



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING

DATE: September 9, 2022
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Nob Hill Water Association c/o Kirsten McPherson (6111 Tieton Dr., Yakima, WA 98908)
FILE NUMBER: CL3#002-22, SEPA#016-2, CAO#010-22
LOCATION: 1419 S. 44th Ave.
TAX PARCEL NUMBER(S): 181327-34007
DATE OF APPLICATION: September 2, 2022
DATE OF COMPLETENESS: September 7, 2022

PROJECT DESCRIPTION Proposal to drill a new well estimated to be approximately 1,400 feet deep and construct a new pumphouse. Associated improvements include potable water infrastructure to adjust for well location, connection to the well pumphouse, power and telecommunication infrastructure to facilitate operation of the well, and stormwater and drainage infrastructure.

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: Utility Services is a Class (3) use in the R-1 zoning district.
2. Level of Development: N/A
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: Utility Services is a Class (3) use in the R-1 zoning district.
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 facilities.

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: Building Permit, Grading Permit

Required Studies: N/A

Existing Environmental Documents: SEPA#023-18, CAO#002-18

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. 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 **September 29, 2022**, will be considered prior to issuing the final SEPA determination. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **October 13, 2022 at 9:00 a.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (CL3#002-22, SEPA#016-22, CAO#010-22) and applicant's name (Nob Hill Water Association) 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**

NOTICE OF DECISION Following the public hearing, the Hearing Examiner will issue his decision within ten (10) business days. When available, a copy of the decision 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 Eric Crowell, Senior Planner, at (509) 576-6736, or e-mail to eric.crowell@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: 9 de septiembre, 2022
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Nob Hill Water Association c/o Kirsten McPherson (6111 Tieton Dr., Yakima, WA 98908)
No. DE ARCHIVO: CL3#002-22, SEPA#016-22, CAO#010-22
UBICACIÓN: 1419 S. 44th Ave.
No. DE PARCELA(S): 181327-34007
FECHA DE APLICACIÓN: 2 de septiembre, 2022
FECHA DE APLICACIÓN COMPLETA: 7 de septiembre, 2022

DESCRIPCIÓN DEL PROYECTO: Propuesta de escarbar un nuevo pozo, de aproximadamente 1,400 pies de profundidad, y construir una estación de pompa. Los mejoramientos asociados incluyen la infraestructura del agua potable para ajustar la ubicación del pozo, conexión del pozo a la estación de pompa, infraestructura de energía y telecomunicaciones para facilitar el funcionamiento del pozo, y la infraestructura de aguas pluviales y drenaje.

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: Servicios de Utilidad es un uso Tipo 3 en la zona residencial R-1.
2. Nivel de Desarrollo: N/A
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, y colección de basura, etc.
4. Características del desarrollo: La propuesta se adherirá a todas 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: Servicios de Utilidad es un uso Tipo 3 en la zona residencial R-1.
2. Densidad de Desarrollo: N/A
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

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: Permiso de Construcción, Permiso de Nivelación Terrenal

Estudios Requeridos: N/A

Documentos Ambientales Existentes: SEPA#023-18, CAO#002-18

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. 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 **29 de septiembre, 2022** serán considerados antes de emitir la decisión final sobre esta solicitud. Esta propuesta requiere una audiencia pública con registro abierto con el Examinador de Audiencias. Por lo tanto, una audiencia pública se llevará a cabo el **jueves 13 de octubre, 2022 comenzando a las 9:00 a.m.** en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. 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. Por favor de hacer referencia al número de archivo (CL3#002-22, SEPA#016-22, CAO#010-22) o al nombre del solicitante (Nob Hill Water Association) 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**

AVISO DE LA DECISIÓN FINAL: Después de la audiencia pública, el Examinador de Audiencias emitirá su decisión 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, Lista de SEPA Plan de Sitio, Mapa

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Supplemental Application For:
TYPE (3) REVIEW
YAKIMA URBAN AREA ZONING ORDINANCE, YMC CHAPTER 15.15

PART II - LAND USE DESIGNATION

1. PROPOSED LAND USE TYPE: (As listed on YMC § 15.04.030 Table 4-1 Permitted Uses)

Utility Services (substations, etc.)



PART III - ATTACHMENTS INFORMATION

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

**PART IV - WRITTEN NARRATIVE: Please submit a written response to the following questions.
Use a separate sheet of paper if necessary.**

- 1. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business.
See attached.
- 2. How is the proposal compatible to neighboring properties?
See attached.
- 3. What mitigation measures are proposed to promote compatibility?
See attached.
- 4. How is your proposal consistent with current zoning of your property?
See attached.
- 5. How is your proposal consistent with uses and zoning of neighboring properties?
See attached.
- 6. How is your proposal in the best interest of the community?
See attached.

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

Nob Hill Water Association

Well 8 Installation

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COMMUNITY DEVELOPMENT

September 2, 2022

Type 3 Review Application

PART IV – WRITTEN NARRATIVE

- A. Fully describe the proposed development, including number of dwelling units and parking spaced. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related to the business.*

The Nob Hill Water Association (Association) drilled Well 6 about a quarter mile east of the proposed Well 8 site in 1994. Production zones were inadvertently cemented off to control difficult ground conditions, and consequently the well could not produce the desired quantities from the permitted formations. In 1997 a test hole was installed about 50 feet west of Well 6 to evaluate conditions. The findings of the test hole were favorable, indicating that between 1,200 and 3,000 gallons per minute (gpm) could probably be produced. Based on these findings the Association added points of diversion to its water rights in 2006 to allow withdrawal from a well completed in the Upper Ellensburg Formation.

The depth of the well is anticipated to be approximately 1,400 feet. A provision of the Association's water right requires the well to be cased and sealed into the Middle Member of the Upper Ellensburg Formation. The project scope includes the drilling of the new well and the construction of a new pumphouse.

After the well and pumphouse are completed. The only traffic will be a daily visit by an operator for maintenance and operation. A parking space will be provided for maintenance vehicles. The site will not be open to the public.

- B. How is the proposal compatible to neighboring properties?*

Design and construction of the pumphouse will be a single story building resembling structures in the neighborhood as much as possible.

- C. What mitigation measures are proposed to promote compatibility?*

Impacts to the existing site have been minimized to the maximum extent practical to promote compatibility with neighboring properties. No additional mitigation measures are proposed.

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

The property is currently zoned R-1 Single-Family Residential. The proposed development directly benefits the existing single-family residences in the area (and facilitates growth of future single-family residences) by installing an expansion to Nob Hill Water Association's current and future demands.

Nob Hill Water Association

Well 8 Installation

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COMMUNITY DEVELOPMENT

September 2, 2022

Type 3 Review Application

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

The property is surrounded by single-family residences that are zoned R-1 Single Family Residential. The proposed development directly benefits neighboring properties by installing an expansion to Nob Hill Water Association's current and future demands.

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

The well will not only allow for further growth of the community, but it will also add reliability to the domestic water system serving this community.



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):**
Nob Hill Water Association Well 8

2. **Applicant's Name & Phone:**
Nob Hill Water Association 509-966-0272

3. **Applicant's Address:**
6111 Tieton Drive, Yakima, WA 98908

4. **Contact Person & Phone:**
Zella West 509-966-0272

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

6. **Proposed Timing Or Schedule (Including Phasing, If Applicable):**
Construction is planned for late Summer/Fall 2022 (Could be pushed back to 2023)

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:**

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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.

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

City of Yakima Type 3 Development Review, City of Yakima Building Permit, Washington State Department of Health Review and Approval.

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.):

Project proposes to drill a new Well at an anticipated depth of 1,400 feet, as well as, construct a new pumphouse. Appurtenant improvements include potable water infrastructure to adjust for well location, as well as, connection to the Well pumphouse, power and telecommunication infrastructure to facilitate operation of the Well, stormwater and drainage infrastructure, and asphalt surfacing to provide access to the Well for operation and maintenance. The site is approximately 2.22 acres.

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 project is located at 1419 South 44th Avenue in Yakima, Washington at City of Yakima Parcels No. 181327-34007. S27. T13N. R18E.

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

EARTH

1. **General description of the site (✓ one):**

flat rolling hilly steep slopes mountainous other: _____

2. **What is the steepest slope on the site (approximate percent slope)?**

Approximately 2%.

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.**

River rock mixture, clay, gravel, and muck.

4. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No.

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.**

Net fill of 0. Spoils from storm pond will be used to elevate building above the 100 year floodplain.

6. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

Yes. Silt fence, straw wattle, and excavated channel (floodplain) will be implemented.

7. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Approximately 13% of the site will be impervious surfacing.

8. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

Construction best management practices will be implemented per City and State standards.

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.**

Construction equipment will produce diesel emissions. Long-term operations will not produce emissions.

2. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

3. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

Construction equipment will conform with state/local standards for emissions.

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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.**

Yes. The Wide Hollow Creek runs on the south edge of the property.

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.**

Yes, there will be an excavated channel for floodplain mitigation that will just south of the Well location. This will be used for emergency overflow that will flow to Wide Hollow Creek.

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.**

None. Net fill of 0. Spoils from storm pond will be used to elevate building above the 100 year floodplain.

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

No.

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

Yes. See attached site plan.

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.

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.**

The Nob Hill Water Association withdraws groundwater system-wide in accordance with their Comprehensive Water System Plan. This Well will be used to serve the residents of the West Valley area that are located within Nob Hill Water's service area. It is anticipated that this well will produce between 1200-3000 gpm.

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.**

None.

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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.**

Precipitation will be conveyed to an infiltration basin in accordance with City/State standards.

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

No

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

No, the proposal maintains existing drainage patterns by infiltrating precipitation runoff.

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

An infiltration basin is proposed in accordance with City/State standards for storm water control.

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 type="checkbox"/> Shrubs |
| <input type="checkbox"/> Maple | <input type="checkbox"/> Cedar | <input type="checkbox"/> Buttercup | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Grass |
| <input type="checkbox"/> Aspen | <input type="checkbox"/> Pine | <input type="checkbox"/> Bullrush | <input type="checkbox"/> Water Lily | <input type="checkbox"/> Pasture |
| <input 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 type="checkbox"/> Other types of vegetation |

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

None.

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

None, based on a review of U.S. Fish and Wildlife Endangered Species Act data.

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

Disturbed areas will be re-seeded and stabilized post-construction.

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

None.

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, songbirds.

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

None.

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

Yes, the entire State of Washington is within the Pacific Flyway for migratory birds.

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

None proposed.

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.

Electricity will be used from local power company to meet the project's energy needs.

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

No.

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:

None proposed.

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.**
No.

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2. **Describe any known or possible contamination at the site from present or past uses.**
None known.

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.

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.**
Construction equipment use diesel fuel during the project's development.

5. **Describe special emergency services that might be required.**
None.

6. **Proposed measures to reduce or control environmental health hazards, if any:**
None proposed.

NOISE

1. **What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?**
None.

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.**
Temporary construction noise could occur between 7:00AM and 6:00PM. No long-term noise will be generated by the project.

3. **Proposed measures to reduce or control noise impacts, if any:**
None proposed.

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

LAND AND SHORELINE USE

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.**

The site holds a non-operational Well 6. No change in land-use.

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?**

No.

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3. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

No.

4. **Describe any structures on the site.**

None.

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

No.

6. **What is the current zoning classification of the site?**

R-1 Single-Family Residential

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

West Valley Growth Area (low density residential)

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

Not applicable.

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

Yes. 100 Year Floodplain Zone. Location is next to Wide Hollow Creek.

10. **Approximately how many people would reside or work in the completed project?**

One employee to maintain and operate the well daily.

11. **Approximately how many people would the completed project displace?**

None.

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

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LAND AND SHORELINE USE

12. **Proposed measures to avoid or reduce displacement impacts, if any.**
None proposed.

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13. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**
None proposed. the character and use of the site are not changed.

14. **Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:**
None proposed.

HOUSING

1. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
None.

2. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
None.

3. **Proposed measures to reduce or control housing impacts, if any:**
None.

AESTHETICS

1. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**
Approximately 17 feet. The pumphouse will be CMU, Split Faced Exterior.

2. **What views in the immediate vicinity would be altered or obstructed?**
None.

3. **Proposed measures to reduce or control aesthetic impacts, if any:**
None proposed.

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?**
Exterior lighting of the Well access area, only when activated during operation/maintenance.

2. **Could light or glare from the finished project be a safety hazard or interfere with views?**
No.

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:**
None proposed.

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RECREATION

1. **What designated and informal recreational opportunities are in the immediate vicinity?**
None.

2. **Would the proposed project displace any existing recreational uses? If so, describe.**
None.

3. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**
None proposed.

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.**
None known.

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.**

None known.

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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.**

The cultural resources will be addressed by DOH under the National Historic Preservation Act.

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.**

The project is accessed from South 44th Avenue.

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?**

No. The closest transit stop is approximately 0.44 miles north at the intersection of South 40th Avenue and West Viola Avenue.

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

No parking spaces will be eliminated and no additional parking spaces are proposed.

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).**

No.

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

No

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?**

One employee to maintain and operate the well once daily.

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:
No.

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8. Proposed measures to reduce or control transportation impacts, if any:
During construction the contractor will provide traffic/pedestrian control in work area as needed.

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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:
No.

2. Proposed measures to reduce or control direct impacts on public services, if any.
None proposed.

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.
Sewer connection for drainage purposes only. (City of Yakima)
Electricity (Pacific Power)

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.

Kristen McPherson *9/2/2022*

Property Owner or Agent Signature Date Submitted

Kristen McPherson *Engineer Tech, NHTWA*

Name of Signee Position and Agency/Organization

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

D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)

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, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The project will not increase any of these items.

Proposed measures to avoid or reduce such increases are:

None proposed.



2. How would the proposal be likely to affect plants, animals, fish, or marine life?

It is unlikely that the proposed project will affect plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None.

3. How would the proposal be likely to deplete energy or natural resources?

None.

Proposed measures to protect or conserve energy and natural resources are:

None proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal is unlikely to affect these sensitive areas. The purpose of the site is not changed.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None proposed.

D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)

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?

One non-operational Well is already on site. Adjacent properties are mainly residential. The proposal will not affect land uses on nearby or adjacent properties.

Proposed measures to avoid or reduce shoreline and land use impacts are:
None proposed.

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6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Minimal. Maintenance and operation will be required at this facility; one trip daily.

Proposed measures to reduce or respond to such demand(s) are:
None proposed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts anticipated.



Critical Areas Identification Form

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT

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

VOICE: (509) 575-6183 EMAIL: ask.planning@yakimawa.gov

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

PART II - APPLICATION INFORMATION

A. Project Information

1. Name of project.

Nob Hill Water Association Well 8

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2. Name and address of applicant.

Nob Hill Water Association 509-966-0272

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

Zella West
6111 Tieton Drive, Yakima, WA 98908

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4. Date the identification form was prepared.

9/2/2022

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

1419 South 44th Avenue, Yakima, WA 98908

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

Appurtenant improvements include potable water infrastructure to adjust for well location, as well as, connection to the Well pumphouse, power and telecommunication infrastructure to facilitate operation of the Well, stormwater and drainage infrastructure, and asphalt surfacing to provide access to the Well for operation and maintenance. The site is approximately 2.22 acres.

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

The Project is located at 1419 South 44th Avenue in Yakima, Washington at City of Yakima Parcels No. 181327-34007. S27. T13N. R18E. Area is at SE part of our property. The proposed pumphouse will be 672 square feet. See plans for location.

B. General Questions That May Be Applicable To All Areas

1. What is the U.S. Department of Agriculture soil classification of the soil found on site?

Soil and geologic units encountered during test pit exploration consisted of a few feet of sandy silt topsoil, approximately 3 feet of fine sand with silt, and at least 5 feet of silty gravelly sand with cobbles. Groundwater occurs at a depth of 4.5'.

2. What types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?

River rock mixture, clay, gravel, and muck.

3. What types of vegetation are found on site? Cattail, buttercup, bulrush, skunk cabbage, water lily, eelgrass, milfoil?

None.

4. Describe any vegetation proposed to be planted as part of the project.

None.

5. Give a brief, complete description of existing site conditions, including current and past uses of the property as well as adjoining land uses.

The site holds a non-operational Well 6. No change in land use.

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6. Will the project include installation of an on-site septic system?

No.

7. What is the proposed timing and schedule for all multi-phased projects?

Summer/Fall 2022 (could be pushed into 2023)

8. Do you have any plans for future additions, expansion, or related activity? If yes, explain.

None at this time.

9. Have any critical areas or protection easements been recorded on the title of the property or adjacent properties?

No.

10. Will your project require review under the State Shoreline Management Act or the State Environmental Policy Act?

Unknown.

11. Is the site within the 100-year flood plain on flood insurance maps published by the Federal Emergency Management Agency (FEMA), or on other local flood data maps?

Yes. See attached site plan. 100 - year Flood Plain Zone. Location is next to Wide Hollow Creek.

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

The Wide Hollow Creek runs on the south edge of the property. There will be an excavated channel for floodplain mitigation that will be just south of the Well location. This will be used for emergency overflow that will flow to Wide Hollow Creek.

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

Sloping

14. How will stormwater from the project be managed?

Precipitation will be conveyed to an infiltration basin in accordance with City/State standards.

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

No. Not a development.

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

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

C. Available Information

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

None known.

D. Wetlands

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

No.

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

No.

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E. Critical Aquifer Recharge Areas	
1. What is the permeability (rate of infiltration) of the soils on the site? (Note: <i>General information for this question and the following question can be found in the Guidance Document for the Establishment of Critical Aquifer Recharge Area Ordinances, 2000, Ecology Publication #97-30</i>). The sand with silt layer from a depth of 1.5 to 4 feet has an estimated infiltration rate of 1 to 2 inches per hour, and the deeper the silty gravelly sand has an estimated infiltration rate of 4 to 10 inches per hour.	
2. What is the annual average precipitation in the area?	8.35 inches/year
3. Is there any evidence of groundwater contamination on or in the vicinity of the site?	None.
4. Is there any groundwater information available from wells that have been dug in the vicinity? If so, describe, including depth of groundwater and groundwater quality.	An existing non-operational test hole was dug 6" in 199 to a depth of about 1,400 feet to test for quantity and quality of water in the area. No other information available.
5. Does the proposed activity or construction involve any discharge of waste materials or the use of hazardous substances?	No.
F. Frequently Flooded Areas	
1. Is the site, or a portion of the site, at a lower elevation than surrounding properties?	No. The surrounding sites are very similar to the proposed Well 8 site.
G. Geological Hazard	
1. Generally describe the site: Flat, rolling, hilly, steep slopes, mountainous, other.	The site is generally flat.
2. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill material.	None. Net fill of 0. Spoils from storm pond will be used to elevate building about the 100 year flood plain.
3. What is the steepest slope on the property?	Approximately 2%.
4. Is the area mapped by Ecology (Coastal Zone Atlas) or the Department of Natural Resource (slope stability mapping) as unstable ("U" or class 3), unstable old slides ("UOS" or class 4), or unstable recent slides ("URS" or class 5)?	No.
5. Is the area designated as quaternary slumps, earthflows, mudflows, lahars, seismic hazard, or landslides on maps published by the U.S. Geological Survey or Dept. of Natural Resources?	No.

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6. Is there any indication of past landslides, erosion, or unstable soils in the vicinity?
No.

7. Is erosion likely to occur as a result of clearing, construction, or use?
No. The character and use of the site will not change.

8. Are soils proposed to be compacted?
Soils will only be compacted for the pumphouse foundation and footings.

9. Are roads, walkways, and parking areas designed to be parallel to natural contours?
As much as possible. The site will maintain State/City standards and regulations.

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H. Habitat

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

2. Is the site or areas in the vicinity used for commercial or recreational fishing, including shellfish?
No.

3. Is the area designated an Area of Special Concern under on-site sewage regulations to protect shellfish or the general aquatic habitat?
No.

4. Are any natural area preserves or natural resource areas located within 500 feet of the site?
No.

5. Is the site part of a migration route?
Yes, the entire State of Washington is within the Pacific Flyway for migratory birds.

6. Are any priority habitat areas, as shown on maps published by the WA Dept. of Fish & Wildlife, within one-half mile of the site? If so, describe type of habitat and distance from project area.
None known.

- 7. Are any of the following located on or adjacent to the site?**
- | | | |
|--|--|--|
| <input type="checkbox"/> Aspen stands | <input type="checkbox"/> Estuary and estuary like areas | <input type="checkbox"/> Juniper savannah |
| <input type="checkbox"/> Caves | <input type="checkbox"/> Marine/estuarine shorelines | <input type="checkbox"/> Prairies and steppe |
| <input type="checkbox"/> Cliffs | <input type="checkbox"/> Vegetative marine/estuarine areas | <input type="checkbox"/> Riparian areas |
| <input type="checkbox"/> Shrub-steppe | <input type="checkbox"/> Old-growth/mature forests | <input type="checkbox"/> Instream habitat areas |
| <input type="checkbox"/> Snags or logs | <input type="checkbox"/> Oregon white oak woodlands | <input type="checkbox"/> Rural natural open spaces |
| <input type="checkbox"/> Talus | <input type="checkbox"/> Freshwater wetlands and fresh deepwater | <input type="checkbox"/> Urban natural open spaces |

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

No.

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

Temporary construction noise could occur. No long-term noise will be generated by the project.

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

Exterior lighting of the Well access area, only when activated during operation/maintenance.

III. REQUIRED ATTACHMENTS

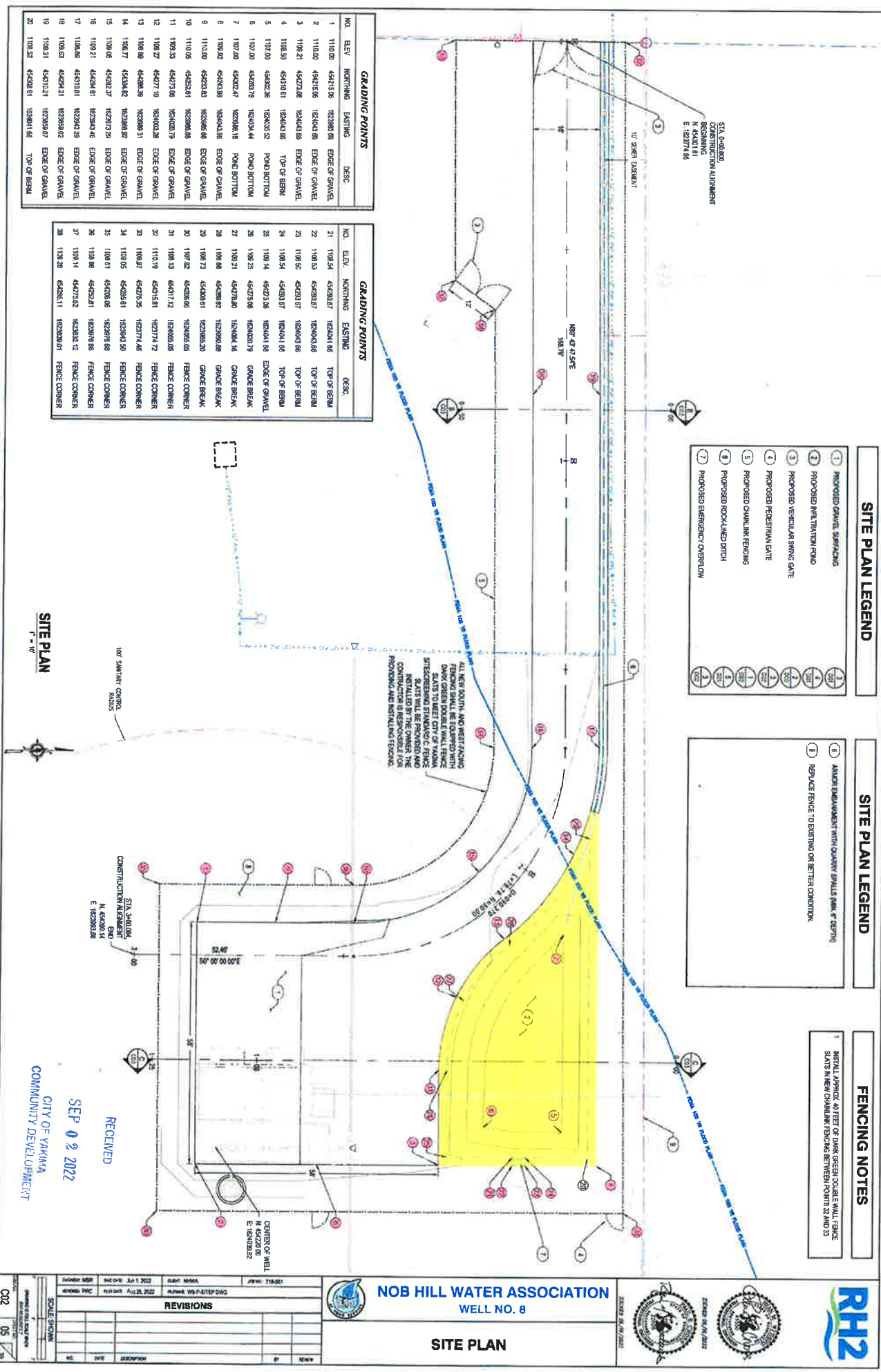
1. Are there any existing environmental documents for the subject property?

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

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NO.	ELEV.	NORTHING	EASTING	DESC.
1	1110.00	454215.86	182388.96	EDGE OF GRAVEL
2	1110.00	454215.86	182388.96	EDGE OF GRAVEL
3	1108.21	454272.88	182343.86	EDGE OF GRAVEL
4	1108.50	454101.61	182343.86	TOP OF BERM
5	1107.00	454082.38	182305.52	POUND BOTTOM
6	1107.00	454263.79	182304.44	POUND BOTTOM
7	1107.00	454302.17	182304.13	POUND BOTTOM
8	1108.02	454243.88	182308.68	EDGE OF GRAVEL
9	1110.00	454223.83	182308.68	EDGE OF GRAVEL
10	1110.00	454223.83	182308.68	EDGE OF GRAVEL
11	1109.53	454271.86	182302.73	EDGE OF GRAVEL
12	1108.27	454271.10	182302.28	EDGE OF GRAVEL
13	1108.89	454288.38	182308.31	EDGE OF GRAVEL
14	1108.77	454304.42	182308.92	EDGE OF GRAVEL
15	1108.89	454282.37	182307.29	EDGE OF GRAVEL
16	1109.21	454294.61	182304.16	EDGE OF GRAVEL
17	1108.50	454101.61	182343.86	EDGE OF GRAVEL
18	1108.50	454294.21	182309.12	EDGE OF GRAVEL
19	1108.51	454102.21	182309.07	EDGE OF GRAVEL
20	1108.25	454308.61	182304.66	TOP OF BERM

NO.	ELEV.	NORTHING	EASTING	DESC.
21	1108.54	454294.87	182304.66	TOP OF BERM
22	1108.53	454293.87	182304.66	TOP OF BERM
23	1108.50	454293.87	182304.66	TOP OF BERM
24	1108.54	454293.87	182304.66	TOP OF BERM
25	1108.51	454275.98	182304.66	EDGE OF GRAVEL
26	1108.25	454275.98	182304.79	GRADE BREAK
27	1108.21	454270.80	182304.16	GRADE BREAK
28	1108.89	454288.38	182308.68	GRADE BREAK
29	1108.73	454308.81	182308.50	GRADE BREAK
30	1107.82	454288.66	182308.05	GRADE BREAK
31	1108.13	454311.12	182308.05	FENCE CORNER
32	1110.19	454315.81	182317.72	FENCE CORNER
33	1109.87	454275.35	182317.46	FENCE CORNER
34	1108.05	454285.81	182304.50	FENCE CORNER
35	1108.61	454288.66	182307.88	FENCE CORNER
36	1108.96	454252.81	182309.88	FENCE CORNER
37	1109.14	454275.82	182308.12	FENCE CORNER
38	1109.28	454285.11	182309.01	FENCE CORNER

- SITE PLAN LEGEND**
- 1 PROPOSED GRAVEL SURFACING
 - 2 PROPOSED INFILTRATION POND
 - 3 PROPOSED VERTICAL SLAT FENCE
 - 4 PROPOSED PEDESTRIAN GATE
 - 5 PROPOSED CHAIN LINK FENCING
 - 6 PROPOSED ROCK-LINED DITCH
 - 7 PROPOSED EMERGENCY OVERTFLOW

- SITE PLAN LEGEND**
- 8 HAND EQUIPMENT WITH CHAIN LINK FENCE
 - 9 REPLACE FENCE TO EXISTING ON BETTER CONDITION

- FENCING NOTES**
- 1 INSTALL APPROX. 40 FEET OF DARK GREEN DOUBLE WALL FENCE SLATS IN NEW CHAIN LINK FENCING BETWEEN POINTS 22 AND 31

ALL NEW SOUTH AND WEST FACING FENCING SHALL BE EQUIPPED WITH DARK GREEN DOUBLE WALL FENCE AT INTERSECTIONS. FENCING SLATS WILL BE PROVIDED AND INSTALLED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING FENCING.

SITE PLAN
1" = 10'

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NOB HILL WATER ASSOCIATION
WELL NO. 8

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RH2

NO.	DATE	DESCRIPTION	BY	CHK
1	08/22/2022	ISSUED FOR PERMIT	MM	MM
2	08/22/2022	REVISED PER CITY OF YAKIMA	MM	MM

SCALE: AS SHOWN

DATE: 08/22/2022

PROJECT: NOB HILL WATER ASSOCIATION WELL NO. 8

NO. 002

SITE PLAN

Project Name: ZELLA WEST/ NOB HILL WATER ASSOC

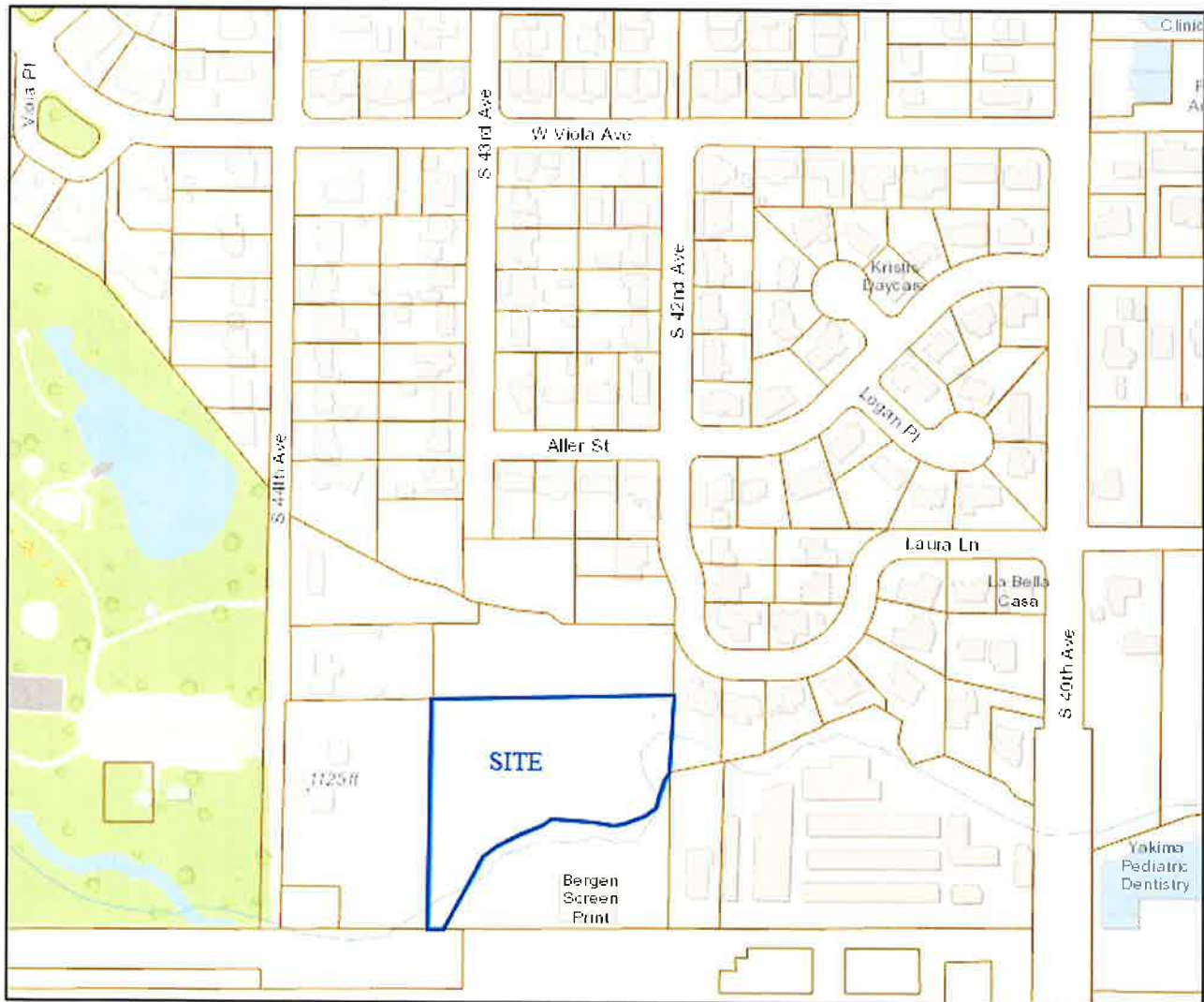
Site Address: 1419 S 44TH AVE

File Number(s): CL3#002-22, SEPA#016-22, CAO#010-22



Proposal: Proposal to drill a new well estimated to be approximately 1,400 ft deep and construct a new pumphouse. Associated improvements include potable water infrastructure to adjust for well location, connection to the well pumphouse, power and telecommunication infrastructures to facilitate operation of the well and stormwater and drainage infrastructure.

VICINITY MAP



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: 9/6/2022

