



COMMUNITY DEVELOPMENT DEPARTMENT

Bill Preston, P.E., Director

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Planning Division

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

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NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING

DATE: August 2, 2024
TO: Applicant and Adjoining Property Owners
FROM: Bill Preston, Community Development Director
APPLICANT: Wade Kabrich – PLSA Engineering & Surveying
FILE NUMBER: CL3#005-24, SEPA#011-24
LOCATION: 1104 & 1112 s. 48TH Ave
TAX PARCEL NUMBER(S): 181328-41405, 181328-41427
DATE OF APPLICATION: June 11, 2024
DATE OF COMPLETENESS: July 23, 2024

PROJECT DESCRIPTION Proposal to build a new residential mini-storage facility in the B-2 zoning district.

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: Residential Mini-Storage is a Class (3) use in the B-2 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: Residential Mini-Storage is a Class (3) use in the B-2 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 threshold determination may be obtained by request 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: None

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 Your views on this proposal are welcome. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **September 12, 2024, 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#005-24) and the applicant's name (PLSA Engineering & Surveying – Wade Kabrich) in any correspondence you submit. You can mail your comments to:

Bill Preston, Community Development Director
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.

The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Connor Kennedy, Associate Planner, at (509) 575-6162, or e-mail to connor.kennedy@yakimawa.gov.

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



DEPARTAMENTO DE DESARROLLO COMUNITARIO

Bill Preston, P.E., Director

Trevor Martin, AICP, Gerente

Division de Planificación

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

Tel. (509) 575-6183 • Fax (509) 575-6105 • Email: ask.planning@yakimawa.gov

AVISO DE APLICACIÓN Y REVISIÓN AMBIENTAL

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: 2 de agosto, 2024
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Bill Preston, Director de Desarrollo Comunitario
SOLICITANTE: Wade Kabrich – PLSA Engineering & Surveying
No. DE ARCHIVO: CL3#005-24, SEPA#011-24
UBICACIÓN: 1104 & 1112 s. 48TH Ave
No. DE PARCELA: 181328-41405, 181328-41427
FECHA DE APLICACIÓN: 11 de junio, 2024
FECHA DE APLICACIÓN COMPLETA: 23 de julio, 2024

DESCRIPCIÓN DEL PROYECTO: Propuesta para construir un nuevo mini almacén residencial en el distrito de zonificación B-2.

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

1. El tipo de uso terrenal: El mini almacenaje residencial es un uso de clase (3) en el distrito de zonificación B-2
2. Nivel de desarrollo: N/A
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 todas las normas de desarrollo del título 12 y del 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: El mini almacenaje residencial es un uso de clase (3) en el distrito de zonificación B-2
2. Densidad del 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 puede obtener por solicitud y se puede apelar de acuerdo con el Código Municipal de Yakima YMC § 6.88.170.

necesarios para este proyecto: Permiso de Construcción, Permiso de Nivelación Terrenal

Estudios Requeridos: N/A

Documentos Ambientales Existentes: N/A

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: Sus opiniones sobre esta propuesta son bienvenidas. Esta solicitud requiere que el Examinador de Audiencias celebre una audiencia pública de registro abierto, la cual está programada para el **12 de septiembre de 2024 a las 9:00 a.m.**, en las Cámaras del Consejo de la Ciudad de Yakima, Ayuntamiento, 129 N. 2nd St., Yakima, WA. Se invita a toda persona que desee expresar su opinión sobre el asunto a asistir a la audiencia para prestar testimonio. Por favor, haga referencia al número de expediente (CL3#005-24) y al nombre del solicitante (PLSA Engineering & Surveying - Wade Kabrich) en toda la correspondencia que envíe. Puede enviar sus comentarios por correo a

**Bill Preston, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St., Yakima, WA 98901**

AVISO DE LA DECISIÓN FINAL: Cuando la decisión final sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso inicial. La decisión será definitiva a menos que sea apelada.

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

Adjunto: Narrativa, Descripción del Proyecto, Lista SEPA, Plan del Sitio, Mapa

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

CITY OF YAKIMA
 PLANNING DIV.

PART II – LAND USE DESIGNATION

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

Residential Mini-Storage (*)

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.

The proposal is for a residential mini storage facility with approximately 80,000 square feet of rentable space including climate controlled and non climate controlled. The facility will be surrounded by a decorative security fence with gated access for tenants only. Hours of operation will be 6am to 10pm seven days a week.

2. How is the proposal compatible to neighboring properties?

The storage facility has a large apartment complex on its West side whose tenants would benefit from additional storage options. To the North the storage facility will be set back from nob hill allowing for additional businesses to go in along the frontage. To the East the facility will be separated by 48th avenue from the neighborhood next door. To the South is a vacant lot.

3. What mitigation measures are proposed to promote compatibility?

The storage facility will limit access to customers only so traffic impact will be low. Buildings will be painted and or masonry block to be compatible with neighboring properties. Along 48th avenue grass will surround both sides of the sidewalk that is set back from the street. From the grass to the decorative fence landscaping fitting to the area will be planted.

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

Property is Zoned B-2, Residential Mini Storage is permitted with a type 3 review in that zoning.

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

Neighboring properties are residential across from 48th. A vacant lot zoned B-1 to the south. A large apartment complex to the west. To the north is a oral surgery business along with space from nob hill to the property line for additional businesses.

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

The storage facility will help keep prices low for storage units in the area as well as provide a conveniently located and secure place for the community to store their belongings. Sidewalks will be put in connecting the existing sidewalk on the west side of 48th to the sidewalk to the sidewalk on Nob Hill allowing for easier access to Randall park. The vacant lot currently full of weeds and litter will be replaced with a well maintained facility with attractive landscaping.

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



ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

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CITY OF YAKIMA
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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):

48th Park Place

2. Applicant's Name & Phone:

Wade Kabrich PLSA Engineering & Survey (509) 575-6990

3. Applicant's Address:

521 N. 20th Ave Yakima Wa 98902

4. Contact Person & Phone:

Wade Kabrich

5. Agency Requesting Checklist: City of Yakima

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

As soon as Yakima city applications are processed and permits are acquired .

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:

Temporary erosion control plan will be prepared and implemented prior to construction.

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 review, grading permits and building permits.

11. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.):

The project will consist of grading the 6.04 acre site flat and putting in approximately 75,000 square feet of climate controlled and non climate controlled residential mini storage units.

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:

1104 and 1112 S 48th Ave. The 6.04 acres of commercial land on the south west corner of South 48th ave and West Nob Hill Boulevard

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CITY OF YAKIMA
PLANNING DIV.**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)?

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.

Naches loam

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.

14,878 cu. yds of soil to be cut.

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

No

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

90%

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

Silt fence around grading limits and rock construction entrance.

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.**

None Expected

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:

Dust control measures.

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

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SURFACE WATERCITY OF YAKIMA
PLANNING DIV.

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
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
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.
N/A
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.
No
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.
No, site is serviced by municipal water.
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, site is serviced by municipal sewer.

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

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WATER RUNOFF (INCLUDING STORM WATER)CITY OF YAKIMA
PLANNING DIV.

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.**

Roof stormwater to be collected in roof gutters and dispersed in underground stormwater infiltration systems. Stormwater for all other surfaces collected in stormwater catch basins and dispersed in underground stormwater infiltration systems.

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

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

Storm water will be sheet flowed into catch basins and dispersed into underground infiltration systems.

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 checked="" 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 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 type="checkbox"/> Other types of vegetation

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

Grass, weeds and trees will be removed prior to building.

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

None

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

Grass, trees and shrubs put in during construction will comply with landscaping standards.

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

None

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**CITY OF YAKIMA
PLANNING DIV.****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:

Songbirds.

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.

No

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

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 and natural gas will be used on site for heating and cooling.

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:

LED lighting will motion detectors will be installed. High efficiency heating and cooling will also be used.

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CITY OF YAKIMA
PLANNING DIV.**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

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

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.

None

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)?

General 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 equipment noise during construction

3. Proposed measures to reduce or control noise impacts, if any:

Noise will only happen during day time on weekdays.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)CITY OF YAKIMA
PLANNING DIV.**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.

Site is currently vacant land. Adjacent properties are vacant land, an apartment complex and an dentist office. Proposal will not impact current land uses.

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

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:

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?

B-2

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

B-2

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

N/A

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

No

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

1 Employee

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

None

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CITY OF YAKIMA
PLANNING DIV.**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)****LAND AND SHORELINE USE****12. Proposed measures to avoid or reduce displacement impacts, if any.**

None

13. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed building is compatible with the existing and projected land based on the comprehensive plan designation.

14. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

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?**

20 feet. Materials will be block and metal.

2. What views in the immediate vicinity would be altered or obstructed?

No substantial view obstructions

3. Proposed measures to reduce or control aesthetic impacts, if any:

No specific measures are proposed. Attractive building design and landscaping will be used

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**CITY OF YAKIMA
PLANNING DIV.****LIGHT AND GLARE**

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Motion activated lighting during business hours.

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 as part of this proposal.

RECREATION

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

Randal Park

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

No

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

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

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CITY OF YAKIMA
PLANNING DIV.**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.

No

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

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.

Nob Hill Boulevard and S 48th Ave. Entrances will on existing entrances off of both roads

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?

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

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?

The City will determine peak traffic volumes as part of its traffic concurrency review.

JUN 11 2024

CITY OF YAKIMA
PLANNING DIV.**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

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

None proposed.

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.

Electricity Pacific Power, Natural Gas Cascade Natural Gas, Water Nob Hill Water, Refuse service Yakima Waste Systems, Internet unknown at this time, Sewer City of Yakima. Utilities will have to be trenched from locations on edge of property to where they are needed on the site.

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.



06/11/2024

Property Owner/or Agent Signature

Date Submitted

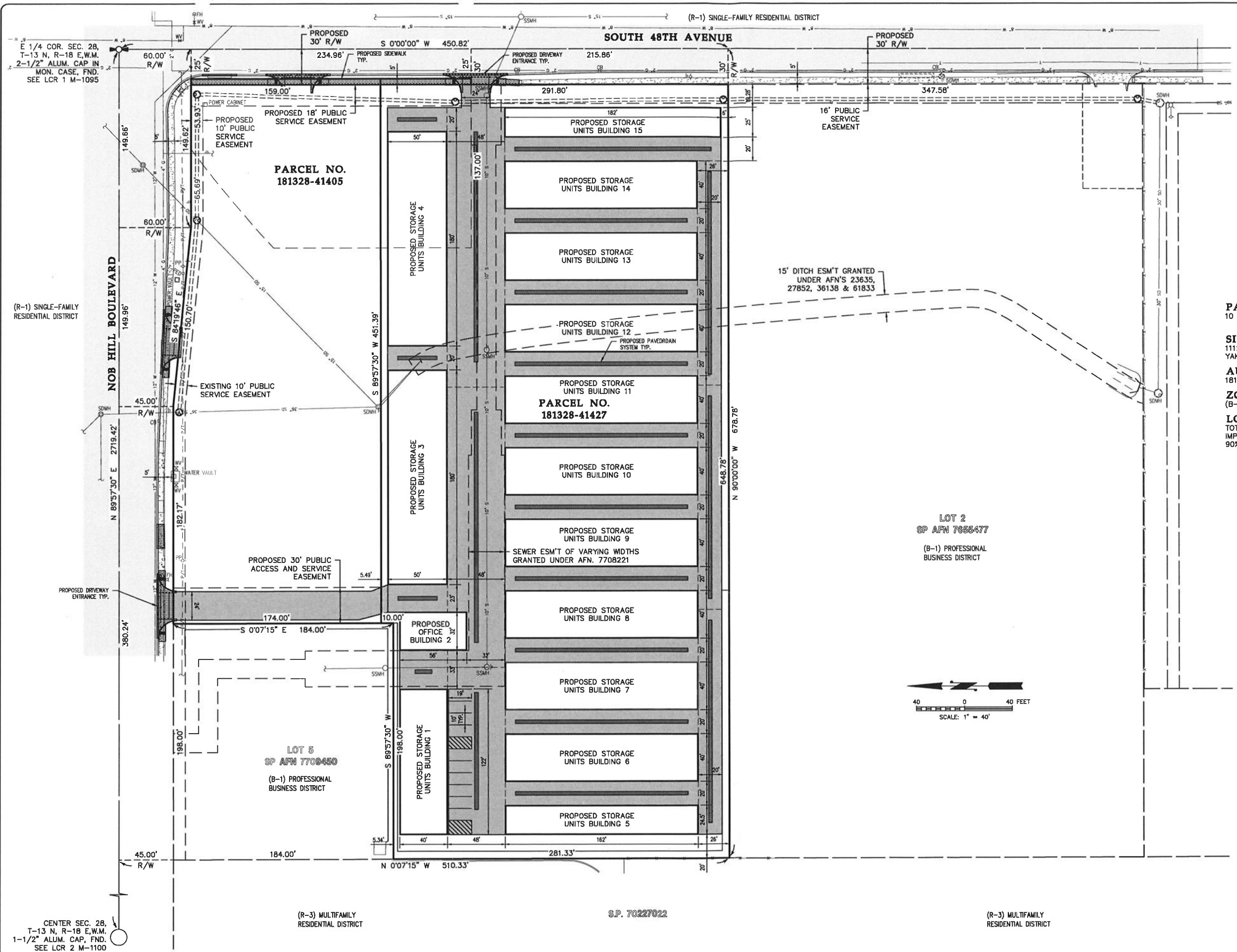
Wade Kabrich

Planner PLSA Engineering and Survey

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**



RECEIVED
JUN 11 2024
CITY OF YAKIMA
PLANNING DIV.

PARKING:
10 TOTAL PARKING SPACES

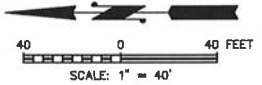
SITE ADDRESS:
1112 SOUTH 48TH AVENUE
YAKIMA, WA 98908

AUDITOR'S PARCEL #:
181328-41427

ZONING:
(B-1) PROFESSIONAL BUSINESS DISTRICT

LOT COVERAGE:
TOTAL AREA: 4.30 ACRES
IMPERVIOUS SURFACE: 169,258 SQ.FT.
90% COVERAGE

LOT 2
SP AFN 7655477
(B-1) PROFESSIONAL
BUSINESS DISTRICT



ACCEPTED
CITY OF YAKIMA
ENGINEERING DIVISION

☐ STREET ☐ WATER
☐ SEWER ☐ DRAINAGE

CIVIL PLANS REVIEWED & ACCEPTED AS NOTED ABOVE. ADDITIONAL UTILITY & STREET REQUIREMENTS & FEES MUST BE MET PRIOR TO ANY CONSTRUCTION.

BY: _____
DATE: _____ PROJ. NO. _____

DATE	
REVISION	

S. 48TH AVE. & W. NOB HILL BLVD.
COMMERCIAL DEVELOPMENT
D.I.D. RELOCATION PLAN
AND CIVIL SITE PLAN
YAKIMA, WASHINGTON
— PREPARED FOR —
RON DOYLE
7912 SCENIC DRIVE YAKIMA, WASHINGTON 98908 (509) 952-6090

6/05/2024

PLSA
ENGINEERING-SURVEYING-PLANNING
821 NO. 20TH AVE. SUITE 3 YAKIMA, WASHINGTON (509) 575-6990

DATE	6/05/2024
DRAWN BY	J. GAMACHE
CHECKED BY	S.D.G.
JOB NO.	23235
DWG NAME	23235PLT1.DWG

SHEET
1 OF 1
CITY OF YAKIMA
PROJECT NO. ENG-24-0000

Project Name: SUTHERELAND BUSINESS PARK WV LLC

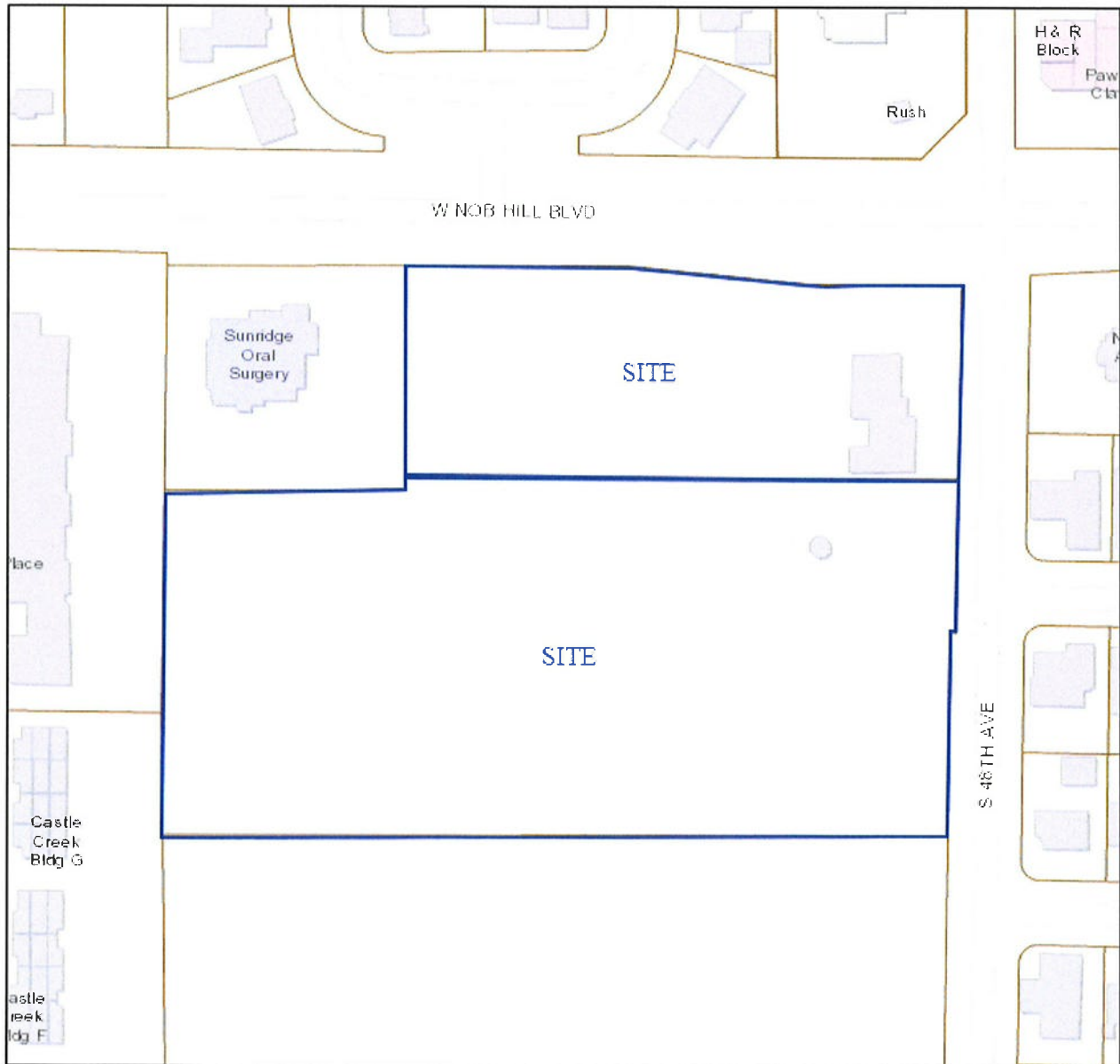
Site Address: 1104 & 1112 S 48TH AVE

File Number(s): CL3#005-24, SEPA#011-24

Proposal: Proposal to establish a residential mini-storage facility in the B-2 zoning district.



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: 8/2/2024

