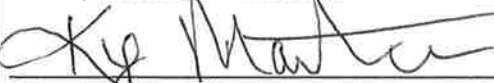
3. TRAFFIC CONCURRENCY (may be required)

4. SITE PLAN OR CONCEPTUAL SITE PLAN

A site plan is required if a land use development is proposed. If no land use development is proposed, a non-binding conceptual site plan is required and shall show potential future use of the property per YMC § 15.23.030 (B).

5. AUTHORIZATION:

I hereby authorize the submittal of this Rezone or Text Amendment Application to the City of Yakima for review.



 Property Owner Signature (required)

11/2/20

 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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PART IV – NARRATIVE (SUBMIT ANSWERS ON SEPARATE SHEET OF PAPER IF NEEDED)

A. How is the subject property suitable for uses permitted under the proposed zoning?

The five parcels totaling 60 acres is for the future expansion of the Sozo Sports Complex. The master plan calls for additional grass fields, parking, plus accessory buildings for restrooms, concessions, and storage. As the complex develops retail and service businesses will support spectators, visitors, and participants.

What is the status of existing land use?

The existing future land use designation is Commercial Mixed Use

B. How is the rezone request in compliance with and/or how does the request deviate from the Yakima Urban Area Comprehensive Plan?

The rezone request is in compliance with the 2040 Comprehensive Plan

C. Are there adequate public facilities, such as traffic capacity, sewer services, potable water, stormwater drainage, schools, fire and police services, and other public services and infrastructure existing on and around the subject property?

City of Yakima sewer and Nob Hill Water are at the east boundary of this group of parcels. Sozo Sports on the neighboring property is currently served by Pacific Power, fire, police, and other public services in addition to sewer and water. Cleat City has provided a 40' right of way for the extension of Sorenson Road to the west, and is to pay for half of this road as the site develops. A traffic study for the Sozo Sports complex found that existing streets support typical peak hour traffic with the planned Spring Creek and Ahtanum Road improvements.

Are the existing public facilities capable of supporting the most intensive use of the new (requested) zone? If not, what mitigating measures are going to be implemented to address any short falls in public services that may exist?

The existing public services can support the GC designation for this property. Over time further mitigation will be addressed on a project by project basis through permitting applications.

D. How is the proposed zone change compatible with the existing neighboring uses?

The north and west residential neighborhoods are SR, with the south boundary R2 and R3. East is M1. As a sports park, Sozo is compatible with all of the neighboring uses. The existing Land Use Designation is Commercial Mixed Use, so the GC zoning is in line with this designation.

What mitigating measures are planned to address incompatibility, such as sitescreeing, buffering building design, open space traffic flow alteration, etc.?

Lots 8 and 9 on the north and west boundary will have a recorded 100' buffer from commercial buildings. Accessory uses such as restrooms, concessions, and storage that are for the support of Sozo operations are allowed in this buffer zone. A 6' site screening fence has been built on the north property boundary, and will be added to the west boundary as part of site screening standard C.

E. What is the public need for the proposed change?

The rezone change is in keeping with the existing land use designation of Commercial Mixed Use. Sozo Sports is a total of 118 acres. Currently, 58 acres are M1 and 60 acres are SR. Rezoning these 5 parcels (60 acres) to GC will match the current land use designation. In addition to the Sozo Sports Complex to the east and the new RCO park to the northeast, other commercial operations east of 36th and 38th Avenue are also M1. The extension of Sorenson Road to the west will provide more access to the area, and the GC zone on these parcels will be helpful for project placement in keeping with the land use designation.



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):

Cleat City Rezone

2. Applicant's Name & Phone:

Sozo Sports of Central Washington

3. Applicant's Address:

1909 W. Lincoln Ave., Suite 1, Yakima, WA 98902

4. Contact Person & Phone:

Leanne Liddicoat, 509-833-8552

5. Agency Requesting Checklist: City of Yakima

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

2022-2025: Add grass fields with parking on lots 5 and 9. Solicit partnerships for sport venues on the Sozo site
Beyond 2025: Extend Sorenson Rd and utilities, determine sports related projects and fields for lots 6, 7, and 8.

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

An indoor sports arena will be built next to the fieldhouse on the existing sports complex with a groundbreaking in 2021. The permit process for this arena project will determine the parking and support services needed on the parcels being rezoned.

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

There has been a wetland report and traffic study prepared for the Sozo complex including this site

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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:

There are no applications pending approval at this time

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

No government approvals required for the rezone. For development of the property we will need the following:

- Type 2 and SEPA for project development
- Stormwater permit
- Building permits
- Permits for road construction

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.):

A concept site plan has been provided showing additional sports fields and parking. As the park develops specific project information will be submitted for permitting.

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:

The property is located south of Spring Creek Road and east of 36th Avenue where the existing Sorenson Road will be extended to the west. The legal description and parcel addresses are attached.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)
EARTH
1. 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: _____
2. What is the steepest slope on the site (approximate percent slope)? 1%
3. 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
4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No indication
5. 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 150,000 cubic yards for the conceptual plan. Excess soil from the Spring Creek construction project was left on site to be used as fill for future Sozo projects.
6. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. As a flat site there will be little erosion control required. But, an erosion control plan will be followed to grade soil on site.
7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? For these 5 parcels we have an estimate of 15.4% impervious surfaces for parking
8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: An engineered stormwater collection and disposal system will be used to contain water on site
AIR
1. 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. Dust during construction, with no emissions during operations
2. 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.
3. Proposed measures to reduce or control emissions or other impacts to air, if any: A dust control plan will be in place during construction

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

SURFACE WATER

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

No streams on the site per the Wetlands Report. The nearest running water is to the northeast on adjacent properties bordering the airport.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No - nearest water is more than 200 feet away

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.**

Not applicable

4. **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No surface water withdrawal or diversion.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

Yes - this site lies within the 100 year floodplain.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No - all stormwater collected from 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.

GROUND WATER

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.**

Domestic water provided by Nob Hill Water. No groundwater will be drawn.

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.

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

WATER RUNOFF (INCLUDING STORM WATER)

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 onsite 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 will be grass fields and parking lots.

4. 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 systems, and all systems will be designed to meet Yakima and Eastern Washington stormwater requirements.

PLANTS

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

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

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

The pasture will be removed and replaced primarily with grass fields, deciduous trees, and landscaping

3. List threatened or endangered species known to be on or near the site.

None known

4. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The existing vegetation is from prior alfalfa planting or pasture grass for cattle. Grass for sports fields will be planted along with trees for shade and parking lot landscaping.

5. List all noxious weeds and invasive species known to be on or near the site.

Scotch thistle

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

ANIMALS

1. 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.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

Hawk, songbird, gophers, squirrels, and mice

2. List any threatened or endangered species known to be on or near the site.

None known

3. Is the site part of a migration route? If so, explain.

The site is in the North America Fly Way

4. Proposed measures to preserve or enhance wildlife, if any:

The park setting will add to the community green space and recreation. Landscape and grass planting may provide for some wildlife habitat, but we are aware of the proximity of the airport. The project will not encourage bird habitat beyond the existing numbers.

5. List any invasive animal species known to be on or near the site.

None known

ENERGY AND NATURAL RESOURCES

1. 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 power will be used as the primary source of energy for parking lot lights. No buildings are planned in the conceptual site plan that require heating.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No affect to adjacent properties. The terrain is flat and will not interfere with neighbors that may use solar.

3. 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:

Lighting will be high efficiency rated

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	
ENVIRONMENTAL HEALTH	
1. 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 style="text-align: right;">RECEIVED NOV 03 2020 CITY OF YAKIMA PLANNING DIV.</p>
2. 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	
3. 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. Fuel for maintenance and construction vehicles will be supplied by offsite vendors and not stored on site.	
4. 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. Typical fertilizer and soil nutrients will be stored in appropriate containers on site for the maintenance of grass and landscaping	
5. Describe special emergency services that might be required. First aid for sports injuries - a first responders office has been designated in the future indoor arena on the neighboring property. Other emergency services would be considered typical for any location.	
6. Proposed measures to reduce or control environmental health hazards, if any: During field preparation clean topsoil or fill will be placed on the site, creating a barrier from the potential hazards from farming pesticides.	
NOISE	
1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? There is noise from traffic on surrounding surface streets. The airport generates typical air traffic noise.	
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 are likely from 4:00 p.m. to 8:00 p.m. evenings and all day Saturday and Sunday, with some daytime activities in the summer months. 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 street traffic passing the property as well as airport traffic.	
3. Proposed measures to reduce or control noise impacts, if any: Sozo hours of operation are consistent with the city's parks and will not adversely affect the surrounding areas. The PA systems will be projecting into the park and away from neighboring properties to minimize noise transmission.	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	
LAND AND SHORELINE USE	
<p>1. 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.</p> <p>The property is currently vacant with some grass areas. Residential properties are north and west. The property to the south is vacant, and Sozo Sports is to the east.</p>	
<p>2. 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?</p> <p>The site was a working farm for alfalfa and cattle grazing and is no longer in production under the current ownership.</p>	
<p>3. 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:</p> <p>There is no impact from working farms in the area</p>	
<p>4. Describe any structures on the site.</p> <p>The only structure is a well house in the NE corner of the property</p>	
<p>5. Will any structures be demolished? If so, what?</p> <p>Not applicable</p>	
<p>6. What is the current zoning classification of the site?</p> <p>SR</p>	
<p>7. What is the current comprehensive plan designation of the site?</p> <p>Commercial Mixed Use</p>	
<p>8. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not applicable</p>	
<p>9. Has any part of the site been classified as a critical area by the city or county? If so, specify.</p> <p>The site is in the 100 year floodplain. The wetlands study found there is no recent connectivity to any streams or ditches and the site failed to meet all three parameters to be considered wetlands.</p>	
<p>10. Approximately how many people would reside or work in the completed project?</p> <p>53 FTE positions will be generated by the completed project</p>	<p>RECEIVED</p> <p>NOV 03 2020</p> <p>CITY OF YAKIMA PLANNING DIV.</p>
<p>11. Approximately how many people would the completed project displace?</p> <p>None - no residences on site</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)
LAND AND SHORELINE USE
<p>12. Proposed measures to avoid or reduce displacement impacts, if any. None proposed</p>
<p>13. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: This project will be a benefit to the community by adding park space and play fields in the Yakima Valley. The Sozo park expansion includes additional multi-use grass fields on 60 acres. In an area encumbered by a floodplain soccer fields are a natural use for the terrain with open space for natural flooding. The neighborhood includes homes, vacant land, hop fields, and miscellaneous manufacturing. Adding 60 acres for parks is compatible with the existing uses.</p>
<p>14. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Although in an agricultural area, there are not any adjacent farm fields that will affect the park. The north and west boundaries are residential. Across 36th Avenue is a hop field that is not incompatible with the park.</p>
HOUSING
<p>1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None</p>
<p>2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None</p>
<p>3. Proposed measures to reduce or control housing impacts, if any: None</p>
AESTHETICS
<p>1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Maintenance buildings or sports equipment storage will be utilitarian one story building no higher than 15'. The buildings will be either wood frame with wood siding or metal buildings with siding and colors similar to the existing Sozo buildings.</p>
<p>2. What views in the immediate vicinity would be altered or obstructed? This area is flat and no views will be affected</p>
<p>3. Proposed measures to reduce or control aesthetic impacts, if any: This addition to the Sozo Sports Complex will have the same color theme as the original park. 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>

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

LIGHT AND GLARE

1. 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 be added to select fields for night play. Stadium and parking lot 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.

2. 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 or residences.

3. What existing off-site sources of light or glare may affect your proposal?

None

4. 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.

RECREATION

1. What designated and informal recreational opportunities are in the immediate vicinity?

Sozo Sports is a recreational and sports park. The new RCO park to be built in 2021 will provide additional recreational opportunities.

2. Would the proposed project displace any existing recreational uses? If so, describe.

No, this project adds to recreational options for Yakima

3. 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 adds more sports fields making it easier for sports families to go to one facility instead of traveling to many places in order to play. In addition to the fields it is a significant increase in green space with play equipment and options for recreation and contributes to the city of Yakima Parks Department's long range plan to add parks of more than 20 acres.

HISTORIC AND CULTURAL PRESERVATION

1. 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 historical structures or building on site

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

HISTORIC AND CULTURAL PRESERVATION

2. 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 on the neighboring 58 acre parcel found no evidence of artifacts of historically significant use

3. 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

TRANSPORTATION

1. 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 36th Avenue from the north. Ahtanum Road to 38th Avenue are on the south. The main entrance to the site will be on 36th Avenue to the east. A secondary entrance from 38th and Sorenson will be added when Sorenson is extended.

2. 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.

3. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

1,045 parking spaces are shown on the non-project proposal, which is 805 more than the required number for 20 spaces per sports field. No parking spaces are eliminated.

4. 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).

Spring Creek Road Phase 1 construction is complete, with Phase 2 to being this winter. Ahtanum Road will be improved by the county within the next two years.

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The Yakima Regional Airport is north of this site

6. 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?

Peak volumes between 4 and 60 p.m. will generate passenger vehicle trips of 141 in and 73 out based on a traffic study with an additional 13 fields. In the non-project site plan attached we show 12 fields. Commercial and non-passenger vehicles are not expected in this 60 acre section of the park on a regular basis.

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

TRANSPORTATION

7. 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

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

Sozo Sports has identified neighboring properties that could serve as event parking lots with private or public transit available to transport visitors to the park.

PUBLIC SERVICES

1. 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:

There will not be an increased need for public services beyond what is currently available. Fire, police, and other public services are already being provided to the park.

2. Proposed measures to reduce or control direct impacts on public services, if any.

Sozo Sports contracts with local providers for additional first aid support for events.

UTILITIES

1. Check (✓) utilities currently available at the site:

- electricity natural gas water refuse service telephone
 sanitary sewer septic system other _____

2. 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.

Nob Hill Water and city of Yakima sewer are at the east property line, with Pacific Power and Yakima Waste serving neighboring parcels. All of these utilities will be extended as needed for the project.

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

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Leanne Liddicoat
Property Owner or Agent Signature

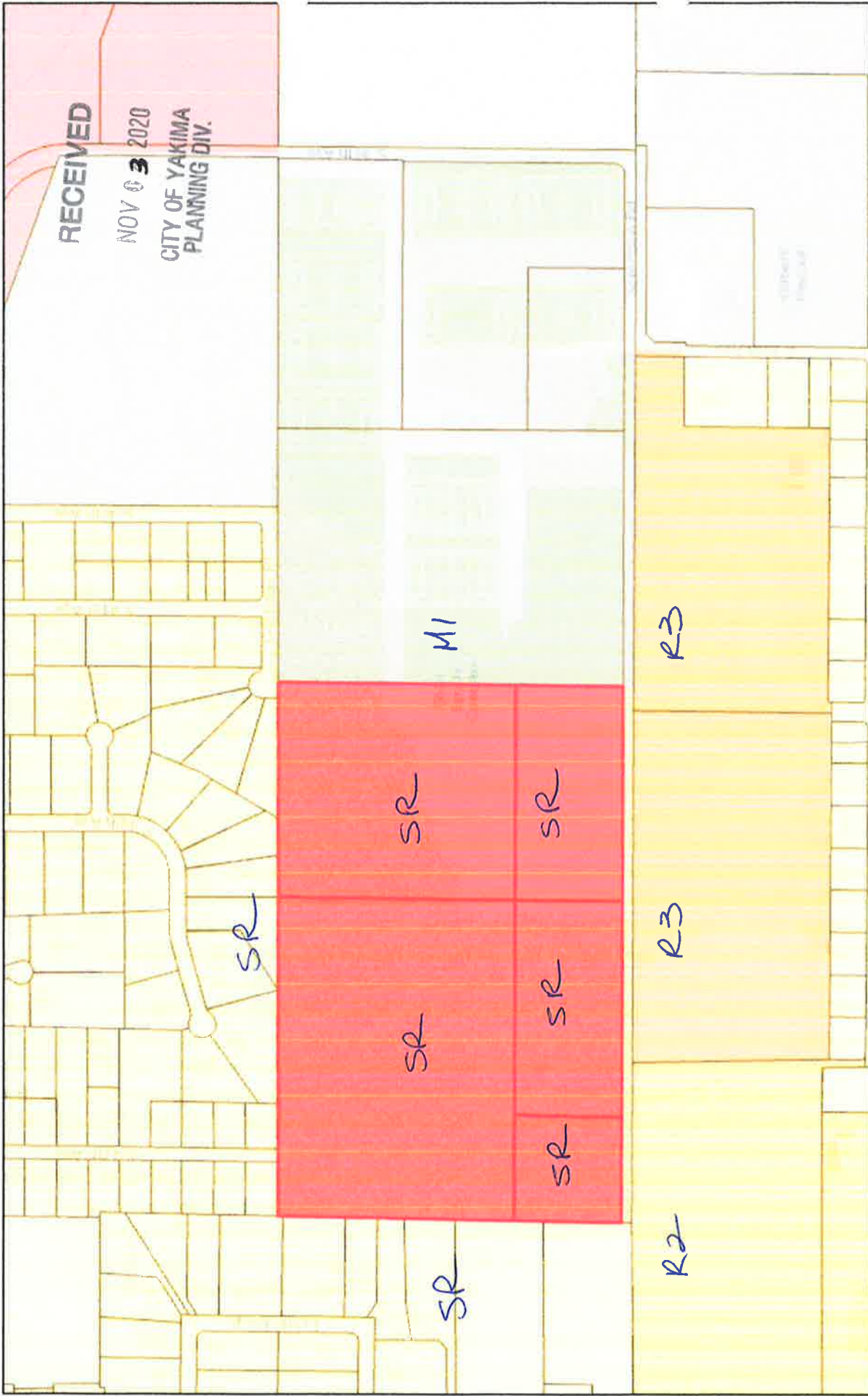
11/2/20
Date Submitted

Leanne Liddicoat
Name of Signee

Sozo Sports / Applicant
Position and Agency/Organization

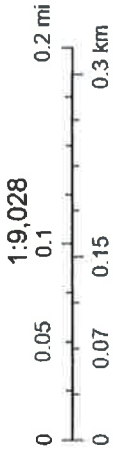
**PLEASE COMPLETE SECTION "D" ON THE NEXT PAGES
IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW**

Zoning



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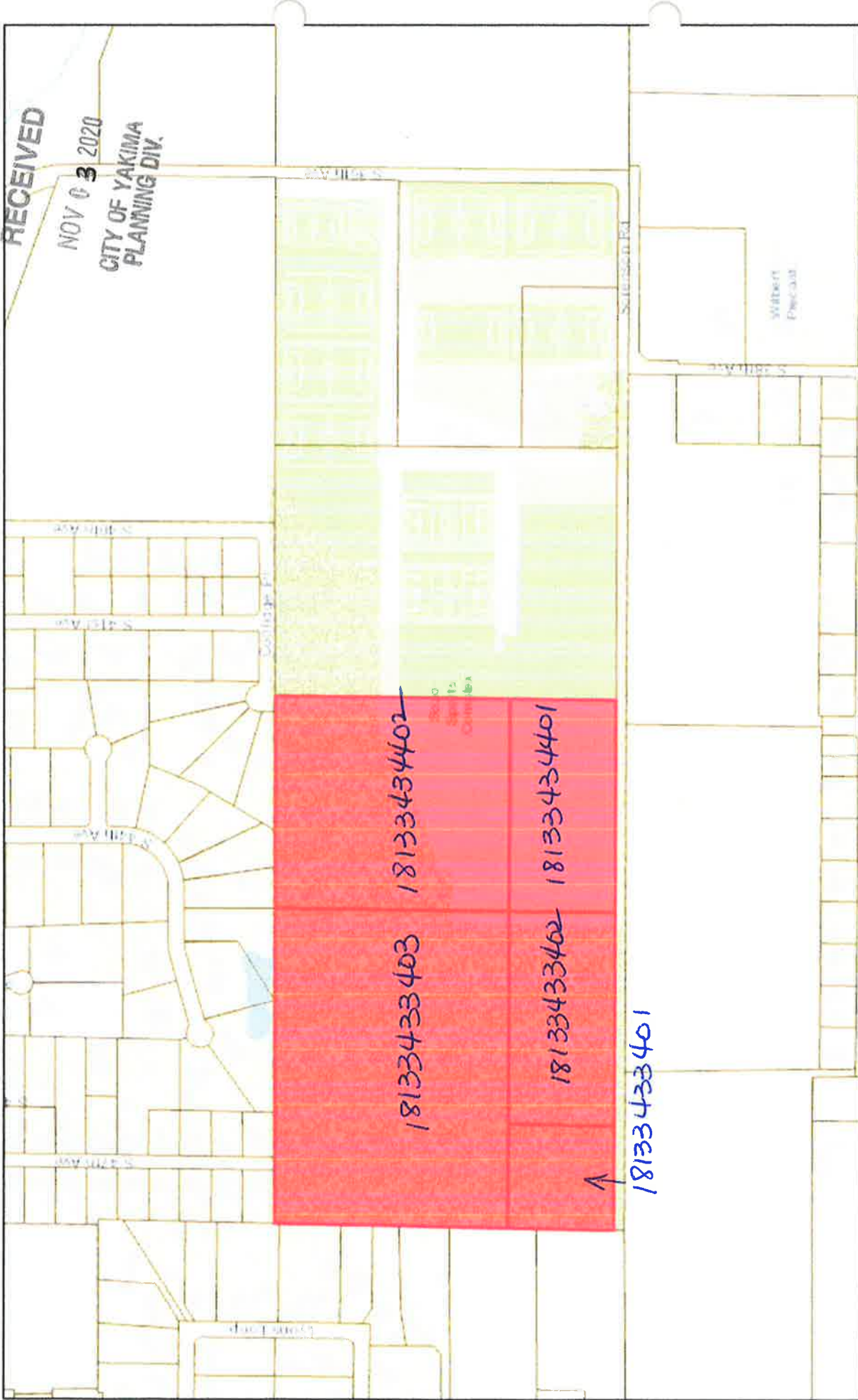


November 2, 2020

- Override 1
- Parcels
- SR Suburban Residential
- R-1 Single Family
- R-2 Two Family
- R-3 Multi-Family
- B-1 Professional Business
- B-2 Local Business
- HB Historical Business
- SCC Small Convenience Center

Yakima GIS, City of Yakima GIS. Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, City of Yakima, Washington - 2017

Rezone 5 Parcels

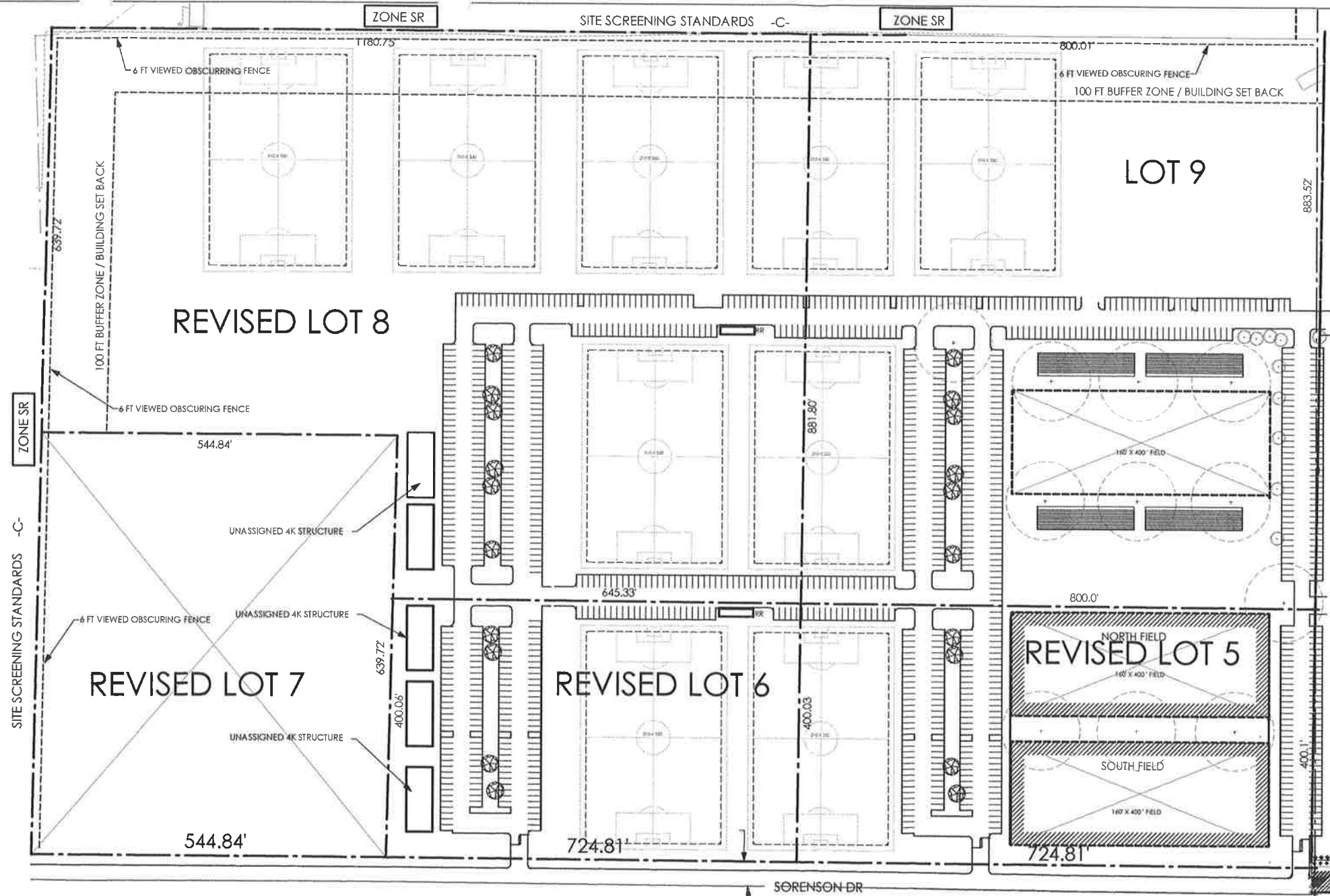


November 2, 2020

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Yakima GIS, City of Yakima GIS, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, City of Yakima, Washington
City of Yakima, Washington - 2017



CITY OF
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SITE PLAN
NON-PROJECT REZONE

PROJECT:
**SOZO SPORTS
COMPLEX**
YAKIMA, WA

PARCEL ADDRESS PARCEL NUMBERS:

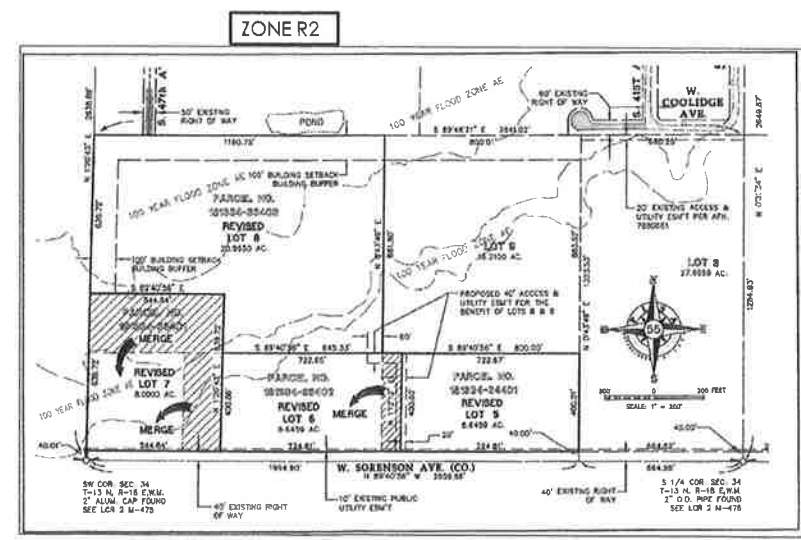
- 4601 SORENSON RD
18133433401
- 7401 SORENSON RD
18133433403
- 4501 SORENSON RD
18133433402
- 4201 SORENSON RD
18133434401
- 4209 SORENSON RD
18133434002

SITE AREA:
TOTAL SITE AREA: 2,518,446 SF 60 ACRES
ROADS AND PARKING: 388,646 SF 15.4 %

PARKING CALCULATIONS:
240 REQUIRED
1,045 PROVIDED

LOCATION PROPOSED DRIVEWAYS:
SEE PROJECT NARRATIVE

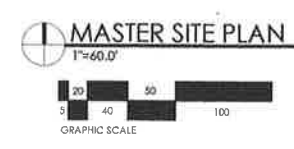
SITE SCREENING STANDARDS -C-



PARCEL MAP
NTS



SITE LOCATION KEY
NTS



DRAWING DATA:
DRAWING DATE: 11-2-2020
FILE #: REZONE SITE PLAN 11220 SOZO
DRAWN BY: SWL
ISSUED FOR: CONCEPT

REVISIONS:
CONCEPT ONLY

PAGE SCALE: NOTED
SHEET SIZE: 18 X 24 ARCH "C"

SHEET NUMBER

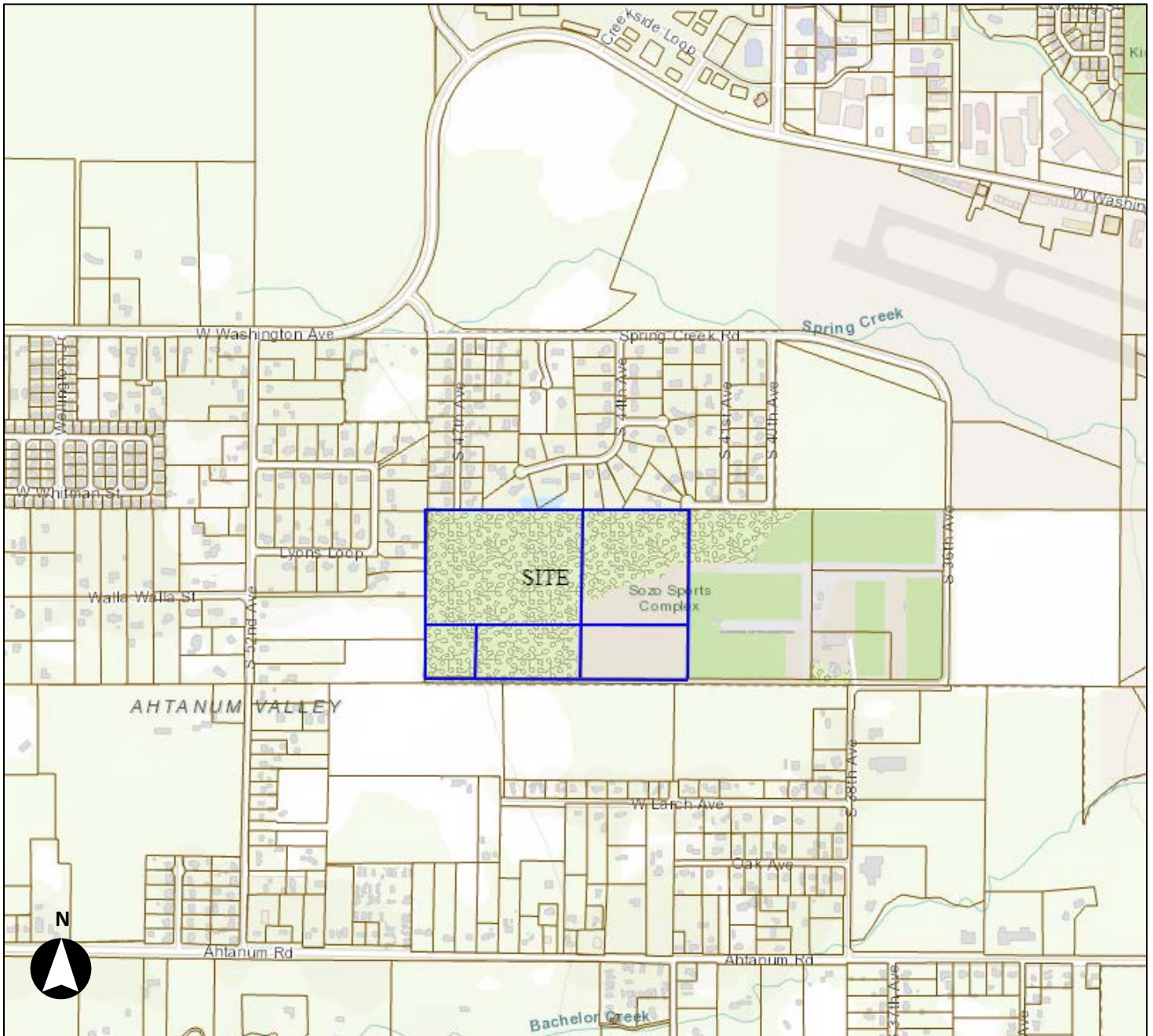
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VICINITY MAP



File Number: RZ#003-20 & SEPA#020-20
Project Name: SOZO SPORTS OF CENTRAL WA
Site Address: 4209 SORENSON RD



Proposal: Proposal to rezone five parcels totaling approximately 60 acres from Suburban Residential (SR) to General Commercial (GC) for the future expansion of the Sozo Sports Complex.
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: 11/9/2020

