January 6, 2020

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

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File Number (PLP#003-19, SEPA#041-19) Columbia Ridge Homes

Joan Davenport:

We would like to respond to your notice of application, environmental review & public hearing with the following concerns.

We are all stewards of the land and we should act accordingly. Total integration of the plan for the land should incorporate all necessary inputs from the vested and unvested participants for the correct and future meshing of the gears.

Proposed density – In your Determination of Consistency the level development states approximately 3 units/acre. We calculate phase 2 of actual homes to actual acres is 4.7754 acres for 25 homes which is 5.235 units per acre non inclusive of the roads. We calculate phase 3 of actual homes to actual acres is 6.8598 acres with 28 units which is 4.08 units per acre non inclusive of roads. Why are you exceeding 3 units per acre which you stated?

Per your letter dated December 19, 2019 "The City of Yakima has reviewed the proposed project for probable adverse environmental impact and expects to issue a Determination of Non significance (DNS) per WAC 197-11-355." It appears that the author of the environmental check list A 8 (Background Information) has not taken into consideration previous known problems with historical orchard. Attached is a historic orchard footprint of parcels 18131922005, 18131924009 and 18131923402. These parcels were historically orchards prior to 1947. Orchards prior to 1947 used lead arsenic in the control of codling moth insects. Per the Department of Ecology Apple Valley School site description "Due to their chemical structure, lead and arsenic tend to bond with soil particles and often remain at or near ground surface level for decades, creating an exposure pathway through inhalation and /or ingestion." Environmental Health – The report asked if any known or possible contamination at the site from present or past uses. The answer is none known. How can this be with the previous uses of this site. Since the lead arsenic remains at or near ground level for decades and in the Environmental Elements in B5 (Earth) the applicant is seeking to grade 120,000 cubic yards of dirt. Word on the street is historic practices have been to dump excess pesticides on the land. This should be taken into consideration when borings are taken on the land. Could this pose a real problem? Have environmental studies been done including but not limited to site borings on the land for evaluation of the actual levels and for use in comparing to acceptable levels. These borings are site specific to the parcels listed above. Attached for your perusal Evaluation of Soil Contamination Apple Valley Elementary School, Department of Ecology Apple Valley School, Department of Ecology Historic Orchard Footprint.

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Environmental Elements on the application B3 (Earth) state "the site is not designated agricultural land of long-term commercial significance due to its location in the City limits and urban growth area. Obviously the applicant did not do his due diligence with the purchase of the proposed land. This land has been of commercial significance for decades producing apples and pears.

Environmental Elements B1 (Air) Some dust emissions during construction. I beg to differ with the grading of 120,000 cubic yards of dirt during construction. There will be significantly more than some dust emissions especially when the wind is present which happens frequently in this area. Remember this soil has not been tested for lead arsenic. What type of dust abatement will be done once the land excavation has been done and prior to home completion on the lot? Will there be an after hour number we can call for dust control, or are we SOL?

Environmental Elements B3 (Air) Not knowing the concentration of suspected lead arsenic in the soil and not knowing the initial dust control plan and vehicle track out plan one can't surmise the migration of suspected lead and arsenic into the local sewer system. Other current construction site have exit vehicle tracks for .25 of a mile. Is this site going to have similar activities in relation to dust and dirt on the road? Could you address these issues?

Environmental Health – Noise Construction typically during daytime hours. Need to be more specific and need to hold to city noise ordinances laws/codes. Should provide "noise control plan". During the summer daytime hours. Is that sun up to sun down? What's the plan?

Environmental Health B1 The area has a history of lead arsenic and subject property have yet to be determined the actual levels of same. Lead is known to attach to nervous system and arsenic is a known carcinogen.

Environmental Elements - Aesthetics We object to the maximum building height of 35 feet. Homes should not be over 1 story. Existing homes in the neighbor hood should not have their views blocked by someone's home. Future landscaping should also not be allowed to block the views of existing home owners. What ordinances if any will be in place for the home development? If one is planned who will maintain it?

Environmental Elements —Land and Shoreline use. Three large residential lots and a large vacant parcel will have reconfigured access through the site. With the deed we were given ingress and egress to our land. We are not land locked and we have used this access for over 20 years. Other neighbors have used this access for 67 years. We object to this right away going on vacation (being vacated). The proposed access to our property is ensued with a sharp left turn going north with an immediate elevation gain. The elevation gain is over 12.5% which is a 25 foot rise in a run of less than 200 feet. After the corner is made we have another elevation gain of 73 feet in 825 foot run. Which is over an 8.8% elevation gain. By comparison the current 92nd Ave has a rise of 114 feet in 1284 feet run which is 8.8% incline. To summarize



traveling north on 92nd Ave from Summitview Ave we go 1284 feet at an upward 8.8% incline. Then we hit the section of 12.5% incline for 200 feet. After words we travel upward at 8.8% incline. You asking us to stop at the bottom of the 12.5% slope take an immediate left to go home. During inclement weather going north is not going to be feasible due to the slow speed of travel and the elevation gain. Going south we will have the same issues especially if the city does not maintain the road. In fact going south will be a safety issue on an icy snowy road because the stopping is limited due to traction, and slope. I suggest you walk the road so you can see for yourself how steep it is. I have included Google maps for your perusal. You need the momentum of the straight stretch on 92nd Ave to get up the hill especially during inclement weather. Conversely you need the straight stretch to slow down before you hit Summitview Ave. during inclement weather. With the proposed road changes, the only way we may stop is by running into the house on the abutting property. This change poses several problems. They are safety, ability to get home during inclement weather, servicing the needs of our operation, delivery of goods by UPS and FedEx, propane delivery, garbage trucks, moving of equipment on trailers and trucks, to include 53 foot tractor trailer and even a 53 foot Bekins moving van. The agriculture product that we plan to grow has to go through that bottle neck. The drawing that was provided inadequately detailed to the movement of those vehicles especially with the placement of an island in the roundabout. We can only surmise what is not detailed to us in the print. 92nd Ave has been indelibly marked by the city for decades and now you want to change it. One suggestion from a neighbor on 92nd Ave, has said he does not want to lose 50 feet of his property for a road.

I do not want my addressed changed nor my mail box relocated. We recently installed a security mail box and if it has to be moved I expect the applicant see that it is done properly.

Another issue is we want to grow hazelnuts on our property which means the proposed roundabout with its island limits the turning off the proposed 92nd Ave and transportation of trucks and equipment

I suggest you move 91st Ave to the current 92nd Ave to allow us to have a straight run up the hill. This would alleviate a lot of issues.

Neil & Michele Hauff

Parcel Number 18131922001

Neil & Muhel Hauff

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Yakima, WA 98908

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Health Consultation

7 North 88th Avenue Apple Valley Elementary School Yakima, Washington 98908 Evaluation of Soil Contamination

November 3, 2006

Prepared by

The Washington State Department of Health Under a Cooperative Agreement with the Agency for Toxic Substances and Disease Registry



Foreword

The Washington State Department of Health (DOH) has prepared this health consultation in cooperation with the Agency for Toxic Substances and Disease Registry (ATSDR). ATSDR is part of the U.S. Department of Health and Human Services and is the principal federal public was prepared in accordance with methodologies and guidelines developed by ATSDR. health agency responsible for health issues related to hazardous waste. This health consultation doc. Index # G-12

should not necessarily be relied upon if site conditions or land use changes in the future. any potential harmful effects, and recommends actions to protect public health. The findings in this report are relevant to conditions at the site during the time of this health consultation, and from a hazardous waste site, determines whether exposures have occurred or could occur, reports resulting from exposure to hazardous substances in the environment. Health consultations focus agencies for health information on hazardous substances. DOH evaluates sampling data collected on specific health issues so that DOH can respond to requests from concerned residents or The purpose of this health consultation is to identify and prevent harmful human health effects

consultation, please call the health advisor who prepared this document: For additional information or questions regarding DOH or the contents of this health

P.O. Box 47846 Office of Environmental Health Assessments Washington State Department of Health

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Olympia, WA 98504-7846 (360) 236-3173 1-877-485-7316

Website: www.doh.wa.gov/consults

For people with disabilities, this document is available on request in other formats. To submit a request, please call 1-800-525-0127 (TTY/TDD 711).

or visit the agency's Web site: www.atsdr.cdc.gov/. For more information about ATSDR, contact the ATSDR Information Center at 1-888-422-8737

Glossary

Dermal Contact	Contaminant	Comparison value	Chronic	Carcinogen	Cancer Slope Factor	Cancer Risk Evaluation Guide (CREC)	Bioavailability	Absolute bioavailability	Agency for Toxic Substances and Disease Registry (ATSDR)	Acute
Contact with (touching) the skin (see route of exposure).	A substance that is either present in an environment where it does not belong or is present at levels that might cause harmful (adverse) health effects.	Calculated concentration of a substance in air, water, food, or soil that is unlikely to cause harmful (adverse) health effects in exposed people. The CV is used as screening level during the public health assessment process. Substances found in amounts greater than their CVs might be selected for further evaluation in the public health assessment process.	Occuring over a long time (more than 1 year) [compare with acute].	Any substance that causes cancer.	A number assigned to a cancer causing chemical that is used to estimate its ability to cause cancer in humans.	The concentration of a chemical in air, soil or water that is expected to cause no more than one excess cancer in a million persons exposed over a lifetime. The CREG is a comparison value used to select contaminants of potential health concern and is based on the cancer slope factor (CSF).	The fraction of lead or arsenic that is absorbed and enters the blood by whatever portal-of-entry compared with the total amount of lead or arsenic acquired.	Is the amount of a substance entering the blood via a particular route of exposure (e.g., gastrointestinal) divided by the total amount administered (e.g., soil lead ingested).	The principal federal public health agency involved with hazardous waste issues, responsible for preventing or reducing the harmful effects of exposure to hazardous substances on human health and quality of life. ATSDR is part of the U.S. Department of Health and Human Services.	Occurring over a short time [compare with chronic].

Inorganic	Inhalation	Ingestion rate	Ingestion	Hazardous substance	Geographic information system (GIS)	Exposure	Environmental Protection Agency (EPA)	Environmental Media Evaluation Guide (EMEG)	Dose (for chemicals that are not radioactive)
Compounds composed of mineral materials, including elemental salts and metals such as iron, aluminum, mercury, and zinc.	The act of breathing. A hazardous substance can enter the body this way [see route of exposure].	The amount of an environmental medium that could be ingested typically on a daily basis. Units for IR are usually liter/day for water, and mg/day for soil.	The act of swallowing something through eating, drinking, or mouthing objects. A hazardous substance can enter the body this way [see route of exposure].	Any material that poses a threat to public health and/or the environment. Typical hazardous substances are materials that are toxic, corrosive, ignitable, explosive, or chemically reactive.	A mapping system that uses computers to collect, store, manipulate, analyze, and display data. For example, GIS can show the concentration of a contamination within a community in relation to points of reference such as streets and homes.	Contact with a substance by swallowing, breathing, or touching the skin or eyes. Exposure may be short-term [acute exposure], of intermediate duration, or long-term [chronic exposure].	United States Environmental Protection Agency.	A concentration in air, soil, or water below which adverse non-cancer health effects are not expected to occur. The EMEG is a comparison value used to select contaminants of potential health concern and is based on ATSDR's minimal risk level (MRL).	period. Dose is a measure or which a person is exposed very some time time period. Dose is a measurement of exposure. Dose is often expressed as milligram (amount) per kilogram (a measure of body weight) per day (a measure of time) when people eat or drink contaminated water, food, or soil. In general, the greater the dose, the greater the likelihood of an effect. An "exposure dose" is how much of a substance is encountered in the environment. An "absorbed dose" is the amount of a substance that actually got into the body through the eyes, skin, stomach, intestines, or lungs.

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Parts per billion (ppb)/Parts per million (ppm)	Organic	Oral Reference Dose (RfD)	No apparent public health hazard	No Observed Adverse Effect Level (NOAEL)	Model Toxics Control Act (MTCA)	Minimal Risk Level (MRL)	Media	Maximum Contaminant Level (MCL)	Lowest Observed Adverse Effect Level (LOAEL)
Units commonly used to express low concentrations of contaminants. For example, 1 ounce of trichloroethylene (TCE) in 1 million ounces of water is 1 ppm. 1 ounce of TCE in 1 billion ounces of water is 1 ppb. If one drop of TCE is mixed in a competition size swimming pool, the water will contain about 1 ppb of TCE.	Compounds composed of carbon, including materials such as solvents, oils, and pesticides that are not easily dissolved in water.	An amount of chemical ingested into the body (i.e., dose) below which health effects are not expected. RfDs are published by EPA.	A category used in ATSDR's public health assessment documents for sites where people have never and will never come into contact with harmful amounts of site-related substances.	The highest tested dose of a substance that has been reported to have no harmful (adverse) health effects on people or animals.	The hazardous waste cleanup law for Washington State.	An ATSDR estimate of daily human exposure to a hazardous substance at or below which that substance is unlikely to pose a measurable risk of harmful (adverse), noncancerous effects. MRLs are calculated for a route of exposure (inhalation or oral) over a specified time period (acute, intermediate, or chronic). MRLs should not be used as predictors of harmful (adverse) health effects [see reference dose].	Soil, water, air, plants, animals, or any other part of the environment that can contain contaminants.	A drinking water regulation established by the federal Safe Drinking Water Act. It is the maximum permissible concentration of a contaminant in water that is delivered to the free flowing outlet of the ultimate user of a public water system. MCLs are enforceable standards.	The lowest tested dose of a substance that has been reported to cause harmful (adverse) health effects in people or animals.

(RMEG)	Evaluation Guide	Reference Dose Media	

A concentration in air, soil, or water below which adverse non-cancer health effects are not expected to occur. The EMEG is a comparison value used to select comminants of potential health concern and is based on EPA's oral reference dose (RfD).

The way people committees the selection of the s

The way people come into contact with a hazardous substance. Three routes of exposure are breathing [inhalation], eating or drinking [ingestion], or contact with the skin [dermal contact].

Route of exposure

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Purpose

The Washington State Department of Health (DOH) prepared this health consultation at the request of the Washington State Department of Ecology (Ecology) for Apple Valley Elementary School. The purpose of this health consultation is to evaluate whether contaminants found in school playground soils pose a health concern to children and residents in the nearby community. DOH prepares health consultations under a cooperative agreement with the Agency for Toxic Substances and Disease Registry (ATSDR).

Background and Statement of Issues

Elevated concentrations of arsenic (As) and lead (Pb) exist in soil from historical (pre-1948) use of lead arsenate pesticide, particularly in apple and pear orchards in Eastern Washington. Elevated levels of lead and arsenic have been observed in soils of Apple Valley Elementary School, Yakima, Yakima County, Washington.

Apple Valley Elementary School is located in a residential area on the western perimeter of the city of Yakıma (Figure 1). The school is in West Valley School District and sits on nearly nine acres. A total of 334 students attend Apple Valley Elementary School (kindergarten through fifth grade, corresponding to ages 5 to 12 years old). Although historical aerial photographs do not indicate whether or not this site was used as orchard land prior to 1947, the site was included in an area-wide lead and arsenic sampling program which involved collecting samples from schools where soil is suspected to have a history of past pesticide contamination. The school yard at Apple Valley Elementary School consists of several play areas, sport fields, landscaped grounds, and parking/access areas. Play areas are generally well-maintained with good grass cover, gravel, or other barrier to native soil. Parts of the sport fields, surrounding tences, and areas near portable classrooms contain patches of exposed soil (Figures 2 – 7).

Subsurface soil sampling (0-6 inches) at Apple Valley Elementary School was conducted by Ecology on March 9, 2005, with additional samples taken on June 24, 2005. Soil samples were analyzed for lead and arsenic using field portable x-ray fluorescence (FPXRF). FPXRF performance was checked twice with calibration, blank and reference readings during sample collection. All calibration readings were below detection limit.

Arsenic levels from 52 soil samples ranged from 11.6 – 124.2 mg/kg. Almost all samples exceeded the ATSDR comparison values for arsenic (20 mg/kg for non-cancer and 0.5 mg/kg for cancer values) and cleanup values for unrestricted land use in Washington State's cleanup law, the Model Toxics Control Act (MTCA) Method A (20 mg/kg). Five of 52 arsenic samples exceeded Ecology's interim action level for arsenic (100 mg/kg), the concentration used to trigger prompt action to reduce exposure to the soil. Ecology's interim action levels apply to low-to-moderate level soil contamination dispersed over a large geographic area covering several hundred acres to many square miles. For schools, childcare centers, and residential land uses, Ecology considers total arsenic concentrations between 20 and 100 mg/kg to be within the low-to-moderate range.¹

Lead concentrations ranged from 21.9 – 1082.9 mg/kg. Twenty-five of 53 samples exceeded the MTCA Method A cleanup level for unrestricted land use for lead (250 mg/kg). Nine of 53 lead_3 samples exceeded Ecology's interim action level of 500 mg/kg. Ecology considers total lead concentrations between 250 and 500 mg/kg to be within the low-to-moderate range for schools, childcare centers, and residential land uses.



Interim Remedial Actions

In general, the grass cover is in good condition and well-watered during the summer months which helps reduce exposure to contaminated soil. The irrigation system operates during the spring and summer; there is no irrigation during winter months because of low water flow. During the fall and winter months an increase in moisture is expected. Despite irrigation efforts, many areas of bare soil remain at the school throughout the school year. A few larger, well-worm areas were fenced or cordoned off from use (Figures 2 and 3). Most areas around playground equipment are covered with gravel up to 12 inches deep, and access areas surrounding the playgrounds are paved.

Elementary school play areas

Most of the school grounds are used as play areas by children who attend the school, and children from different grades use separate parts of the play fields during recess. The school yard is open to the public and members of the community use the fields for various activities. Soils are exposed in the elementary school play area along the perimeter fence, and children dig in some of these soils (Figures 4 and 5). Soils with high levels (above Ecology's Interim Action Levels of 500 mg/kg for lead and 100 mg/kg for arsenic) of lead and arsenic still remain on-site, and although grass has grown on top of most of the contaminated soils, the effectiveness of this grass cover in reducing exposure has not been evaluated. While grass cover is expected to reduce exposure compared to bare soil, some exposure to the contaminated soil is still likely to occur.²

Historical use of lead and arsenic

Lead arsenate was the primary insecticide used to control the codling moth and other insects in Washington deciduous tree fruit orchards between 1905 and 1947. After 1948, lead arsenate use dropped drastically and was replaced by DDT. No sampling for DDT has occurred at this site. According to the Washington State Department of Ecology DDT was used only for a short period of time, and studies in temperate climates show that half of the DDT initially present usually disappears in about 5 years. By the mid-1960s, DDT was found to cause cancer and eventually was banned from use in the United States in 1977. Lead and arsenic are expected to remain in the top of the soil for centuries, and very little leaches through the soil. Most schools in Eastern and Central Washington were built on historic orchard lands shortly after farmers ended the use of lead arsenate. Contaminant levels can vary greatly between orchards and from location to location within a single orchard. The highest levels are often found in the ground where chemicals were mixed. While soils on some properties have been tested, a comprehensive study to find the level and extent of contamination throughout central and eastern Washington has not been conducted.

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Increased concern for human health risks arises when old orchard lands are converted to other land uses such as schools or residential areas where children are likely to be exposed to contaminants in the soil. DOH has not found any reliable studies that have investigated whether or not health problems increase in people who live in areas with past lead arsenate pesticide use.

Site visi

On March 20, 2006, staff from DOH Office of Environmental Health Assessments and Ecology conducted site visits at some of the schools scheduled for cleanup during the summer of 2006. One site visited was Apple Valley Elementary School, where staff observed conditions and evaluated potential for exposure to lead and arsenic in soils. In general, DOH found well-watered lawns on most school grounds; this helps to reduce exposure to the contaminated soil. The current irrigation system has helped to keep a healthy grass cover over contaminated soil during spring and summer months. Although small patches of exposed soil remain in the baseball and soccer fields, most of the field has a good grass cover. The primary area of exposed soil is fenced off with a temporary barrier and some other areas of exposed soil are fenced or cordoned off to limit access (Figures 2 and 3). However, many smaller areas in the school playgrounds, near portable buildings, and around fences still remain with exposed soil. Small patches of soil are exposed in the baseball, soccer, tetherball and dodge ball areas, near portable school rooms, and along playground fences (Figures 6 and 7).

School officials told DOH that they emphasize the need for children to wash hands before snack and lunch to reduce exposure to contaminated soils. They discussed with DOH the need for outreach and education about soil-safety guidelines. These safety and preventive measures can help teachers, parents, and community members minimize potential health risks from elevated lead and arsenic levels that may be present at the schools and their yards at home.

Discussion

This discussion focuses on potential health impacts from exposure to lead and arsenic in soil at Apple Valley Elementary School (Figure 1). Since several areas at the school remain with bare soil throughout the school year, estimates of health risk in this document refer to risks that are currently present at the school if the exposed soil is not replaced with clean soil or to risks that can occur if soil covers are not well maintained.

Lead and arsenic are the contaminants of concern at the Apple Valley Elementary School. At many locations on the property, levels of arsenic and lead exceeded the ATSDR health comparison values for arsenic (i.e., 20 mg/kg for non-cancer and 0.5 mg/kg for cancer values), the MTCA Method A cleanup levels for unrestricted land use (i.e., 20 mg/kg for arsenic and 250 mg/kg for lead) and Ecology's interim action levels for schools (i.e., 100 mg/kg for arsenic and 500 mg/kg for lead) (Table 1). Contaminant concentrations exceeding these comparison values do not necessarily pose health threats but are evaluated further to determine whether they are at levels of human health concern.

No comprehensive study has been undertaken to find the levels or extent of contamination in soil on properties currently and formerly used as orchards in Yakima. Studies to correlate health

problems in children with lead and arsenic exposure from old orchard lands have not been conducted.

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Current exposures to lead and arsenic at Apple Valley Elementary School

The presence of chemicals above cleanup levels and comparison values does not necessarily represent a threat to public health. People must be exposed to the chemicals which must enter the body before they can cause harm. Potential exposure pathways are imhalation, ingestion, and dermal absorption (through the skin). Metals are not readily absorbed through the skin, so dermal absorption of lead and arsenic is not a significant concern at the concentrations found at Apple Valley Elementary School. Ingestion of contaminated soil is expected to be the primary route of exposure for metals, particularly with young children. Metals in dust or soil can be ingested incidentally by hand-to-mouth activity. Pica behavior, the intentional eating of non-food items, may increase this exposure for some children. Pica is most common in children 1 to 2 years old, but some older children and adults also have the behavior. The potential for high levels of lead and arsenic in dust from old orchard land is not limited to the school property but is also possible at residences in the area. Ingestion and inhalation of wind-blown soil/dust are additional pathways of exposure to lead and arsenic in the Yakima area. Children are considered a sensitive population because they tend to ingest more soil and dust than adults and because they tend to absorb more of the lead they ingest.

The risk of harm depends on the amount and type of exposure people have to the lead and arsenic. At Apple Valley Elementary School, exposures are difficult to estimate because they are influenced by children's behaviors and by the levels of contaminants at areas where children spend time, neither of which have been characterized very well. When such uncertainties exist, it is common practice to estimate exposures using the 95th percent upper confidence limit (95th percent UCL) of the mean of the measured sample concentrations in order to protect public health. An alternative is to use the mean of the measured sample concentrations, but that may not reliably reflect the full extent of exposure for many children. For Apple Valley Elementary School, risks will be calculated for both the mean and the 95th percent UCL of lead and arsenic.

Using the more conservative 95th percent UCL instead of the mean value is appropriate in this case because of uncertainty regarding arsenic and lead levels surrounding school fields. There are many areas of exposed soil in the sports fields, along the fence areas, and around the portable classrooms. The 95th percent UCL is the most appropriate estimate of soil lead and arsenic levels to ensure protection of the health of children from current and past exposures. While grass cover cannot be considered an adequate long-term barrier to exposure, it is expected to provide some exposure reduction until a long-term solution is implemented for this site (i.e., removal of most of the contaminated soil).

Past exposures at Apple Valley Elementary School

Incidental ingestion of contaminated surface soil is the predominant lead and arsenic exposure pathway at contaminated playgrounds in the school. An additional exposure pathway of lead and arsenic is the inhalation of wind-blown soil or dust from school playgrounds. It is unknown whether past exposures (incidental or inhalation) have occurred at Apple Valley Elementary

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whether past exposure has occurred. School. Nonetheless, if past conditions were similar to those of today or worse, past exposure could have occurred. DOH is not aware of past school playground conditions to determine

higher levels of lead in many areas of the state. based paint) and emissions from certain industrial operations have resulted in substantially widespread use of certain products (such as leaded gasoline, lead-containing pesticides, and leadconcentrations in the Yakima Basin range between 2 mg/kg and 17 mg/kg. However, the Lead is a naturally-occurring element normally found in soils. Background soil lead

water in homes that have plumbing materials containing lead. ingestion of chips and dust from leaded paint, contaminated soil and house dust, and drinking Elimination of lead in gasoline and solder used in food and beverage cans has greatly reduced people's exposure to lead. Currently, the main pathways for lead exposure in children are

(CV) at Apple Valley Elementary School, Yakima, Washington Table 1. Range values of contaminants detected in soil and their respective comparison values

Contaminant	Lead	Arsenic
Z	41	46
Range in (mg/kg)	21,9 – 1082,9	11.6 – 124.2
95% UCL (mg/kg)	7.65	56.4
Mean (mg/kg)	297.9	48.2
Cancer CV (mg/kg)	NA	20ª
Cancer CV (mg/kg)	NA°	0.5
MTCA Method A (mg/kg)	250	20
Interim Action Levels (mg/kg)	500	100

EMEG – ATSDR's Reference Dose Media Evaluation Guide (child)

b- CREG - ATSDR's Cancer Risk Evaluation Guide (child)

ဂ Lead and lead compounds are reasonably anticipated to be human carcinogens'

NA - Not applicable

unborn fetus. also be aware of lead in their environment because lead ingested by a mother can affect her neurological effects of lead than adults. Pregnant women and women of childbearing age should they swallow. Because children's brains are developing rapidly, they may be more sensitive to with older children and adults, they tend to ingest more dust and soil and absorb more of the lead Children six years old and younger are particularly vulnerable to the effects of lead. Compared

Health effects

distinctive symptoms. Depending on the amount of exposure a child has, lead can cause behavior Lead poisoning can affect almost every system of the body and often occurs with no obvious or

and learning problems, central nervous system damage, kidney damage, reduced growth, hearing impairment, and anemia.

About 2.2 % of children in the United States have blood lead levels greater than 10 $\mu g/dL$ associated with lead exposure occur at blood lead concentrations lower than 5 µg/dL. 13,12,14 occur at blood lead levels less than 10 µg/dL. Deficits in cognitive and academic skills evidence is growing that damage to the central nervous system resulting in learning problems can suggests that blood lead (PbB) rises 3-7 micrograms of lead per deciliter ($\mu g/dL$) for every 1,000 ppm lead increase in soil or dust concentration. ¹⁰ For children, the Centers for Disease Control and Prevention (CDC) has defined an elevated blood lead level (BLL) as greater than or equal to Exposure to lead can be monitored by measuring the level of lead in the blood. One estimate 10 μg/dL (10 μg/dL is defined as a toxicological level of concern by the CDC). However,

with blood lead levels greater than 30 μg/dL. problems, and pain in the muscles and joints." These symptoms have usually been associated disorders, memory and concentration problems, difficulties during pregnancy, digestive In adults, lead can cause health problems such as high blood pressure, kidney damage, nerve

accidentally ingested lead dust and were exposed to lead at 50 to 5000 micrograms per cubic meter (ug/m²) in air, with 40 to 100 micrograms lead per deciliter (ug/dl) in blood. Although the developed brain, kidney, and lung cancer. Workers inhaled high levels of lead fumes or users of school playgrounds. exposures do not fit the types and amounts of exposures for school children or nearby residential they showed weak evidence for increased risk of lung, stomach, or bladder cancer. The above worker studies did not account for diet, smoking, or exposure to other cancer-causing agents, laboratory animals and workers exposed to high levels of lead. Exposed laboratory animals to be human carcinogens." 8 In arriving at its conclusion, the NTP relied upon studies on National Institutes of Health concluded that "lead and lead compounds are reasonably anticipated In the 11th Report on Carcinogens (2004), the National Toxicology Program (NTP) of the U.S.

majority of nearby residents who use the playground Understandably, most of these conditions would not apply to elementary school children or the cause more rapid release of lead, which could lead to a substantial rise in blood lead level. 15 However, certain conditions such as pregnancy, lactation, menopause, and hyperthyroidism can exposure to environmental lead has been reduced, lead stored in bone can be released into the blood where it can have harmful effects. Normally this release occurs relatively slowly Lead can be stored in bone for many years because it is chemically similar to calcium. Even after

Health risk evaluation – The IEUBK model

Biokinetic Model, or IEUBK model) uses the concentration of lead in soil to predict blood lead levels in children. ⁶ It is intended to help evaluate the risk of lead poisoning for an average child contaminated soil. This model (developed by EPA and called the Integrated Exposure Uptake exposed to lead in his or her environment. Lead poisoning refers to a blood-lead level that estimate blood lead levels in children younger than seven years of age who are exposed to lead To evaluate the potential for harm, public health agencies often use a computer model that can

exceeds 10 micrograms of lead per deciliter of blood. Levels above 10 micrograms of lead per deciliter is toxic according to the CDC. The EUBK model can also be used to determine what concentration of lead in soil could cause an unacceptable risk of elevated blood lead levels in an average group of young children. It is often used in this way to set lead soil cleanup levels for lead. It is important to note that the EUBK model may not (or, is not expected to) predict accurately the blood lead level of a child (or a small group of children) at a specific time. In part, this is due to differences in the behavior of an individual child (or group of children) when compared to the average behavior of the group of children used by the model to calculate blood lead levels resulting in a different exposure to contaminated soil and dust. For example, the model does not take into account reductions in exposure that could result from community education programs. Despite this limitation, the EUBK model is a useful tool to help prevent lead poisoning because it can provide reasonable estimates of the hazards of environmental lead exposure.

For children with regular exposure to lead-contaminated soil, the IEUBK model can estimate the percentage of young children who are likely to have blood lead concentrations that exceed a toxicological level of concern, such as the CDC guideline of 10 µg/dL.

Soil lead concentration and estimated Blood Lead Levels (BLLs)

The IEUBK model was used to estimate the percentage of children that could have elevated BLLs if they play frequently in areas that have lead contamination and exhibit typical behaviors that result in soil ingestion. For the reasons described in the section on exposure (page 10), two different percentages were calculated: one using the 95th% UCL of the mean soil lead concentrations measured at the school and one using the mean concentration. The 95th% UCL may overestimate risks because most children in the community are likely to have regular exposure to soil levels at school that are less than the 95th% UCL. On the other hand, potential exposure of the same children at homes with lead arsenate-contaminated soil is not considered, so the model could underestimate BLLs. Nonetheless, these estimates are useful in determining the potential hazard for children who may be exposed to contaminated areas.

The IEUBK model was designed to estimate the distribution of BLLs in children 0 to 84 months of age, based on these assumptions:

- Intake of all potential sources of lead including air, water, diet, soil, and indoor air dust at
 the school added to incremental intakes of lead at home.
- Uptake of lead from those media into the bloodstream
- Distribution of lead to tissues and organs
- Excretion of lead.

The maximum concentration of lead detected in subsurface soil (0-6 inches) was 1082.9 mg/kg. The calculated mean and 95th % UCL soil lead concentration (0-6 inches) were 297.9 mg/kg and 359.7 mg/kg, respectively (Table 1).

DOH used a school exposure scenario to account for lead intake resulting from exposure to soi and dust. The following assumptions were considered as reasonable to run the IEUBK Model:

1. Children may be exposed to lead in soil and dust at the school facility as well as at home (located outside the site). For exposure at home, DOH used the default value (200 mg of lead/kg soil) that is built into the model for use when there are no site-specific data.

- 2. A child plays at school 5 days per week and stays at home 2 days per week. The IEUBK model is recommended for exposure durations that exceed a minimum frequency of one day per week and a duration of 3 consecutive months. ^{17,18} Three months is considered as the minimum duration of exposure that is appropriate for modeling exposures that occur no less than once every 7 days. ¹⁹ Exposure to lead in soil at Apple Valley Elementary School is expected to occur more than three months and more than once a day every 5 days.
- 3. Concentrations of lead in at the school facility are 359.7 mg/kg (95% UCL) and 297.9 mg/kg (mean value). Based on the percentage of time spent at school, these were converted to weighted soil lead concentrations of 265.5 mg/kg and 240.2 mg/kg respectively (Appendix A). The soil lead concentration by apportioning total exposure (exposure at home and during school) is 232.8 and 220.1 mg/kg, respectively. These levels are below the state cleanup level of 250 mg/kg.
- 4. For soil and dust ingestion, the IEUBK default bioavailability values of 30% were used. Bioavailability is not constant. The values cited apply for low lead intake rates. Absolute bioavailability decreases as lead intake increases and uptake saturation is reached.^{8,20}

Using these assumptions, the model predicts an approximate 0.3 percent risk that a child (schoolage range of 60 to 84 months) exposed to the lead-contaminated soil with a concentration of the 95th% UCL will have a blood lead level greater than 10 µg/dL (Appendix A, Table A1). For comparison, the model predicts 0.3 percent (age range 60 – 84 months) will have a blood lead level greater than 10 µg/dL when exposed to the state cleanup level of 250 mg/kg.

Using the mean lead value as opposed to the 95th% UCL, the model predicts similar BLLs for children within the school-age range of 60 to 84 months, with about 0.3 percent exceeding 10 µg/dL. The predicted percentages of school-age children (72 to 84 months) with BLLS exceeding 10 µg/dL are about 0.1 (using the both the 95th% UCL and the mean value) (Appendix A, Tables A1 and A2).

The health risks from the level of exposure at this school are very low. The IEUBK model uses the school-age range of 60 – 84 months; however, many children attending Apple Valley Elementary School are older than 84 months. Under similar environmental conditions with similar lead exposures, the IEUBK model tends to predict lower blood lead levels with increasing age. DOH assumes that lead levels are not a health risk to either age group and that

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^a Exposure to lead in soil at Apple Valley Elementary School is assumed to occur for 5 full days/week for 9 months (for a total of 180 days, which equals 6 months that corresponds to the instructional school calendar). However, the IEUBK Model was not designed to model exposures that may occur only part of the year, therefore, the modeled exposures that may occur only part of the year, therefore, the modeled exposures they are around.

school-age children at Apple Valley Elementary School (K - S^{th} grade) are unlikely to get sick when they are exposed to soil contaminated with lead at the levels observed at the school.

As mentioned previously, there is much uncertainty associated with estimating the true average concentration at the site; therefore, the most appropriate estimate of soil lead levels to ensure protection of the health of the children is the 95th % UCL. The 95th % UCL provides reasonable confidence that the true site average will not be underestimated.

Arsenic

Arsenic is a naturally-occurring element in the earth's soil. Background soil arsenic concentration in the Yakima Basin tanges from 0.9 mg/kg to 29 mg/kg. EPA classifies the inorganic form of arsenic as a human carcinogen. Ingested arsenic is typically absorbed by the intestines and enters the bloodstream where it is distributed throughout the body. Inhaled arsenic is quickly absorbed by the lungs and enters the bloodstream. Arsenic is poorly absorbed through the skin, so skin contact with contaminated soil is not normally an important pathway for harmful exposure.

Noncancerous effects

Long-term exposure to arsenic has been shown to increase people's risk of developing several types of health problems, including cardiovascular disease, diabetes mellitus, lung disease and liver disease. To evaluate possible noncancerous effects from ingestion exposure to the 95th% UCL or the mean level of arsenic in site soil (Table 1), an exposure dose was calculated and compared with ATSDR's minimal risk level (MRL) and EPA's oral reference dose (RfD). RfDs and MRLs are doses below which adverse noncancerous health effects are not expected to occur. A level of uncertainty exists when defining an MRL or RfD because of uncertainty about the quality of data on which it is based. To account for this uncertainty, "safety factors" are used to set RfDs and MRLs below toxic effect levels that have been measured (e.g., Lowest Observed Adverse Effect Level [LOAEL]). This approach provides an added measure of protection against the potential for adverse health effects to occur. For acute oral exposure to arsenic, the MRL is 0.005 milligrams per kilogram per day (mg/kg/day). For chronic oral exposure to arsenic, the MRL is 0.003 mg/kg/day.

The maximum concentration of arsenic (124.2 mg/kg) in the soil exceeds the ATSDR health comparison values of 20 mg/kg for children. The 95th WCLL subsurface soil (0-6 inches) arsenic concentration is 56 mg/kg. The mean soil arsenic concentration is 48 mg/kg. An exposure scenario of five days a week at the site with exposure to 56.4 mg/kg and 48.2 mg/kg was used in dose calculations in Appendix B (Table B1). A child (5 to 12 years old) would receive an estimated exposure dose of 0.000142 (95th %, UCL) or 0.000122 (mean value) arsenic mg/kg/day, which are lower than the acute MRL of 0.005 mg/kg/day and the chronic MRL of 0.0003 mg/kg/day for both the 95th% and the mean value (Appendix B, Table B2). An adult teacher or neighborhood adult playground user would be exposed to approximately 0.000025 mg/kg/day (95th % UCL) or 0.0000214 mg/kg/day of arsenic (mean value), both of which are lower than the acute MRL (0.005 mg/kg/day) and chronic MRL (0.0003 mg/kg/day).

Estimated doses for children and adults are below the acute MRL, so short-term non-cancerous health effects are unlikely to occur from exposures at Apple Valley Elementary School.

Exceeding an MRL or RD does not necessarily indicate that harmful effects are likely but suggests that further toxicological evaluation should be conducted. This involves comparing the estimated doses at the site with occupational and/or environmental exposures known to cause harmful effects. For a child (95th % UCL), the estimated exposure dose is approximately six times below the NOAEL (e.g., No Observed Adverse Effect Level [NOAEL]) (0.0008 mg/kg/day) identified in chronic studies and about 100 times below the LOAEL (0.014 mg/kg/day). Studies have not found non-cancer effects in people exposed to arsenic in drinking water at chronic doses of 0.0004 to 0.01 mg/kg/day, doses which exceed those estimated here.

Also, most studies of arsenic toxicity have examined people exposed to arsenic in water which is usually better absorbed than arsenic in soil. Non-cancer effects are, therefore, unlikely to occur in children or adults exposed to arsenic on soil at Apple Valley Elementary School.

Cancerous effects

This document describes cancer risk that is attributable to site-related contaminants in qualitative terms like high, low, very low, slight and no significant increase in cancer risk. These terms can be better understood by considering the population size required for such an estimate to result in a single cancer case. For example, a low increase in cancer risk indicates an increased risk of about one cancer case per ten thousand persons exposed over a lifetime. A very low risk is about one cancer case per several tens of thousands exposed over a lifetime, and a slight risk would require an exposed population of several hundreds of thousands to result in a single case. DOH considers cancer risk to be not significant when the estimate results in less than one cancer per one million exposed over a lifetime. The reader should note that these estimates are for theoretical excess cancers that might result in addition to those normally expected in an unexposed population.

EPA classifies arsenic as a Group A (known human) carcinogen by the oral and inhalation routes. The 95th% UCT for arsenic in the soil (56 mg/kg) exceeds the ATSDR Cancer Risk Evaluation Guide (CREG) of 0.5 mg/kg. An exposure dose was calculated for a child over an eight-year exposure period with five-days-a-week exposure at the site (180 days per year). The calculated increased cancer risk for such an exposure is estimated at about 9 additional cancers in a population of 100,000 persons (Appendix B, Table B3). DOH considers this to be a low increased cancer risk over a short period of time (180 days – six months – corresponding to the school instructional calendar). The cancer risks resulting from exposure to arsenic in soil using the mean arsenic concentration results is approximately 7 cancers in a population of 100,000 (Appendix B, Table B4), which is also considered a low risk. The cancer risk for an adult teacher or neighborhood adult playground user would be approximately 3 cancers in a population of 100,000 persons, considered a low increased cancer risk.

The true cancer risks at this site cannot be determined due to variability and uncertainty in several parameters. The calculated risks are estimates based on available information and could be higher or lower than the true risk.

Uncertainty

Although there is some uncertainty surrounding the magnitude of the carcinogenic potential of arsenic, there is a strong scientific basis for choosing a slope factor that is different from the current IRIS value (i.e., 1.5 per mg/kg-day). Several recent reviews of the literature have evaluated bladder and lung cancer endpoints instead of skin cancer (which is the endpoint used for the current IRIS value):

- National Research Council (2001) 23
- EPA Office of Drinking Water (2001) ²⁴
- Consumer Product Safety Commission (2003) 25
- EPA Office of Pesticide Programs (2003) 26
- California Office of Environmental Health Hazard Assessment (2004) 27
- EPA IRIS Review Draft for the SAB (2005) ²⁸

Information provided in these reviews allows the calculation of slope factors for arsenic which range from 0.4 to 23 per mg/kg-day (but mostly greater than 3.7). The recent EPA IRIS review draft presented a slope factor for combined lung and bladder cancer of 5.7 per mg/kg-day. The slope factor calculated from the work by the National Research Council is about 21 per mg/kg-day. These slope factors could be higher if the combined risk for all arsenic-associated cancers (bladder, lung, skin, kidney, liver, etc.) were evaluated. For this Health Consultation, DOH used a slope factor of 5.7 per mg/kg-day, which appears to reflect EPA's most recent assessment.

Exposure reduction actions

The use of a sprinkler system to promote better grass cover in some areas has likely helped reduce exposure. However, grass may not be a reliable or permanent barrier to prevent contact with soil contaminated with lead and arsenic. While grass cover seems to limit or reduce exposure compared to bare soil, some studies indicate that exposure to contaminated soil may occur even when grass is present. In terms of exposure reduction activities, DOH believes that interim remedial activities such as maintenance of grass and gravel cover and irrigation systems are do not provide an effective, permanent barrier to limit exposure. Risks may arise if the covers are not well maintained over the long-term.

Child Health Considerations

Children's school and residential exposure scenarios were evaluated in this document to determine if a child's exposure is of public health concern. ATSDR and DOH recognize that infants and children are susceptible to developmental toxicity that can occur at levels much lower than those causing other types of toxicity. Infants and children are also more vulnerable to exposures than adults. The following factors contribute to this vulnerability at this site:

- Children are more likely to play in contaminated outdoor areas.
- Children often bring food into contaminated areas, resulting in hand-to-mouth activities.

- Children are smaller and receive higher doses of metals exposure per body weight.
- doc. INDEX #_G-12_
- Children are shorter than adults; therefore they have a higher probability to breathe in dust and soil.
- Fetal and child exposure to lead can cause permanent damage during critical growth stages.

These unique vulnerabilities of infants and children demand special attention in communities with contamination of their water, food, soil or air. Children's health was considered in the writing of this health consultation and the exposure scenarios treated children as the most sensitive population being exposed.

It is expected that children will be present throughout the school year and may use outdoor playgrounds and other facilities even when school is not in session. Children's activities on the school property and residential homes may result in frequent, significant exposure to soil contaminants. Implementation of interim remedial actions at the site will help reduce or prevent children from making contact with contaminated soil that remains on site. However, children, who are most susceptible to the contamination, may also be exposed at home where potentially high levels of lead and arsenic may be present in the soil.

Conclusions

Based on available information contained in this health consultation, DOH has reached the following conclusions:

- Concentrations of arsenic and lead in soil at Apple Valley Elementary School exceed health-based comparison values. Lead and arsenic levels also exceed MTCA cleanup values and, in many areas, Ecology's interim action levels for schools.
- 2. Children who play in contaminated historic orchard soils at Apple Valley Elementary School are exposed to lead and arsenic, especially in situations where they come in contact with unvegetated or bare dirt. The health risk from this exposure is of concern over long periods of time. The likelihood that children's exposure to lead and arsenic will lead to illness depends on the frequency with which they come in contact with the soil and the amount of soil they might ingest. For most children, the long-term health risks are low, but there are some children who may be exposed to lead and arsenic frequently enough to be of concern.
- 3. Children can be exposed to lead and arsenic by ingestion of contaminated soil in play areas and inside where contaminated soil has been tracked into the school. While most areas have a dense mat of grass that helps limit (but not eliminate) exposure, there are patches of exposed soil that are present on the sports fields, along the perimeter fence, and other locations where exposure to contaminants is more likely. Materials, such as grass and gravel, that are currently covering contaminated soil depend on regular monitoring and maintenance to be effective and may not be reliable in the future. DOH concludes that current and future long-term chemical exposures (> 1 year) at the site could result in harmful health effects in exposed people. Therefore, a current and future public health hazard exists until exposure to contaminated soil is reduced or eliminated. Increased exposures are possible if the school fails to monitor and repair any damage that occurs to the cover materials that currently exist.
- 4. Although most children's risks are low and manageable, low risks are not zero risks. Regulatory agencies such as Ecology are taking prompt actions to remediate soil lead and arsenic contamination. Ecology has chosen to be proactive and reduce risks to children by cleaning up releases of hazardous materials rather than treat illnesses after they occur. This cleanup effort for schools is also part of the Governor's "Healthy Washington" initiative. DOH is working in partnership with Ecology to address environmental cleanup actions and long-term health risks when children play in contaminated soils.
- 5. Data are unavailable for additional exposure scenarios such as those at home and child day cares for the same children who attend this school. Homes built on old orchard lands can potentially have elevated levels of these contaminants in the soil. The full extent of soil contamination in residential areas that Apple Valley School serves is unknown because these areas have not been sampled. Consequently, DOH is unable to evaluate the added risks from lead and arsenic contamination in residential areas that may have been built on old orchard lands.

6. Data are unavailable for additional exposure scenarios such as those at home and child day cares for the same children who attend this school. Homes built on old orchard landscan potentially have elevated levels of DDT in the soil. DOH is unable to evaluate the added risks from DDT contamination in residential areas that may have been built on old orchard lands.

Recommendations

- Because lead and arsenic are present in the school playgrounds at levels of health
 concern, DOH recommends that actions be taken to reduce or eliminate exposure to the
 contaminants. Permanent actions that effectively reduce or eliminate exposure are
 preferable to actions that are less effective or permanent. Removal of contaminated soil
 and replacement with a cover of clean material is the most effective, permanent method
 to eliminate exposure. Covering contaminated soil with clean material can effectively
 reduce or eliminate exposure, but may not be a permanent solution because of the
 potential for the cover to fail in the future. DOH understands that these solutions can be
 costly and recommends that schools try to integrate actions that mitigate contaminated
 soil levels with other planned remodeling or renovation activities.
- Children should be discouraged from playing in areas that have bare soil or that are known to have higher concentrations of lead and arsenic.
- 3. Until more permanent remedial measures are in place, the West Valley School District and the principal of the Apple Valley Elementary School should monitor grassed and gravel areas, wood bark cover, irrigation systems, and hard surface walkways to confirm that they are in good condition and continue to provide effective reduction of exposure to contaminants that remain on site. Any deficiencies should be corrected.
- DOH recommends exposure reduction health education efforts for families living within the footprint of old orchard lands.
- . DOH recommends that residents test their soil in homes built on former orchard lands
- DOH recommends soil testing in child day cares built on former orchard lands.

Public Health Action Plan

- .. The Department of Ecology is available to assist the school district with the implementation of remedial activities to reduce exposure of kids to contaminants onsite.
- DOH, Yakima Health District and school officials will conduct outreach and education activities, as appropriate, to provide concerned citizens with health education information. These activities may include articles in school newsletters, a

poster presentation to be displayed at public locations, site-specific fact sheets, or attendance at public meetings. Materials and activities will be appropriate for the age and education level of the intended audience.

- Exposure to contaminants at the school and residential properties can be reduced if children and adults follow the soil safety guidelines below.
- Use plenty of soap and water
- Wash your hands after playing or working outside, especially before eating.
- o Launder heavily soiled clothing separately.
- Wash children's toys, bedding and pacifiers frequently.
- Garden safely
- o Wear gloves while gardening and wash vegetables before eating them.
- o Cover up exposed soil in your yard by growing grass on it or cover with mulch.
- Avoid muddy soil that clings to clothing, toys, shoes, hands or feet.
- Mop, dust and vacuum
- Wash anything that has come in contact with soils before entering your home.
- Implement regular damp mopping to avoid breathing indoor house dust.
 Vacuum carpets and rugs frequently, plus wet mop and/or wet dust all other
- Remove shoes before entering your home to avoid tracking soil into your house.

surfaces in your home.

- Keep pets clean
- Wipe down pets before you let them inside.
- Keep your pets clean. Brush and bathe them regularly
- Restrict your pets to areas of your home that are free from carpeting and upholstery. Give pets their own sleeping spots.
- Eat a healthy diet
- Eat healthy. Foods that contain the daily recommended amounts of iron and calcium help to decrease the absorption of lead.
- Prevent children from eating dirt.

This information will be distributed to parents and community residents living within the school boundaries of Apple Valley Elementary School. The school district and DOH will notify them about these simple steps to reduce and limit exposure to soils at school and at home.

 DOH will be available to consult on the appropriateness and efficacy of future remedial actions.

DOH will analyze aerial photos from historical orchard lands (1940s) to identify how the footprint of former orchard lands match residences within the school boundaries. Once susceptible populations and/or people living in old orchard lands are identified within the school boundaries, DOH will coordinate efforts with school officials to implement outreach and health education activities.

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DOH will work with Ecology and the Yakima Health District to determine the value
and need for additional efforts such as blood lead screening for children and
residential soil sampling.



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Figure 1. Apple Valley Elementary School, Yakima, Washington.



Figure 3. Portable classrooms, Apple Valley Elementary School.

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Figure 2. Fenced area of exposed soil, Apple Valley Elementary School.



Figure 4. Exposed soil along perimeter fence, Apple Valley Elementary School.



Figure 5. Site where children dig in soil, Apple Valley Elementary School.

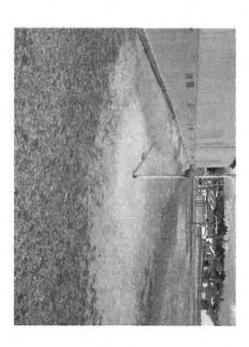


Figure 6. Tetherball area, Apple Valley Elementary School.

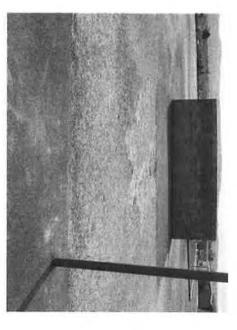


Figure 7. View of dodge ball wall, Apple Valley School.

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Appendix A

model were used to account for exposures at Apple Valley Elementary School and residential This section provides inputs and calculations for the EUBK model. The following inputs to the

The fraction of hours the child is awake and potentially exposed for each location was calculated

Apportioning exposure across locations according to hours of exposure:

$$\frac{8 \text{ hours/day x 5 days/week}}{14 \text{ hours/day x 7 days/week}} = \frac{40}{98} = 0.41$$

Eight hours/day indicates the amount of time a child spends at school (indoor area and playing in the school grounds).

Exposure frequency at home

$$T_{home} = \frac{14 \text{ hours/day x 7 days/week}}{14 \text{ hours/day x 7 days/week}} = 1$$

Apportioning exposure across location according to school and non-school months

EF _{school} = (*school months/ 12 months) =
$$6/12 = 0.5$$

calendar corresponds to 180 days. * The traditional calendar for Apple Valley Elementary School for 2005 and 2006 instructional

$$EF_{home} = (1 - EF_{school}) = 1 - 0.5 = 0.5$$

from 1.0; thus, the remaining time spent at home is: The home fraction was calculated by subtracting the fraction of hours spent at other locations

$$F_{home} = (1.0 - 0.41) = 0.59$$

To derive a weighted soil concentration from school and home, DOH used the following

$$bS_w = (PbS_{school} x F_{school}) + (PbS_{home} x F_{home})$$

PbS_w = Weighted soil lead concentration from home and site (mg/kg)

 $PbS_w = (PbS_{school} x F_{school}) + (PbS_{home} x F_{home})$

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F_{school} = Fraction of daily outdoor time spent at school PbS_{school} = 95th % UCL concentration at school and/or mean value at school

mg/kg set by EPA) PbS_{bome} = Average soil lead concentration at home (ppm). (Equals the default value of 200

minus F_{school}) $F_{\text{home}} = F_{\text{raction}}$ of daily outdoor time at local background soil lead concentration (equals 1

PbS = Soil lead concentration

 $EF_{school} = Exposure$ frequency at site during the school (instructional calendar) EF home = Exposure frequency at site during vacation time and no school days PbS total = Soil lead concentration by apportioning total exposure

$$PbS_w = (359.7 \text{ mg/kg} \times 0.41) + (200 \text{ mg/kg} \times 0.59)$$

 $PbS_w = (147.5 \text{ mg/kg}) + (118 \text{ mg/kg})$
 $PbS_w = 265.5 \text{ mg/kg}$

Soil lead concentration by apportioning total exposure:

PBS
$$total = (PBS_{home} x EF_{home}) + (PBS_{hy} x EF_{school})$$

= $(200 \times 0.5) + (265.5 \times 0.5)$
= $100 + 132.75$
= 232.8 mg/kg

concentration by apportioning total exposure corresponds to 232.8 mg/kg. This number (232.8 mg/kg) was used to run the IEUBK Model. The IEUBK indoor dust lead levels of 200 mg/kg were used as the default or constant value to run the model (Table A1). The weighted soil lead concentration using the 95th WCL results in 265.5 mg/kg. The soil lead

The weighted soil lead concentration using the mean value results in (Table A2):

$$PbS_w = (297.9 \text{ mg/kg} \times 0.41) + (200 \text{ mg/kg} \times 0.59)$$

 $PbS_w = (122.2 \text{ mg/kg}) + (118 \text{ mg/kg})$
 $PbS_w = 240.2 \text{ mg/kg}$

Soil lead concentration by apportioning total exposure

$$PBS_{total} = (PBS_{home} x EF_{home}) + (PBS_{w} x EF_{school})$$

$$= (200 \times 0.5) + (240.2 \times 0.5)$$

$$= 100 + 120.1$$

$$= 220.1 mg/kg$$

Washington. Table A1. IEUBK input parameters and 95th % UCL blood lead concentration values that exceed 10µg/dL within different age ranges at Apple Valley Elementary School, Yakima,

IEUBK input	Values used for	used for
parameters	Apple Valley School	ley School
Derived Weight		232.8°
soil concentration		
(PbS W)		
PbS school	359.7 mg/kg	
PbS home	200 mg/kg	o
f school	0.41	
f home	0.59	
EF _{school}	0.5	
EF _{borne}	0.5	

Exposure period 200 days

*This is the weighted soil lead concentration based on the calculated 95th 9/6
UCL soil lead concentration (359.7 mg/kg).

*Corresponds to indoor dust lead levels (constant value).

TEUB	N Outp	
Age range (months)	GM PbB	% > 10 μg/dL
0-84	3.3	1.0
6-12	3.8	1.8
12-24	4.2	3.2
24-36	3.9	2.2
36-48	3.7	1.7
48-60	3.0	0.6
60-72	2.6	0.2
72-84	2.3	0.1

GM PbB: Blood lead geometric mean
Corresponds to the 95th % UCL soil lead concentration values that exceed 10µg/dL at Apple Valley Elementary School.

Children's intake of lead from soil and dust sources exhibit blood lead levels greater than $10\mu g/dL$ for different age ranges at the school (Table A1).

Table A2. IEUBK input parameters and mean blood lead concentration values that exceed 10μg/dL within different age ranges at Apple Valley Elementary School, Yakima, Washington.

parameters	Apple Valley School	ey Scho
Derived Weight		220.1
soil concentration		
(PbS FF)		
PbS school	297.9 mg/kg	
PbS home	200 mg/kg	o
f school	0.41	
f home	0.59	
EF _{school}	0.5	
EFhome	0.5	Ì
Exposure period	180 days	

This is the weighted soil lead concentration based on the mean soil lead concentration (297.9 mg/kg).
 Corresponds to indoor dust lead levels (constant value).

Age range	GM	% > 10
(months)	РЬВ	mg/dL.
0-84	3.3	0.9
6-12	3.7	1.7
12-24	4.1	2.9
24-36	3.8	2,0
36-48	3.6	1.5
48-60	3.0	0.5
60-72	2.5	0.2
72-84	2.3	0.1

GM PbB: Blood lead geometric mean Corresponds to the mean soil lead concentration values that exceed 10 $\mu g/dL$ at Apple Valley Elementary School.

Children's intake of lead from soil and dust sources exhibit blood lead levels greater than 10µg/dL for different age ranges at the school (Table A2).

Appendix B

This section provides calculated exposure doses and assumptions used for exposure to chemicals in soil at the Apple Valley Elementary School site. Four different exposure scenarios were developed to model exposures that might occur at the site. These scenarios were devised to represent exposures to: 1) a child (0-2 yrs old), 2) an older child (3-15 yrs old) and 3) an adult teacher. The following exposure parameters and dose equations were used to estimate exposure doses from direct contact with chemicals in soil:

Exposure to chemicals in soil via ingestion, inhalation, and dermal absorption.

Total dose (non-tancer) = Ingested dose + inhaled dose + dermally absorbed dose

Ingestion Route

Dose(non-cancer (ng/kg-day)) = $\frac{C \times CF \times IR \times EF \times ED}{BW \times AT_{non-cancer}}$

Cancer Risk = $C \times CF \times IR \times EF \times CPF \times ED$ BW $\times AT_{encer}$

Dermal Route

Dermal Transfer (DT)= $\underline{C} \times AF \times ABS \times AD \times CF$ ORAF

 $Dose_{(non-cancer\ (mg/kg\ day))} = \frac{DT}{x} \underbrace{SA}_{x} \underbrace{EF}_{x} \underbrace{ED}_{BW}_{x} \underbrace{AT}_{non-cancer}$

Cancer Risk = $\overline{DT \times SA \times EF \times CPF \times ED}$ BW x AT cancer

Inhalation of Particulate from Soil Route

 $Dose_{non-cancer}(mg/k_g\cdot day) = \frac{C \times SMF \times IHR \times EF \times ED \times 1/PEF}{BW \times AT_{non-cancer}}$

 $\begin{aligned} Cancer \ Risk = \ \underline{C} \ x \ \underline{SMF} \ x \ \underline{IHR} \ x \ \underline{EF} \ x \ \underline{ED} \ x \ \underline{CPF} \ x \ \underline{I/PEF} \\ BW \ x \ AT_{emocr} \end{aligned}$

Table B1. Exposure assumptions for exposure to arsenic in soil at Apple Valley Elementary School site – Yakima, Washington.

Parameter	Value	Unit	Comments
Concentration (C)	56.4 and 48.2	mg/kg	95% UCL detected value, and mean value respectively
Conversion Factor (CF)	0.000001	kg/mg	Converts contaminant concentration from
Ingestion Rate (IR) – adult	50		
Ingestion Rate (IR) – child (5-6 yrs old)	200	mg/day	Exposure Factors Handbook 29
Ingestion Rate (IR) - child (7-12 yrs old)	100		
Exposure Frequency (EF)	180	days/year	Average days in school year
The second secon	2 (5-6)		
Exposure Duration (Ed)	6 (7-12)	years	Number of years at school (cmid, elementary
	14.5		market all courses acres .
Body Weight (BW) - adult	70		Adult mean body weight
Body Weight (BW) – older child (5- 6 and 7-12 yrs old)	21 and 35	kg	Older child mean body weight
Surface area (SA) - adult	5700		
Surface area (SA) - older child	2900	2	Birly Assessment Cariffornia (FBA) 30
Surface area (SA) – child, preschool child	2900	É	TOPA UPPROPRIENT OFFICER (PT U)
Averaging Timenon-cancer (AT)	730, 2190, 5293	days	8 years (K-5 th grade)
Averaging Time (AT)	27375	days	75 years
Cancer Potency Factor (CPF)	5.7E+00	mg/kg-day	CPF are presented in Tables B3 and B4
24 hr. absorption factor (ABS)	0.03	unitless	Source: EPA Chemical Specific Ansenic – 0.03 Inorganic – 0.001 Organic – 0.01
Oral route adjustment factor (ORAF)	-	unitless	Non-cancer (nc) / cancer (c) - default
Adherence duration (AD)	1	davs	Source: EPA
Adherence factor (AF)	0.2	mg/cm ²	Child, older child Adult
Inhalation rate (IHR) - adult	15.2		2 Notice of the Control of the Contr
Inhalation rate (IHR) - older child	14	m ³ /day	Exposite Factor Handbook 29
inhalation rate (IHR) – child, pre- school child	8.3	III /uay	Exposure racions naminodos.
Soil matrix factor (SMF)	1	unitless	Non-cancer (nc) / cancer (c) - default
Particulate emission factor (PEF)	1.45E+7	m³/kg	Model Parameters

Soil Route of Exposure - Non-cancer

 Table B2.
 Non-cancer hazard calculations resulting from exposure to arsenic in soil at Apple Valley Elementary School site – Yakima, Washington.

Contami	Concen	,	Est	Estimated Dose (mg/kg/day)			MRL	Hazard
nant	tration (mg/kg)	ocenar no	Incidental Ingestion of Soil	Degranal Contract with Soil	Inhalation of Particulates	TOTAL DOSC	(mg/kg/day)	фиопель
		Child 5-6	2.26E-04	1.97E-05	1.97E-05 3.70E-08	2.46E-04		0.82
	48.2ª	Child 7-12	6.79E-05	1.18E-05	1.18E-05 3.94E-07	8.01E-05		0.27
1		Adult	1.70E-05	4.07E-06	4.07E-06 3.44E-07 2.14E-05	2.14E-05	3	0.07
Масшо		Child 5-6	2.65E-04	2.30E-05	2.30E-05 4.33E-08	2.88E-04	35.4	0.96
	56 4b	Съід 7-12	Child 7-12 7.95E-05 1.38E-05 4.60E-07 9.38E-05	1.38E-05	4.60E-07	9.38E-05		0.31
		Adult	1.99E-05 4.76E-06 4.03E-07 2.50E-05	4.76E-06	4.03E-07	2.50E-05		0,08

^{*} corresponds to the mean concentration value * corresponds to the 95% UCL concentration value

Soil Route of Exposure - Cancer

Table B3. Cancer risk resulting from exposure to contaminants of concern in soil samples from Apple Valley Elementary School site (school-aged children) – Yakima, Washington.

9	tion	Arsenic		
95°%	63	56.4		
EPA	Group		×	
Cancer Potency	Factor (mg/kg-day ⁻¹)		5.7	
	Scenarios		Child 7-12 3.62E-05 6.31E-06 3.50E-07 4.29E-05	Adult
Incre	Incidental Ingestion of Soil	4.03E-05	3.62E-05	2.19E-05
ased Cance	Increased Cancer Risk Lental Dermal Inhalati tion of Coutaget Particu oil with Soil Particu		6.31E-06	5.24E-06
r Risk	Inhalation of Particulates	Child 5-6 4.03E-05 3.50E-06 1.15E-07 4.39E-05	3.50E-07	4.59E-07
Total Cancer	Risk	4.39E-05	4.29E-05	Adult 2.19E-05 5.24E-06 4.59E-07 2.76E-05

Table B4. Cancer risk resulting from exposure to arsenic in soil using the mean concentration at Apple Valley Elementary School site (school age children) – Yakima, Washington.

Contaminant	Mean EPA	EPA	Cancer Petency Factor	Scen	arios			Increased Cance
ontaminant	tion (mg/kg) Group	Group	Factor (mg/kg-day')	Scenario	0	Incidental Ingestion of Soil	_	Incidental Ingestion of Soil
				Child 5	9	-6 3.44E-05	-6 3.44E-05 2.99E-06	Child 5-6 3.44E-05 2.99E-06 9.85E-08 3.75E-05
Arsenic	48.2	Α	5.7	Child 7.	12	12 3.10E-05	12 3.10E-05 5.39E-06	Child 7-12 3.10E-05 5.39E-06 2.99E-07 3.67E-05
				Adult				1.87E-05 4.48E-06 3.92E-07 2.36E-05

Certification

This Evaluation of Soil Contamination at Apple Valley Elementary School, Yakima, Washington, Public Health Consultation was prepared by the Washington State Department of Health under a cooperative agreement with the federal Agency for Toxic Substances and Disease Registry (ATSDR). It was completed in accordance with approved methodology and procedures existing at the time the health consultation was initiated. Editorial review was completed by the Cooperative Agreement partner.

Technical Project Officer, CAT, SPAB, DHAC

The Division of Health Assessment and Consultation (DHAC) ATSDR, has reviewed this health consultation and concurs with the findings.

Team Lead, CAT, SPAB, DHAC, ATSDR

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<u>Ecology home</u> > <u>Toxics Cleanup</u> > <u>Sites</u> > Apple Valley Elementary School

Apple Valley Elementary School

7 N 88th Ave, Yakima, WA 98908

SITE DESCRIPTION

Schools in Yakima county were sampled for lead and arsenic contamination as part of Ecology's Area-Wide Soil Contamination Project. Soil beneath the grass of the playground at the Apple Valley Elementary School contains lead and arsenic; sampling and analysis indicates that contamination exceeds state cleanup levels.

Area-wide soil contamination is defined as contamination above state cleanup levels that is dispersed over a large geographic area. The soil contamination in this case is a result of central Washington's orchard industry. Much of the region consists of current or former orchard land, where long-term pesticide application has taken its toll. Lead arsenate, a pesticide commonly used between the years of 1905 and 1947 to control the codling moth, has been identified as the primary source of increased lead and arsenic concentrations.

Due to their chemical structure, lead and arsenic tend to bond with soil particles and often remain at or near ground surface level for decades, creating an exposure pathway through inhalation and/or ingestion.

Although lead and arsenic are naturally occurring elements, elevated concentrations have been proven to have a negative impact on human health. Young children are generally more susceptible than adults, which is why Ecology has focused remediation efforts on schools.

CLEANUP ACTIVITIES

Ecology conducted an Interim Action during the summer of 2012. Ecology's preferred cleanup alternative consisted primarily of placing clean soil on top of the existing soil to prevent exposure to contaminated soil and establishing new grass in this clean soil. Playground areas incorporated the geotextile fabric and a minimum of 12" of engineered wood fiber. Bark mulch and rock gravel were used in other landscape areas. A dedicated bus lane was added to the construction contract as a change order and capped contaminated soil under a gravel-base course and asphalt. The plan included modification of the existing irrigation system to maintain the turf grass cover and installation of a storm water drainage system to prevent runoff from the parking area. Ecology determined that this alternative will provide the necessary barrier to prevent human exposure to lead and arsenic.

Because all contamination was not removed from the site, an environmental covenant will be filed by the school district to restrict future development or improvements on the Site that could expose contaminated soil.



SITE INFORMATION

Мар

View Electronic Documents

Cleanup Site Details Report

Facility Site ID: # 3464749

Cleanup Site ID: 882

Location:

Yakima, Yakima County

Status: Construction Complete-Performance Monitoring

Contacts:

Valerie Bound Site Manager (509) 454-7886

Document Repositories:

Central Regional Office 1250 W Alder St Union Gap, 98903-0009 (509)575-2027



Former orchard lands

From 1905 to 1947, lead-arsenate pesticides were used in orchards, primarily apple and pear. These pesticides left lasting arsenic and lead contamination in soil. Some former orchards have been turned into neighborhoods, schools, and parks. People living, working, and playing in contaminated soil may be at risk.

Our maps are only estimates of potentially affected lands. Check with your local planning department to find out if your neighborhood was built on former orchard lands.

We funded cleanups at 26 schools and two parks in Central and Eastern Washington. These cleanups helped protect thousands of children in the places they play. Find out which schools and parks have been cleaned up.

I want to...

- Protect myself from lead and arsenic in dirt
- Sample my soil
- Learn about the health effects of arsenic and lead exposure

Potentially affected lands

Lead-arsenate pesticides were primarily used in apple and pear orchards. The map below provides a general distribution of lead-arsenate pesticide contamination based on where apple and pear trees were located historically. The information is based on the peak-year acreage of apple and pear trees from 1905 to 1947, when lead-arsenate pesticides were used.

Number of acres potentially affected in each county





Lincoln Elementary after cleanup.

Okanogan County

Brewster Elementary &
Brewster School District soccer fields &
North Omak Elementary &
Tonasket School District &

Spokane County

Progress Elementary, Spokane &

Yakima County

Apple Valley Elementary, Yakima & Barge Lincoln Elementary, Yakima & Gailleon Park, Yakima & Garfield Elementary, Yakima & Gilbert Elementary, Yakima & Hoover Elementary, Yakima & Kissel Park, Yakima & McKinley Elementary, Yakima & Naches Valley Intermediate & Robertson Elementary, Yakima & Robertson Elementa

Related links

Former orchard lands Dirt Alert program

Contact information

Jeff Newschwander
Area-wide Contamination Coordinator (former orchard lands)
Jeff.Newschwander@ecy.wa.gov
509-454-7842

RELATED INFORMATION

- Dirt Alert program
- Former orchard lands
- School and park cleanups on former orchard lands

ADDITIONAL RESOURCES

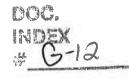
- Acronyms used by the Toxics Cleanup Program
- Cleanup Process: Major Steps & Definitions
- · Data Submittal Requirements for All Cleanup Sites
- Toxics Cleanup publications

 $\label{lem:copyright} \textbf{ @ Washington State Department of Ecology. See https://ecology.wa.gov/About-us/Accountability-transparency/Our-website/Copyright-information.}$

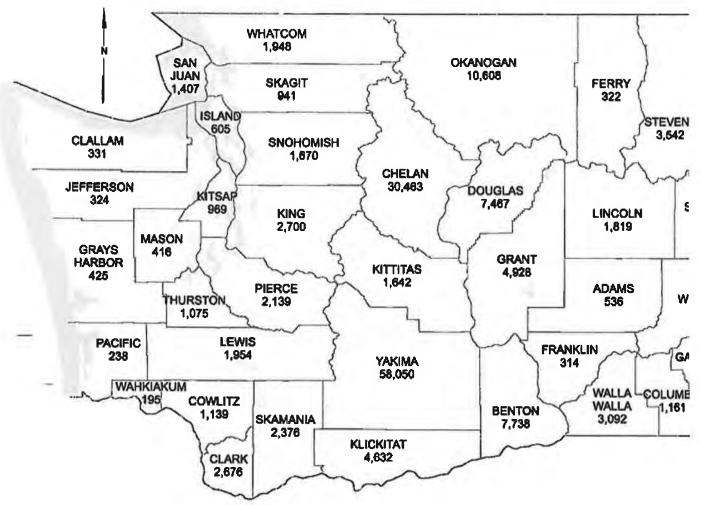
Potentially affected land per county

The table below lists peak-year apple and pear tree acreages by county and compares the total area potentially affected by lead-arsenate pesticides to the total area of each county and the total amount of private land in each county. Data on apple and pear tree acreages is from the Washington State Agricultural Census for 1905–1947; data on public land areas is from Ecology's database of state and federal public lands in Washington.

County	Total county acreage	Public land acreage	Private land acreage	Total apple & pear tree acreage	Percent of county affected	Percent of pri
Adams	1,235,072	80,728	1,154,344	536	0.04 percent	0.05 percent
Asotin	409,262	108,814	300,448	501	0.12 percent	0.17 percent
Benton	1,122,809	352,563	770,246	7,738	0.69 percent	1 percent
Chelan	1,915,838	1,695,939	219,899	30,463	1.59 percent	13.85 percent
Clallam	1,141,042	719,834	421,208	331	0.03 percent	0.08 percent
Clark	410,999	75,462	335,537	2,676	0.65 percent	0.8 percent
Columbia	556,220	182,342	373,878	1,161	0.21 percent	0.31 percent
Cowlitz	731,478	128,115	603,363	1,139	0.16 percent	0.19 percent
Douglas	1,179,695	165,502	1,014,193	7,467	0.63 percent	0.74 percent
Ferry	1,450,915	1,246,545	204,370	322	0.02 percent	0.16 percent
Franklin	807,391	97,656	709,735	314	0.04 percent	0.04 percent
Garfield	459,852	113,200	346,652	749	0.16 percent	0.22 percent
Grant	1,786,503	425,765	1,360,738	4,928	0.28 percent	0.36 percent
Grays Harbor	1,235,289	490,589	744,700	425	0.03 percent	0.06 percent
Island	137,021	14,310	122,711	605	0.44 percent	0.49 percent
Jefferson	1,162,696	924,553	238,143	324	0.03 percent	0.14 percent
King	1,403,508	631,641	771,867	2,700	0.19 percent	0.35 percent
Kitsap	255,339	41,354	213,985	969	0.38 percent	0.45 percent
Kittitas	1,494,741	1,019,122	475,619	1,642	0.11 percent	0.35 percent
Klickitat	1,212,167	238,612	973,555	4,632	0.38 percent	0.48 percent
Lewis	1,564,211	669,023	895,188	1,954	0.12 percent	0.22 percent
Lincoln	1,496,674	127,984	1,368,690	1,819	0.12 percent	0.13 percent
Mason	620,305	235,033	385,272	416	0.07 percent	0.11 percent
Okanogan	3,402,402	2,630,253	772,149	10,608	0.31 percent	1.37 percent
Pacific	597,842	99,369	498,473	238	0.04 percent	0.05 percent
Pend Oreill	e 910,089	613,346	296,743	222	0.02 percent	0.07 percent
Pierce	1,080,110	462,343	617,767	2,139	0.2 percent	0.35 percent
San Juan	110,755	13,721	97,034	1,407	1.27 percent	1.45 percent
Skagit	1,127,231	657,007	470,224	941	0.08 percent	0.2 percent



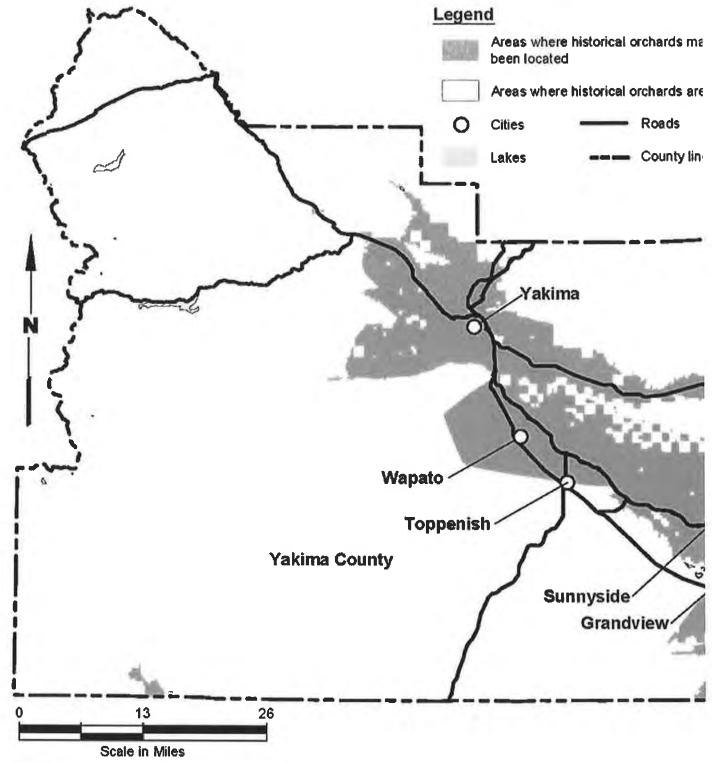
Skamania	1,072,343	955,884	116,459	2,376	0.22 percent	2.04 percent
Snohomish	1,345,933	831,391	514,542	1,670	0.12 percent	0.32 percent
Spokane	1,138,013	74,600	1,063,413	19,455	1.71 percent	1.83 percent
Stevens	1,623,630	666,365	957,265	3,542	0.22 percent	0.37 percent
Thurston	471,388	95,381	375,957	1,075	0.23 percent	0.29 percent
Wahkiakum	165,146	44,341	120,805	195	0.12 percent	0.16 percent
Walla Walla	825,730	34,516	791,214	3,092	0.37 percent	0.39 percent
Whatcom	1,390,935	984,655	406,280	1,948	0.14 percent	0.48 percent
Whitman	1,393,456	43,240	1,350,216	6,819	0.49 percent	0.51 percent
Yakima	2,757,047	2,144,184	612,863	58,050	2.11 percent	9.47 percent
Statewide	43,201,027	20,135,282	23,065,745	187,588	0.43 percent	0.81 perce



Potentially affected land per county

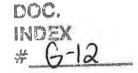
Potentially affected areas of Chelan, Okanogan, and Yakima counties, based on land use

These maps show areas that are below 2,500 feet in elevation (2,000 feet for Yakima County) and are not state, federal, or tribal lands. With a few exceptions, fruit trees are unlikely to have been grown on state or federal lands, or at elevations greater than 2,000 or 2,500 feet (based on the highest elevation of historical orchard locations in Yakima and Chelan counties). On the Yakima County map, an area west of Wapato where apple and pear trees were historically grown is shown as potentially affected, even though the Yakama Nation owns it.



Areas where lead-arsenate pesticides were potentially used in Yakima County based on land-use information.

Historical orchards in Chelan and Yakima counties, based on 1947 aerial photographs



RCW 35.79.020

Notice of hearing—Objections prior to hearing.

Upon the passage of the resolution the city or town clerk shall give twenty days' notice of the pendency of the petition by a written notice posted in three of the most public places in the city or town and a like notice in a conspicuous place on the street or alley sought to be vacated. The said notice shall contain a statement that a petition has been filed to vacate the street or alley described in the notice, together with a statement of the time and place fixed for the hearing of the petition. In all cases where the proceeding is initiated by resolution of the city or town council or similar legislative authority without a petition having been signed by the owners of more than two-thirds of the property abutting upon the part of the street or alley sought to be vacated, in addition to the notice hereinabove required, there shall be given by mail at least fifteen days before the date fixed for the hearing, a similar notice to the owners or reputed owners of all lots, tracts or parcels of land or other property abutting upon any street or alley or any part thereof sought to be vacated, as shown on the rolls of the county treasurer, directed to the address thereon shown: PROVIDED, That if fifty percent of the abutting property owners file written objection to the proposed vacation with the clerk, prior to the time of hearing, the city shall be prohibited from proceeding with the resolution.

[1965 c 7 § 35.79.020. Prior: 1957 c 156 § 3; 1901 c 84 § 1, part; RRS § 9297, part.]

The Who of which I have become accountered

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Lead-arsenate soils

2 messages

michele hauff <shelleyhauff@gmail.com> To: jeff.Newschwander@ecy.wa.gov

Tue, Dec 31, 2019 at 1:30 PM

Jeff,

Thank you for returning my phone call. The parcels I am interested in are 18131922005, 18131924009, 18131923402. I would like to know if any of the parcels were in orchard prior to 1947. These parcels are slated for a housing development with a grading plan. All written comments are due by January 8 2020 so if we could get this information as soon as possible that would be great.

Thank you

Michele Hauff

Newschwander, Jeff (ECY) jene461@ecy.wa.gov>
To: michele hauff <shelleyhauff@gmail.com>

Tue, Dec 31, 2019 at 3:30 PM

Hi Michele.

Attached is a map of the area. The shaded orange footprint was orchard in 1947. Hopefully this will meet your needs.

Thank you,

Jeff Newschwander

WSDOE - CRO TCP

From: michele hauff <shelleyhauff@gmail.com>

Sent: Tuesday, December 31, 2019 1:30 PM

To: Newschwander, Jeff (ECY) < jene461@ECY.WA.GOV>

Subject: Lead-arsenate soils

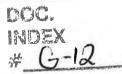
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Historic Orchard Footprint





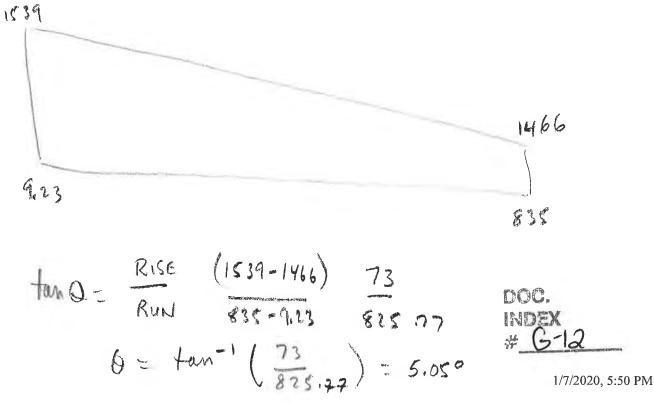


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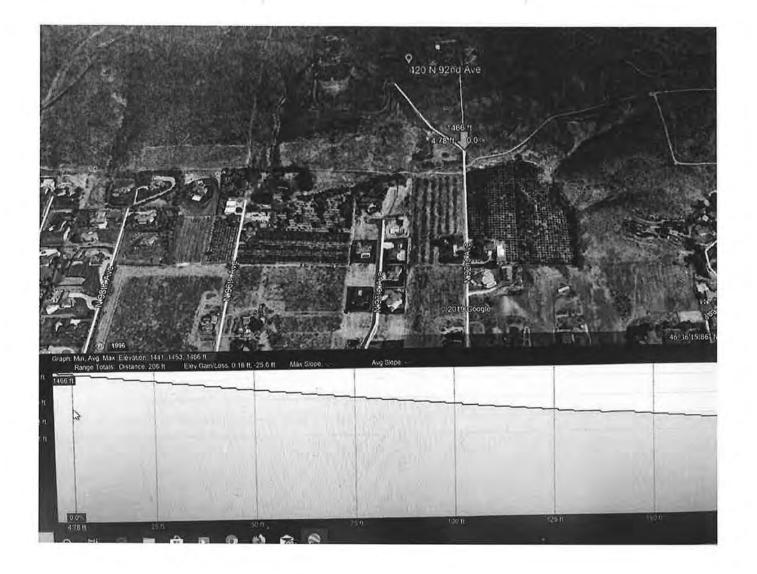












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How to remember stopping distances

https://www.broughtonschoolofmotoring.com > ... > Theory test ▼

Remember in wet conditions stopping distances are doubled. On snow or icy roads stopping distances can be over 10 times that of normal dry conditions.

People also ask What is the stopping distance at 10 mph? What is the braking distance on ice? The Overall Stopping Distances are DOUBLED (x 2) for wet roads and multiplied by TEN (x 10) for snow and icy conditions. 1m = 3.28 feet. For metres: divide measurement in feet by 3 and take the nearest answer. A reasonable rule to apply with good dry road conditions is a gap of 1 metre per mph of your speed. TYPICAL STOPPING DISTANCES https://www.westssom.com > wp-content > uploads > 2015/03 > Stopping-Di... Search for: What is the braking distance on ice? What is the stopping distance for 70mph? How do road conditions affect stopping distances? How should you break in icy conditions?

Stopping distances - Young Driver's Guide - Ingenie

https://www.ingenie.com > young-drivers-guide > stopping-distances ▼
Mar 4, 2019 - Thinking distance is roughly 1 foot for every 1 mph you are travelling. ... This image from the Highway Code gives you an idea of average stopping distances ... in the rain and multiplied by 10 for stopping distances on ice.

People also search for

stopping distance at 35 mph overall distance

what does stopping distance mean is an element of total stopping distance stopping distance on roundabout stopping distance calculator weight

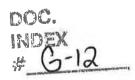
Stopping distances made simple | RAC Drive

https://www.rac.co.uk → Drive → Advice and guides → Learning to drive ▼
Nov 1, 2017 - The **Highway** Code provides the following **thinking distances** at ... can be doubled in wet conditions – and multiplied by **10** on snow or **ice**.

Stopping Distances and the Theory Test | Driving Test Success

https://www.drivingtestsuccess.com > Blog
9 out of 10 learners pass their Theory Test using or

9 out of 10 learners pass their Theory Test using nothing but this app. ... TIP: thinking distance is approximately 1 foot for every mph you are travelling at. ... distracted or impaired, driving a well-maintained vehicle, and normal, dry road conditions. ... Weather; is it good and dry, or is it wet or icy; Tyres; are they good tyres and ...

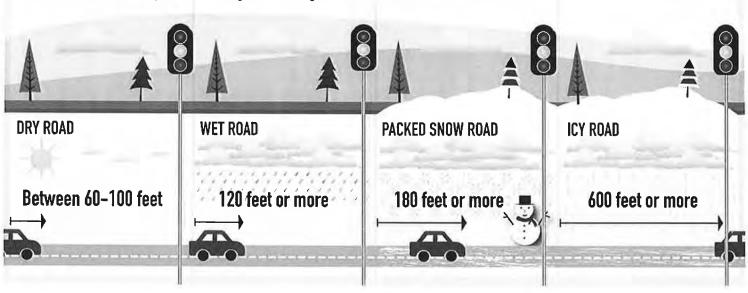


Braking/Stopping Distances

81011	(1) (Sec)	Brilling Decommon Britanics	Percention Resection Distance	Tat d Stopposig Viistinge
10	14.7	5	22	27
15	22	11	33	44
20	29.3	19	44	63
25	36	30	55	85
30	44	43	66	109
35	51.3	59	77	136
40	58.7	76	88	164
45	66	97	99	196
50	73.3	119	110	229
55	80.7	144	121	265
60	88	172	132	304
65	95.3	202	143	345
70	102.7	234	154	388
75	110	268	165	433
80	117.3	305	176	481
85	124.7	345	187	532
90	132	386	198	584

STOPPING DISTANCE IN DIFFERENT WEATHER

For a car traveling 35 mph, the thinking and braking distance increases as weather worsens.



Gogle Maps 420 N 92nd Ave

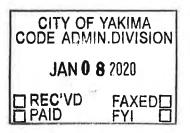




lmagery ©2020 Maxar Technologies, USDA Farm Service Agency, Map data ©2020 500 ft

HISTURIC 92 nd Ave.

Department of Community Development Joan Davenport, AICP, Director Planning Division 129 N 2nd St, 2nd floor, Yakima WA 98901



Dear Joan Davenport,

This letter is concerning file number PLP#110-19 & SEPA#041-19.

We live in the "Reed Addition" development on 93^{rd} Avenue. Our address is 207 N 93^{rd} Ave.

The plan provides that the developer can build homes up to 35' tall. We have 2 main concerns regarding the aesthetics of this part of the development.

- 1) We would ask that all homes on our property line be 1 story, low rooflines as to reduce the impact on our views, thereby impacting our homes value. The view was one of the deciding factors in our decision to build here.
- 2) We also have concerns about privacy. Anything other than a 1 story, low roofline home would provide viewing access to our back yard.

As we are concerned about the enjoy ability of our home and maintaining its value, we would ask that these concerns be addressed with specific proposals.

Debly Runge

Thank you,

Jerry and Debby Runge



JAN 0 8 2020 CITY OF YAKIMA PLANNING DIV.

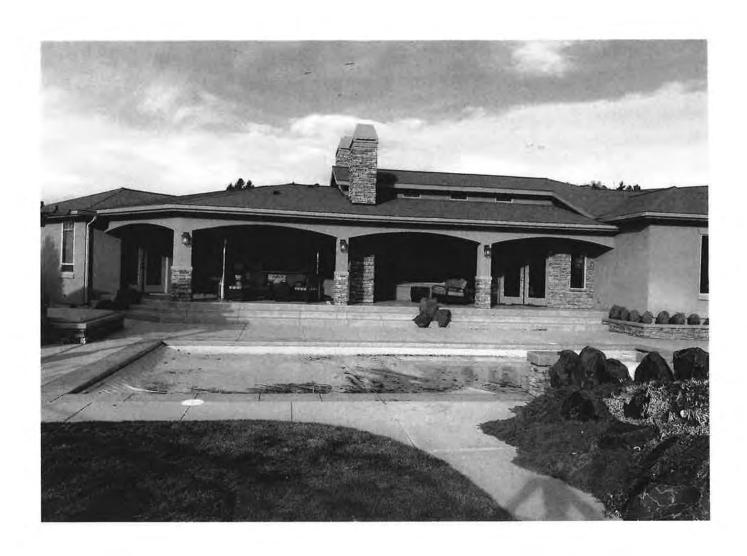
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JAN 0 8 2020 CITY OF YAKIMA PLANNING DIV.



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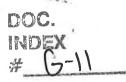


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JAN 0 8 2020 CITY OF YAKIMA PLANNING DIV.



JAN 0 8 2020 CITY OF YAKIMA PLANNING DIV.

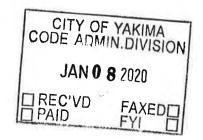
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JAN 0 8 2020 CITY OF YAKIMA PLANNING DIV.

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Department of Community Development Joan Davenport, AICP, Director Planning Division 129 N. 2nd Street, 2nd floor Yakima, WA 98901



Dear Ms. Davenport,

This is in reference to file number PLP#110-19 & SEPA#041-19

We live at 208 North 93rd avenue, Yakima, WA. We are concerned with the development of the lots in the east side of our community.

According to the notice that were sent to all the home owners in 93rd avenue, the proposed level of development is 3 units per acre with a final number of units totaling 99 by the end of development. There is a real concern of traffic congestion on Summitview once residents move in. In lieu of this problem, we hope you consider reducing the number of units being developed in these lots. A smaller number of units can not only reduce the congestion but the aesthetics of the development can also be vastly improved (eg. Cramped housing).

This brings me to the point of possible obstruction of views on the east side. The covenants that we have for the 93rd avenue does not allow residences taller than 14' from the highest point of the lot. This has kept the houses with low lying roof lines to preserve everyone's views in the development. The developer for the proposed new developments in the vicinity of 93rd and Summitview have recently built one story, one and a half and two story houses on 90th avenue. These homes have taller rooflines and if they adopt the same plans here then it would definitely obstruct east side views of the residences of 93rd avenue and also impact the value of our property.

We request specific measures be taken during the planning stages itself that can maintain our property value and also preserve everybody's views of the valley.

Thank you,

Regards, Sangeetha & Biju Kunhiraman 208 North 93rd Avenue Yakima, WA 98908

Pics:



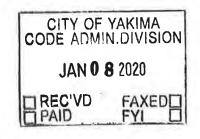


JAN 0 8 2020 CITY OF YAKIMA PLANNING DIV.



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Department of Community Development Joan Davenport, AICP, Director Planning Division 129 N 2nd St, 2nd floor, Yakima WA 98901



Dear Joan Davenport,

This letter is concerning file number PLP#110-19 & SEPA#041-19.

We live at 203 N 93rd Avenue, Yakima, WA and our backyard is adjacent to the new development. We are concerned with the "aesthetics" part of the development. These lots on 93rd Ave were developed with covenanted height restrictions to keep the houses low with low roof lines to preserve the views of the houses built here.

There is concern over losing value as well as view of our home especially if there are two story homes built directly behind us that obstruct the view and having several neighbors with direct views into our yards.

The lots behind us have little slope from west to east at this point, so the houses behind us would be built on the same level of land as our home.

Other homes in the neighborhood this developer recently built (on 90^{th} Ave) are mostly one story homes as well as three 1 ½ story homes and one two story in this development. Some of the one story homes built there have low rooflines as well.

It states in the notice they can build 35' tall in the R-1 zone, we ask to have this addressed while in the planning stages.

We would request there be specific measures proposed that will preserve our homes value and views as much as possible. This would include one story homes with low rooflines for the homes that back up to our community lots on 93rd Avenue. If they are one story homes with low rooflines we would be able to preserve some of our view and at least maintain some privacy with fencing, which would help with resale value.

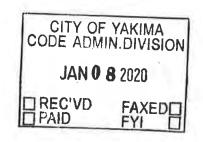
Jerlie Turner

Thank you,

Dale and Julie Turner

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#_G-9

Department of Community Development Joan Davenport, AICP, Director **Planning Division** 129 N 2nd ST, 2nd floor, Yakima WA 98901



Dear Joan Davenport,

This letter is concerning file number PLP#110-19 & SEPA#041-19.

We live at 215 N 93rd Avenue, Yakima, WA. We are troubled with the aesthetics of having homes blocking our views of the valley. We suggest putting one story homes with low roof lines adjacent to our development.

We selected our current home location to avoid traffic. We suggest putting the access to Tract "A" phase 5 off of 96th. Moving the roundabout towards lots 29 and 30. Who is responsible for maintenance of the land surrounding the proposed roundabout which is not designated as a lot?

Lots 85 thru 94 show that they are currently on top of Yakima Tieton Irrigation access road.

Orchards on this land in past decades used pesticides containing lead and arsenic. Testing and handling of the soil should be done to protect the public health.

The design of the COLUMBIA RIDGE Homes "Rainier Court-phases 2,3,4 & 5 was not mindful of the views and home values of the current home owners in the REED ADDTION on Summitview and 93rd Avenue.

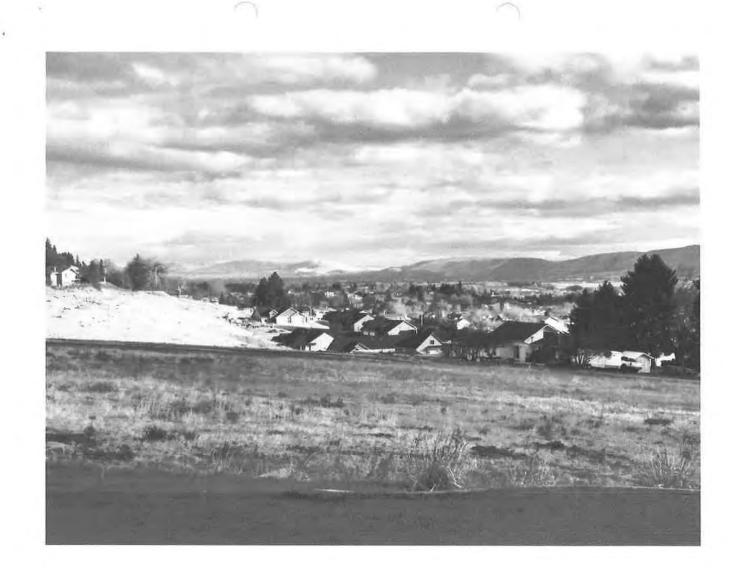
Thank you,

ndring Kita E. andring John and Rita Andring



NORTH SIDE OF LOT, VIEWENG EAST AND SOUTH 215 N. 93RD AVE

JAN 0 8 2020 CITY OF YAKIMA PLANNING DIV



South SIDE OF LOT VIEWING

EAST. NOTE: DRCHARD PREVIOUSLY

BLOCK THIS NEW DEVELOPMENT PRIOR

TO ITS PEMOVAL .

215 N. 93RD AVE

RECEIVED

JAN 0 8 2020 CITY OF YAKING PLANNING DIV



NORTH SZDE DE LOT, UZEWING NORTH (PROPOSED SECTION # 5.) 215 N. 93RD AVE.

JAN 0 8 2020 CITY OF YAKIINA PLANNING DIV

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NONTH SLOB OF LOT, VIEWENG NONTH & EAST

215 N.93AD AVE

JAN 0 8 2020 CITY OF YAKINA PLANNING DIV.

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



Dear Joan,

We are writing this letter to voice my concerns about the Columbia Ridge Homes LLC expansion project, PLP#003-19 & SEPA #041-19. We have several concerns about this project, being a homeowner in phase 1 of the development. These are in no particular order.

- 1. We are concerned that the Yakima-Tieton Irrigation set up is not set up with large enough pumps to support more homes in the development to be on the same system. As is, with just 6 homes fully occupied this summer, any time there was more than one house with sprinklers on, water pressure would drop drastically. We think improvements to the current system are going to be needed to support the additional houses.
- 2. Living here all summer, and watching homes being built in the 1st phase, we never once saw the lots get watered down during construction, and on windy days, those that are south of Summit View got dusted out. We are concerned that the same thing will happen as the land around us gets development. This same developer is developing on 74th Ave and we have driven past that development as well on a windy day was amazed at the amount of dust that blew off that land. It was very apparent that the lots were not watered down there either.
- 3. With the addition of 30-50 homes that will be accessed via N. 90th Ave, we would like to request that speed bumps be added to the street in phase 1 to slow traffic down coming from and heading down to Summit View.
- 4. Lack of drainage swales is another concern. Are the proposed drainage swales sufficient to catch all storm water, and snow melt? What other types of drainage will there be? We are downhill of the new development and are concerned about flooding and washouts on our property.
- 5. We would like to see that the new homes are built at the same standard or higher than the phase 1 homes to protect our investment.
- 6. One of the questions on the applications under aesthetics is "What views in the immediate vicinity would be altered or obstructed?" We are concerned that if 2 story homes are built on lots 1 through 10, it may block our current view of Mt. Adams, which was one of the selling points when we purchased our home. We would like this evaluated.
- 7. When we bought the property, we were given covenants for the development, that were intended to protect our investment. One of the covenants states "Lot owners shall screen or garage recreational vehicles, including but not limited to, campers, trailers, all-terrain vehicles, boats, motorcycles, snowmobiles, and motor homes, so as to reasonable conceal such recreational vehicles from the direct view or line of sight of neighboring lots and streets beyond the front face of home or garage." We have emailed the developer to let them know that we have neighbors that are not complying with the covenants and have not received any response to my email about my concern. We believe that it is the developer's responsibility to enforce



the covenants while the development is still growing as the HOA cannot be formed before completion. We are concerned that the developer has no concern for the investment that current residents have made. If they can't enforce the covenants when there are under 10 homes completed, how can we expect that as the development grows that covenants will be enforced to protect our investment.

Thank you for your consideration of our concerns.

Jennifer Wyle and David Smith

James F. and Laura C. Turner 206 N 93rd Ave.

CODE ADMIN.DIVISION

JAN 0 7 2020

REC'VD

PAID

Yakima, WA 98908 Phone: (509) 307-17/97/ OF YAKIMA

January 6, 2018

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

Yakima, WA 98901

Re: File Numbers PLP#003-19, SEPA#041-19, Applicant: Columbia Ridge Homes

Dear Ms. Davenport,

We just received a copy of the Notice of Application and Environmental Review last week for Columbia Ridge Homes relating to subdividing three parcels just east of our property on N 93rd Ave. in Yakima. We would like to comment on the proposal.

Our house was just completed at the end of October, 2019. The adjacent development that we live in on N 93rd Ave., designated as Reed's Addition, has covenants that include a 14' height restriction on roofs and a 12' height restriction on trees to help limit view obstructions for other property owners. The individual lots are also ½ acre or larger to further limit view obstructions. Our concern deals with the new development limiting our view and our home value if taller houses are built on the adjoining property in the new development, and if they don't have limitations on tree heights.

In the Environmental Checklist, Section B. Environmental Elements, Aesthetics (on page 13):

While item 1 indicates that the maximum building height standard in the R-1 zone is 35 feet, items 2 and 3 indicate that there should not be any substantial view obstructions and that the development will be consistent in type and style with the surrounding areas. However, item 3 also states that no specific measures are proposed to reduce or control aesthetic impacts.

In order for the developer to be truly consistent with surrounding areas they would need to have similar height restrictions to help preserve views especially on the lots designated as lot 1 through 21 and lot 80 which are adjacent to Reed's Addition. It would also be beneficial if the adjacent lots were more like 1/3 acre rather than being less than 1/5 acre to further limit view obstructions and be more consistent with the adjoining property. An easy solution would be to double the lot sizes of the above listed lots, making lot 1 and 2 lot 1, 3 and 4 lot 2, 5 and 6 lot 3, etc. That would also do away with the long driveways currently required for lots 6,7,12 and 13. They could then sell larger houses on those lots.

This is the type of wording used in our covenants to limit building and tree heights that we had to follow:

<u>Height</u>. It is the Declarant's intention to protect and preserve, to the extent possible, the views for all reasonable building sites on the Lots within the Subdivision. In order to accomplish this purpose, no residence, buildings or improvements of any kind shall be placed, constructed or allowed which exceed fourteen (14) feet in height above the highest point on the Lot.

<u>Limitations on Landscaping</u>. The use of large trees as part of the Owner's landscaping plan shall be discouraged and no trees, shrub or other planting shall exceed the elevation of twelve (12) feet in height. In the event a Lot Owner's landscaping includes any trees or plants which establish a root system under the Common Areas within the Subdivision, including streets, the subject Lot Owner or Owners shall be solely responsible for all costs incurred to repair any damage caused directly or indirectly by said landscaping.

We are requesting that there be specific limitations placed on the lots we described above limiting building heights and tree heights to help preserve our home values and views. In addition, we would prefer those lots to be more like 1/3 acre in order to be more consistent with the adjoining property in Reed's Addition.

Sincerely,

- -

James F. Turner

Laura C. Turner

aura C Turnel





Wayne L. Morrison and Bette L. Morrison 205 North 93rd Avenue Yakima, WA 98908

CITY OF YAKIMA CODE ADMIN.DIVISION

JAN 0 7 2020

REC'VD FAXED
PAID FYI

January 5, 2020

Joan Davenport AICP, Community Director Development City of Yakima, Department of Community Development 125 North 2nd ST. Yakima, WA 98901

Subject: File Numbers PLP #003-19, SEPA #041-19

Dear Ms. Davenport,

It is with great appreciation, that we as nearby homeowners, are given the opportunity to respond to this Notice of Application, Environmental Review and Public Hearing. We do have concerns regarding several items in several areas of the document responses:

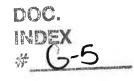
First, and foremost, for us is the response to ENVIRONMENTAL ELEMENTS, SECTION "B" AESTHETICS (1) tallest height of any proposed structure and principal exterior building materials proposed. "Conventional home construction. The maximum building height standard in R-1 zone is 35 Feet."

If this building height maximum is based upon two-story structures, this is completely unacceptable for Phase 2, lots 1-21, 24, 25, and 80. Two-story structures, with roof-lines at a maximum of 35' above high point of a given lot, will obstruct views, particularly to the southeast for residences on the west side of N 93rd Avenue. Additionally, two-story structures will completely take away back yard privacy for these residences and, possibly, even deplete property values. With rooflines at this elevation, there will be no more beautiful morning sunrises visible, except maybe a peek-a-boo view, possibly in the area of 10' property line side setback between structures.

Suggested Mitigation of Problem: All structures in the aforementioned phase 2 lots should be held to single-story R-1 height with rooflines held to latest height maximum, which we believe to be 14'.

AESTHETICS (2) What views in immediate vicinity would be altered or obstructed?

.... "There should not be any substantial view obstruction."



As noted above, but not noted in the document, is the view impact to lots on N 93rd Avenue. Again, a roofline 29' above typical 6-foot rear fences will completely disrupt existing views to the southeast.

AESTHETICS (3) Proposed measures to reduce or control aesthetic impact, if any?

"No specific measures proposed. The development will be consistent in type and style with that of surrounding areas."

As stated above, there are concerns about loss of view in any way, so mitigation is clearly related to height and roof design.

NOTICE OF ENVIRONMENTAL REVIEW: TRANSPORTATION, SECTION (6) How many vehicular trips per day would be generated by the completed project or proposal? "990 trips per day..."

Mitigation suggestion for traffic: upon commonly used estimate of 10 vehicle trips per day per unit for single family residential, mainly at peak morning and afternoon hours, and only supported by N 89th, 90th, and 92nd, will most likely severely impact traffic in the area from 72nd to N 93rd and beyond on Summitview. An additional signal may be necessary on Summitview, to stage traffic flow better.

General Comments:

In the future, I would not suggest posting an APPLICATION NOTICE with a 20-day deadline comment period, beginning December 20th.

I believe all adjacent property owners should receive these notices automatically, without having to contact City of Yakima Planning Division. The mail-outs should coincide with delivery, to adjacent residences, with posting of a sign notice: in this case, facing Summitview between N 92nd and N 93rd Avenues.

I, also, believe that upon submittal of NOTICE OF APPLICATION ENVIRONMENTAL REVIEW AND PUBLIC HEARING, by the developer and/or surveyor, a ranking staff member of Department of Community Development should thoroughly review submittal, to include a walkabout of the area from all angles, especially adjoining properties. You are experts in development submittals, not John Doe public.

It has been a pleasure to comment on this notice.

Sincerely,

Wayne L. Morrison

Bette L. Morrison

Department of Community Development Joan Davenport, AICP, Director Planning Division 129 N 2nd St, 2nd floor Yakima WA 98901 JAN 0 7 2020 CITY OF YAKIMA PLANNING DISC

Dear Joan Davenport,

This letter is concerning file number PLP#110-19 & amp; SEPA#041-19.

We live at 209 N 93rd Avenue, Yakima, WA and our backyard is adjacent to the new development by Cascade Ridge.

This development raises a number of concerns by the residents on 93rd Avenue. Of major concern is the height limitation of 35' that is proposed for the new development. We feel this will badly obstruct our views. Originally we paid a higher price for these lots for the views and obstructing them would obliterate them with 35' tall structures. All the houses in our development have height restrictions and plant restrictions so as not to obstruct the view of the neighbors. With two story houses being built on the smaller lots, it would allow neighbors to look down into our back yard, significantly decreasing our privacy. Losing our view and privacy would negatively impact property values.

As yet, we have not seen an environmental impact statement and we are worried about the hundreds of quail that currently live in the area that will be displaced, and lose valuable nesting habitat as well as other birds and small animals.

We are concerned about the increasing traffic on Summitview Avenue. Perhaps making the lots larger, thus decreasing the amount of homes built, would slightly lessen the impact of traffic in the area.

We are requesting there be specific measures proposed that will preserve our homes' value and views as much as possible. This would include one story homes with low rooflines for the homes that back up to our lots on 93rd Avenue.

Thank you for your considerations.

Ken and Karen Spanton

Department of Community Development Joan Davenport, AICP, Director Planning Division 129 N 2nd St, 2nd floor, Yakima WA 98901

January 4, 2020

RE: PLP#110-19 & SEPA#041-19

JAN 0 6 2020 CITY OF YAKIMA PLANNING DIV.

Dear Ms. Davenport,

I am a resident of 210 N 93rd Avenue, Yakima, WA 98908. There is a proposal before the Planning Division regarding the development of an area adjacent to my neighborhood (PLP#110-19 & SEPA#041-19). I am concerned that the proposed development will negatively impinge upon the views from my residence and cause adverse impact to my property value.

The restrictions in the Reeds Addition Subdivision (Yakima County Auditor File #7653755) stipulate that no building shall exceed sixteen feet in height above the highest point on the lot. This is done to ensure the views and privacy of the other residences. I would request that a similar restriction be applied to the structures on lots that will back up to our neighborhood.

I am further concerned that the residential density of the proposed development will result in traffic problems related to West Valley School District transportation for school bus stops: Summitview is heavily traveled and the developer should provide a setback area that is away from this busy road that the school bus can easily access to safely load and unload children from the new neighborhood.

Thank you, in advance, for your consideration.

Melissa Paul 210 N 93rd Ave Yakima, WA 98908

509-307-2446

Dean & Jan Bass, 303 N 92nd Ave. RE: PLP#003-19, SEPA#041-19

January 5, 2020

Joan Davenport, AICP Community Development Director City of Yakima, Department of Community Development 129 N 2nd Street Yakima, WA 98901 JAN 0 6 2020 CITY OF YAKIMA PLANNING DIV

RE: PLP#003-19, SEPA#041-19, Columbia Ridge Homes

Dear Ms. Davenport,

We are Dean and Jan Bass, owners of 303 and 304 N 92nd Avenue. Our family owned the property known to you as Phase 3 and 4 of the Rainier Court Development from 1964 until last year, and farmed it as orchard property.

When the family decided to sell the 10 acres of orchard around our 1 acre parcel (303), it was our desire to fit in to the development that would soon surround us, not be boxed in or excluded from it. Many years prior to the sale, we bought the ½ acre parcel west of us (304), with the thought that we would ensure ourselves good access when the land eventually developed, as we had been told by the city that with development 92nd would be moved to align with the street south of Summitview.

We are asking for your due diligence in evaluating the problems and concerns we see with the proposed long plat so that a new neighborhood on a wonderful slope in West Valley can be developed in the best way possible for all. We believe there is a responsibility by the city planners and land developer to the existing land owners to treat them with respect and grant them the opportunity to integrate into the new landscape. Thank you in advance for hearing our concerns.

Sincerely,

Dean of Gan Bass

Dean and Jan Bass

WRITTEN COMMENTS From Dean & Jan Bass, 303 N 92nd Ave.

RECEIVED

JAN 0 6 2020

CITY OF YAKIMA PLANNING DIV.

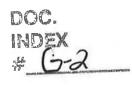
1. We are unable to access improved street on the current Long Plat.

Based on information gathered in years past that 92nd Avenue would move to align with the 92nd Avenue on the south side of Summitview, we bought the lot to the west of us (304 N 92nd). Our intention has always been to extend our driveway across the south side of the lot when 92nd Avenue became an improved street. The Long Plat is showing a drainage swale across the entire frontage of that lot, blocking our ability to extend the driveway and develop that same lot with street frontage. Neighbors to the north of the development are being provided an alternate route. We want an alternate route also, through our own property (304), to extend our driveway to the improved street.

2. No address change for all existing homeowners.

If improved street access was granted for 303 N. 92nd (Bass), and 209 (Dressel), there would be no need to change the name of the street to Rainier, and make us as well as the 3 existing homes north of the development change their addresses. Let's be consistent with street numbers running north and south in the city.

- 3. Vacate right-of-way south of our property to Summitview.
 - A. In keeping with the known desires of the city to minimize the amount of driveways entering a busy 4-lane street (40mph) we propose eliminating the 16' right-of-way entrance off Summitview Avenue, as it has shown to be hazardous with a power pole blind spot on the left and high berm with vegetation on the right. There was a fatality accident upon entering Summitview from 92nd in 1999. If the right-of-way was vacated the developer would acquire an additional 8 feet to lots bordering it.
 - B. The potential of 4 families using this one lane right-of-way as their combined access to enter and exit their properties is problematic. Currently we can pull off into the field to pass one another. With the land development this option would not be possible any longer. It would force cars to wait in the lane of traffic on Summitview until their access was clear. Access for emergency responder vehicles is a big concern with no turnaround.
 - C. We will be unable to make the corner off the right-of-way onto our driveway with our truck and trailer. A fire truck or similar size vehicle would have the same problem with this scenario.



4. Relocate proposed drainage swale to better accommodate the bulk of the runoff which comes down the draw on the upper portion of the hill (north of the proposed development).

Our family's 50-year history here can attest to the water run-off following rain or melting snow as a problem at the north end of the proposed development where the hill and road are steep. We have taken steps to divert water off the current 92nd and over into the area on the north end of the development which was previously orchard. This helped tremendously in avoiding washouts in the road on the lower portion of the slope. It is our belief that a drain swale would benefit the development if it were located at the northern edge, in the vicinity of the access of the three existing residences, not near the bottom of the slope as indicated on the Preliminary Long Plat.

- 5. Access to utilities for the ½ acre parcel (304).
 - A. The existing water line in the 16'right-of-way (current 92nd Ave) that services our lot (303), is insufficient to accommodate more than our residence.
 - B. We intend to split the ½ acre parcel and sell two lots for future homes and need access to the utilities that will be located at the west side of the parcel (new 92nd Ave).
 - C. If utilities are not granted for the ½ acre parcel off the new 92nd Avenue, excavation of the 16' right-of-way for utilities would prevent entry or exit for residents using the current 92nd during the construction phase. There is no other way in or out.

RECEIVED

JAN 0 6 2020

CITY OF YAKIMA PLANNING DIV.



Brian and Megan Mauch 216 North 90th Ave.; Yakima, WA 98908 509-949-0488, brian.mauch67@gmail.com



12/30/2019

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



Dear Joan Davenport, AICP, Community Development Director,

The following letter is regarding the Notice of Application, Environmental Review, & Public Hearing that we received in the mail on Dec. 19th, 2019 for the project proposed by Columbia Ridge Homes LLC (files PLP#003-19, SEPA#041-19). The notice encouraged us to review the project and comment on the impacts. As residents of "Phase 1" of the Rainier Court project, the following are our comments and concerns.

Our first, 2nd, and 3rd concerns are with regards to Lot 39, which is directly to the north of our property. (1) We were under the impression that there would be an easement between our property and the next property. We are wondering about that lane between lot 39 and 40. Is that a driveway or a road? What impacts will that have on the retaining wall we had build in the front half of our property. (2) We are concerned about the privacy of our back yard given the elevation difference of our property and lot 39 and 40, as well as the direction these houses will be facing. (3) The back part of our property does not have a retaining wall, just a steep rock embankment. Therefore, we are also concerned about the water run-off from the properties above us. Note number 5 on the Rainier Court map states that "All storm water generated by new impervious surfaces will be retained on site." There are only 3 drainage swales marked on the map. Two of them are west of us and one is in the northern portion of phase 4. We are concerned about all the water run-off from all of the new impervious surfaces added in phase 3.

Our next concern is with regards to the (4) dust produced during construction. The project plan reports that standard practices, such as putting water down on the dirt, will be used to



reduce the dust created by construction. We were living in 216 N 90th during most of the construction of the houses south of us and no water was used to control the dust. There was not one drop of water used to control the dust, until it was time to do the landscaping. There is, almost constantly, a strong wind the blows from the north and sweeps down this hill side. We observed dirt constantly blowing down at the houses south of Summitview Ave. That amount of dirt blowing at us during construction to the north of us will be intolerable. If it were guaranteed to be a reasonably short period of time, we might be able to tolerate it. Unfortunately, we have also observed how long the construction site at 74th and Englewood has sat with nothing but terraced dirt. It has been more than 9 months of just dirt. Again, let me stress, blowing dirt for months on end will be intolerable.

Another concern (5) is that there remains an unfinished lot on the corner of North 90th and Summitview Ave. that looks like a construction dumping ground. It has piles of fill dirt riddled with rebar, pallets, plastic, chunks of concrete, and other garbage. It is a very ugly entrance to our neighborhood and not a very good representation for Columbia Ridge Homes. If that lot hasn't sold, along with 2 finished houses in this neighborhood, why the push to build so many more houses? All of the lots that are essentially in the backyard of another lot (5, 6, 7, 8, 11, 12, 13, 14, 39, 62, 74, 75) look extremely undesirable to us. They look much more undesirable than a lot on the corner of 90th and Summitview. We do not look forward to more unfinished lots and empty houses around us. The plan shown seems like more houses than there is a demand for as well as too many houses for the space.

Finally, (6) we are curious about what happens to the existing North 92nd avenue if Columbia Ridge Homes is relocating it?

Thank you for hearing our concerns regarding this project. We appreciate being allowed to give input on the development of our neighborhood.

Miguel Slauch

Sincerely,

Brian and Megan Mauch

JAN 0 3 2020 CITY OF YAKIMA

COLUMBIA RIDGE HOMES LLC – "RAINIER COURT – PHASES 2, 3 & 4" PLP#003-19 & SEPA#041-19

EXHIBIT LIST

CHAPTER H Public Notices

DOC NDEX#	DOCUMENT	DATE
H-1	Notice of Complete Application & Request for Additional Info	12/11/2019
H-2	Land Use Action Installation Certificate	12/16/2019
Н-3	Notice of Application, SEPA & Public Hearing H-3a: Legal Ad H-3b: Press Release and Distribution Email H-3c: Parties and Agencies Notified H-3d: Affidavit of Mailing	12/19/2019
H-4	Notice of Mitigated Determination of Non-Significance (MDNS) H-4a: Parties and Agencies Notified H-4b: Affidavit of Mailing	01/16/2020
H-5	Notice of Decision for Transportation Concurrency Analysis	02/04/2020
H-6	YPC Agenda and Packet Distribution List	02/05/2020
H-7	YPC Agenda & Sign-In Sheet	02/12/2020
H-8	YPC Agenda and Packet Distribution List – Continued Hearing	02/21/2020
H-9	YPC Agenda & Sign-In Sheet – Continued Hearing	02/26/2020
H-10	Notice of Yakima Planning Commission's Recommendation (See DOC INDEX#AA-1 for YPC Recommendation) H-10a: Parties and Agencies Notified H-10b: Affidavit of Mailing	03/12/2020
H-11	Letter of Transmittal to City Clerk: City Council Hearing (mailing labels, site plan, and vicinity map)	03/18/2020

CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

I, Lisa Maxey, as an employee of the City of Yakima, Planning Division, have transmitted to: <u>Sonya Claar Tee, City Clerk</u>, by <u>hand delivery</u>, the following documents:

- 1. Mailing labels for <u>COLUMBIA RIDGE HOMES "RAINIER COURT PHASES 2, 3 & 4"</u> including all labels for parties of record, property owners within a radius of 300 feet of the subject properties, and SEPA agencies
- 2. Site Plan
- 3. Vicinity Map

Signed this 18th day of March, 2020.

Lisa Maxey

Planning Technician-

Received By:

Date:

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18131912002 CATHOLIC BISHOP OF YAK CORP 5301 TIETON DR STE A YAKIMA, WA 98908	18131913001 CATHOLIC BISHOP OF YAK CORP 5301 TIETON OR STE A YAKIMA, WA 98908	18131921001 CATHOLIC BISHOP OF YAK CORP 5301 TIETON DR STE A YAKHMA, WA 98998
18131922005 COLUMBIA RIDGE HOMES LLC 404 S 51ST AVE YAKIMA, WA 98908	18131923402 COLUMBIA RIDGE HOMES LLC 404 S 5151-AVE YAKHMA, WA 98908	18131924009 COLUMBIA RIDGE HOMES LLC 404 \$ 51ST AVE YAKHMA, WA 98908
17132411002 GRAVBROT REVOCABLE LIVING TRUST 10831 SUMMITVIEW RD YAKIMA, WA 98908	18131931519 JRC INC 209 S 93RD AVE YAKIMA, WA 98908	18131932455 KELLER FAMILY TRUST 9202 SUMMITVIEW AVE YAKIMA, WA 98908
18131924443 RAMSEY LIVING TRUST 502 N 62ND AVE YAKIMA, WA 98908	18131924444 RAMSEY LIVING TRUST 502 N 62ND AVE YAKIMA, WA 98908	18131913409 RESERVA LLC PO BOX 1006 ISSAQUAH, WA 98027
18131924431 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908	18131924432 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITTEW AVE STE 100 YAKIMA, WA 98908	18131924433 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908
18131924434 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908	18131924435 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKHMA, WA 98908	18131924436 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMIT VIEW AVE STE 100 YAKIMA, WA 98908
18131924437 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITWEW AVE STE 100 YAKIMA WA 98908	18131924438 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITWIEW AVE STE 100 YAKIMA, WA 98908	18131924439 SUMMIT GREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908
18131924449 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908	18131924450 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908	18131924451 SUMMIT GREST CONSTRUCTION LLC 4702-SUMMITVIEW AVE STE 100 YAKIMA, WA 98908
18131924452 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908	18131923406 WAYNE AND BETTE MORRISON LIVING TRUST 205 N 93RD AVE YAKIMA, WA 98908	17132414436 AMANDA J & MIKE STEVENS 307 N 3RD ST STE 3 YAKIMA, WA 98901
18131924440 BARBARA BOUTAINE 215 SUMMIT CREST WAY YAKIMA, WA 98908	18131923416 BIJU P & SANGEETHA KUNHIRAMAN 208 N 93RD AVE YAKIMA, WA 98908	17132411001 BRANDON CAMPBELL 1000 S 91ST AVE #2 YAKIMA, WA 98908
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18131924462	18131924428	18131931517
BRIAN & MEGAN MAUCH	CARLENE K HOWARD	CASEY & ALYSSA B WILKERSON
216 N 90TH AVE	224 N 89TH AVE	118 N 91ST AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131923410	18131913421	18131923405
CHRISTOPHER C & JENNICA C CORRY	CHRISTOPHER R & AMY LYNN A TREAT	DALE J & JULIE A TURNER
213 N 93RD AVE	8703 KAIL DR	203 N 93RD AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131932477	18131932475	18131924463
DANNY & GAIL MCLAUGHLIN	DARRYL S TOM	DAVID A BRUSH
114 N 93RD AVE	113 N 93RD AVE	215 N 90TH AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131924429	18131913423	18131924464
DEAN OTTINGER	DEBORAH L WOODS	DENNIS DALE & MELANIE JEANNE
8819 KAIL DR	8703 JUANITA DR	MATSON
YAKIMA, WA 98908	YAKIMA, WA 98908	213 N 90TH AVE YAKIMA, WA 98908
18131922004	18131924459	18131932431
DIANA ALVAREZ	DONALD D & SHERRY L DONOVAN	DOUGLAS J & REBECCA JONES
406 N 92ND AVE	210 N 90TH AVE	120 N 92ND AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131931518	17132414437	18131923013
DOUGLAS L KELLER TRUSTEE	DOUGLAS L PEGGY KEITHLY	DOUGLAS L PEGGY KEITHLY
9202 SUMMITVIEW AVE	306 N 96TH AVE	307 N 96TH AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131923415	18131923003	18131932458
ERIC R & MELISSA N PAUL	ERICA MENDOZA	GARY R & ROBERTA L PETERSON
210 N 93RD AVE	9307 SUMMITVIEW AVE	PO BOX 933
YAKIMA, WA 98908	YAKIMA, WA 98908	NACHES, WA 98937
18131924424	18131923407	18131924430
GAYLAND G & MARY HONORAH	GERALD & DEBORAH RUNGE	HEIDI R RIKARD
PEDHIRNEY	207 N 93RD AVE	8817 KAIL DR
216 N 89TH AVE /AKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131923414	18131923417	18131924427
AMES A JR & MARICELLA V BENFIET	JAMES F & LAURA C TURNER	JASON S & JENNIFER L THOMPSON
PO BOX 9913	7800 W MEAD AVE	222 N 89TH AVE
/AKIMA, WA 98909	YAKIMA, WA 98908	YAKIMA, WA 98908
18131924461	18131924453	18131924454
ENNIFER M WYLE	JERRY BALL	JERRY BALL
214 N 90TH AVE	229 N 40TH AVE APT 306	229 N 40TH AVE APT 306
/AKIMA, WA 98908	YAKIMA, WA 98908	XAKIMA, WA 98208

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18131932432	18131924460	18131923411
JESUS M & MARIA CASTANEDA	JOE L PEREZ	JOHN & RITA E ANDRING
116 N 92ND AVE	212 N 90TH AVE	215 N 93RD AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131923401	18131923408	18131924441
JUSTIN BOESER	KAREN JOHNSON	LAURIE DILBECK
9203 SUMMITVIEW	209 N 93RD AVE	8801 JUANITA DR
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131924442	18131924001	18131913410
LAURIE DILBECK	LONNIE A & REBECCA S WISEMAN	MARC L & HEIDI ANN BOURCIER
8803 JUANITA DR	310 N 88TH AVE	8604 HAWTHORNE DR
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131922002	18131923012	18131922001
MARCHAL TYLER	MICHAEL A GEERTSMA	NEIL D & MICHELE D HAUFF
416 N 92ND AVE	6400 W 20TH AVE	420 N 92ND AVE
YAKIMA, WA 98908	KENNEWICK, WA 99338	YAKIMA, WA 98908
18131924445	18131921003	18131924007
NUNO A FERNANDES	PATSY J VALENTINE-WILCOX	PAUL DRESSEL JR
8810 KAIL DR	308 N 88TH AVE	209 N 92ND AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131932476	18131924447	18131924448
PAUL J & LINDA M KOVERMAN	PHILLIP E LUTHER	PHILTP E LUTHER
116 N 93RD AVE	1330 DAZET RD	1330 DAZET RD
YAKIMA, WA 98908	YAKIMA, WA 98908	**AKIMA, WA 98908
18131923011	18131924010	18131913422
R DEAN & JANET R BASS	R DEAN & JANET R BASS	ROBERT & PAM WILCOX
303 N 92ND AVE	303-N 92ND AVE	8711 JUANITA DR
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131913407	18131913408	18131923404
ROBERT G & MARY K VELIKANJE	ROBERT G & MARY K VELIKANJE	ROBERT J. REED
8711 HAWTHORN DR	8711 HAWTHORN DR	216 N 93RD AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131924465	18131924002	18131923412
RONNIE L & BONNIE G BLOXHAM	SAMIA SAED	SANDRA & DEREK BIRLEY
211 N 90TH AVE	110 N 90TH AVE	216 N 93RD AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131924446	18131932473	18131924466
SCOTT E & LESLIE ANN GEER	SHARON B EVANS	STEPHEN L KAUFFMAN
3812 KAIL DR	109 N 93RD AVE	209 N 90TH AVE
/AKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
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TERRY MCLEOD	THOMAS W & MARCELLA E OLIVER	TIMOTHY M & LISA C FOSS
218 N 89TH AVE	220 N 89TH AVE	19043 86TH AVE NE
YAKIMA, WA 98908	YAKIMA, WA 98908	BOTHELL, WA 98011
18131932474	18131924423	18131923413
WILLIAM & DOROTHY FORD	WILLIAM H & BONNIE J BETTERTON	WILLIAM J & JUDITH A FRODSHAM
111 N 93RD AVE	214 N 89TH AVE	214 N 93RD AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131923409	97	
ZAINE L & ASHLEY M BRALEY	Total Parcels - Columbia Ridge Homes	
211 N 93RD AVE	LLC - "Rainier Court - Phases 2, 3 & 4" -	
YAKIMA, WA 98908	PLP#003-19 & SEPA#041-19	
	Ntc of City Council Hearing	
	Ntc of City Council Hearing PLP#003-19 & SEPA#041-19 Date of Hearing: 5/5/20	
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	Date of Hearing: 5/5/20	
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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
Charter Communications Manager 1005 North 16th Ave Yakima, WA 98902	City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903 Dennis.henne@uniongapwa.gov	Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org
Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov	Dept of Archaeology & Historic Preservation 1063 S Capitol Way, Ste 106 Olympia, WA 98504-8343 Sepa@dahp.wa.gov	Department of Commerce Review Team 1011 Plum St SE Olympia, WA 98504-3172 reviewteam@commerce.wa.gov
Department of Ecology Annie Szvetecz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov sepaunit@ecy.wa.gov lori.white@ecy.wa.gov	Department of Ecology Gwen Clear, Central Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov	Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov TeamYakima@dfw.wa.gov
Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 SEPAdesk@dfw.wa.gov	Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 Kelly.cooper@doh.wa.gov	Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov
Department of Social & Health Services Robert Hubenthal Office of Capital Programs P.O. Box 45848 Olympia, WA 98504 Robert.Hubenthal@dshs.wa.gov	Environmental Protection Agency NEPA Review Unit 1200 6th Ave #155, 14 D-12 Seattle, WA 98101	Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov
Engineering Division Bob Desgrosellier, Senior Engineer 129 N 2nd Street Yakima, WA 98901 bob.desgrosselier@yakimawa.gov	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504
Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 bob@nobhillwater.org	Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org	Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901
Parks & Recreation Commission Jessica Logan PO Box 42650 Olympia, WA 98504 Jessica.logan@parks.wa.gov	North Yakima Conservation District Manager 1606 Perry Street, Ste. C Yakima, WA 98902	Yakima Valley Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
Yakima Valley Trolleys PO Box 796 Yakima, WA 98907 Info@yakimavalleytrolleys.org	United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903	US Army Corps of Engineers Seattle District, Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 david.j.moore@usace.army.mil

WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216 SEPA.reviewteam@doh.wa.gov Jamie.gardipe@doh.wa.gov	Wastewater Division Marc Cawley and Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov	
West Valley School District Angela Von Essen, Asst. Supt. Of Business & Finance 8902 Zier Road Yakima, WA 98908-9299 vonessena@wvsd208.org	West Valley School District Mike Brophy, Superintendent 8902 Zier Road Yakima, WA 98908-9299 brophym@wvsd208.org	WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov	
WSDOT South Central Regionl Planning Office SCplanning@wsdot.wa.gov	WSDOT, Aviation Division Max Platts, Aviation Planner 7702 Terminal St SW Tumwater, WA 98501 plattst@wsdot.wa.gov	Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov	
Yakama Nation Environmental Mgmt Program Elizabeth Sanchey, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchey@yakama.com	Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com	Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov	
Yakima County Building Department Harold Maclean 128 North 2 nd Street, 4 th Floor Yakima, WA 98901 Harold.Maclean@co.yakima.wa.us	Yakima County Commissioners <u>Commissioners.web@co.yakima.wa.us</u>	Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us	
Yakima County Flood Control District Terry Keenhan & Dianna Woods 128 North 2 nd Street, 4 th Floor Yakima, WA 98901 Terry.Keenhan@co.yakima.wa.us Dianna.Woods@co.yakima.wa.us	Yakima County Planning Lynn Deitrick & Jason Earles 128 North 2nd Street, 4th Floor Yakima, WA 98901 Lynn Deitrick@co.yakima.wa.us Jason Earles@co.yakima.wa.us	Yakima County Public Services Lisa Freund, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 lisa.freund@co.yakima.wa.us	
Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948 Yakama Indian	Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948	
Yakima Regional Clean Air Agency Hasan Tahat, Compliance, Engineering & Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 hasan@yrcaa.org	Yakima School District Trevor Greene, Superintendent 104 North 4th Ave Yakima, WA 98902 greene.trevor@yakimaschools.org	Yakima School District Scott Izutsu , Associate Superintendent 104 N 4 th Ave Yakima, WA 98902 izutsu.scott@yakimaschools.org	
Yakima School District Chuck Doan, Director of Maintenance & Operations 104 N 4 th Ave Yakima, WA 98902 doan.chuck@yakimaschools.org	Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908	Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908	
Yakima Valley Conference of Governments Mike Shuttleworth, Planning Manager 311 North 4th Street, Ste# 202 Yakima, WA 98901 Mike shuttleworth@yvcog.org	Yakima Valley Museum Peter Arnold, Executive Director 2105 Tieton Drive Yakima, WA 98902 peter@yvmuseum.org	Yakima Waste Systems Keith Kovalenko, District Manager PO Box 2830 Yakima, WA 98907 keithk@wasteconnections.com	

Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903	Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504
Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504
North Yakima Conservation District Manager 1606 Perry Street, Ste. C Yakima, WA 98902	Yakima Valley Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
United States Postal Service Maintenance Deptartment 205 W Washington Ave Yakima, WA 98903	US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755
Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948
Yakima School District Trevor Greene, Superintendent 104 North 4th Ave Yakima, WA 98902	Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908
	8113 W Grandridge Blvd Kennewick, WA 99336 City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903 Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903 North Yakima Conservation District Manager 1606 Perry Street, Ste. C Yakima, WA 98902 United States Postal Service Maintenance Deptartment 205 W Washington Ave Yakima, WA 98903 Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948 Yakima School District Trevor Greene, Superintendent 104 North 4th Ave

 $3.5.20 \\ $$ \Lambda = 0.00 $$ \Lambda = 0.00 $$ \Lambda = 0.00 $$ \Lambda = 0.00 $$ $$ \Lambda = 0.00 $$ \Lambda$

File Number: PLP#103-19 4 SEPA#041-19

Date of Mailing: Hearing

5/5/20

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Parties of Record - Rainier Court Phase 2, 3 & 4 - PLP#003-19 & SEPA#041-19

Columbia Ridge Homes LLC Attn: Justin Hellem 404 S 51 st Ave Yakima, WA 98908 justinh@columbiaridgehomes.com	PLSA Engineering & Surveying Atta: Tom Durant 521 N 20 th Ave #3 Yakima, WA 98902 Idurant@plsaofyakima.com	Brian & Megan Mauch 216 N 90th Ave Yakima, WA 98908 brian mauch67@gmail.com	Neil & Michele Hauff 420 N 92nd Ave Yakima, WA 98908 shellyhauff@gmail.com neil.hauff@gmail.com
Diana Alvarez & Noe Guizar	Ken & Karen Spanton	Melissa Paul	Maricella Benfiet 212 N 93 rd Ave Yakima, WA 98908 vallevsteeline@hotmail.com
406 N 92 nd Ave	209 N 93 rd Ave	210 N 93 rd Ave	
Yakima, WA 98908	Yakima, WA 98908	Yakima, WA 98908	
anaid98902@gmail.com	kspanton56@gmail.com	mellpaul@msn.com	
Patsy Valentine-Wilcox	Dean & Jan Bass	Wayne & Bette Morrison	James & Laura Turner
308 N 88th Ave	303 N 92 nd Ave	205 N 93 rd Ave	206 N 93 rd Ave
Yakima, WA 98908	Yakima, WA 98908	Yakima, WA 98908	Yakima, WA 98908
Jennifer Wyle & David Smith 214 N 90 th Ave Yakima, WA 98908	John & Rita Andring 215 N 93 rd Ave Yakima, WA 98908 JRANDRING@MSN.COM	Dale & Julie Turner 203 N 93 rd Ave Yakima, WA 98908	Sangeetha & Biju Kunhiraman 208 N 93 rd Ave Yakima, WA 98908
Jerry & Debby Runge	Barbara Boutaine	David Brush	Robin Gravbrot
207 N 93 rd Ave	215 Summit Crest Way	215 N 90 th Ave	10831 Summitview Rd
Yakima, WA 98908	Yakima, WA 98908	Yakima, WA 98908	Yakima, WA 98908
Ronnie & Bonnie Bloxham 211 N 90 th Ave Yakima, WA 98908	Candie Turner 206 N 93 rd Ave Yakima, WA 98908 yakimaniak@aol.com	Jamie Evans 2206 Terrace Heights Dr Yakima, WA 98901 evans@yvn.com	

		vans@yvn.com	
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Name Division		E-mail Address	
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Kelli Horton	Code Administration	Kelli.Horton@yakimawa.gov	
Linda Rossignol	Code Administration	Linda Rossignol@yakimawa.gov	
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov	
Suzanne DeBusschere	Code Administration	Suzanne Debusschere@yakimawa.gov	
Vick DeOchoa	Code Administration	Vick.DeOchoa@yakimawa.gov	
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Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov	
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Randy Layman	Refuse	Randy Layman@yakimawa.gov	
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Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov	
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov	
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov	
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov	

	Outside Distribution	Revised 02/2019
Name	Address	Included In Mailing?
Pacific Power Attn: Estimating Department (Subdivision notices ONLY)	500 N Keys Rd, Yakima, WA 98901	Yes 🗆 No

Type of Notice:	Nic of Pity Council Hearing
File Number:	PLP#003-19 + SEPA # 041-19
Date of Mailing:	5/5/20
Hean	ng

DOC.

INDEX # H-11

Maxey, Lisa

From: Maxey, Lisa

Sent: Wednesday, March 18, 2020 8:52 AM

To: Claar Tee, Sonya

Subject: Notice of Public Hearing for Rainier Court Ph 2,3 & 4

Attachments: In-House Distribution E-mail List_updated 03.12.2020; SEPA Agencies E-mail

Distribution List _updated 03.05.20; Local Media List _10.01.2019

Good morning,

Please send the notice of hearing to these distribution groups: <u>In-House Distribution E-mail List updated</u> 03.12.2020, SEPA Agencies E-mail Distribution List updated 03.05.20, and <u>Local Media List</u> 10.01.2019.

Please also send it to these parties of record

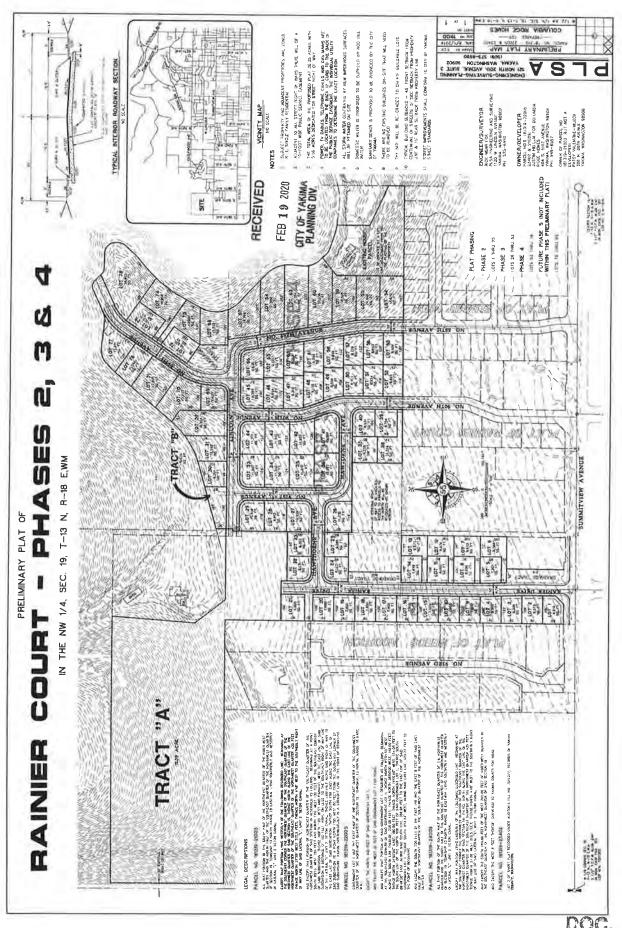
justinh@columbiaridgehomes.com tdurant@plsaofyakima.com brian.mauch67@gmail.com shellyhauff@gmail.com neil.hauff@gmail.com anaid98902@gmail.com kspanton56@gmail.com mellpaul@msn.com valleysteelinc@hotmail.com JRANDRING@MSN.COM yakimaniak@aol.com evans@yvn.com

Mailing labels will be brought to you shortly. Thank you!



Lisa Maxey
Planning Technician
City of Yakima Planning Division
p: 509.576.6669
129 North 2nd Street, Yakima, Washington, 98901





DOC. INDEX #_H-11

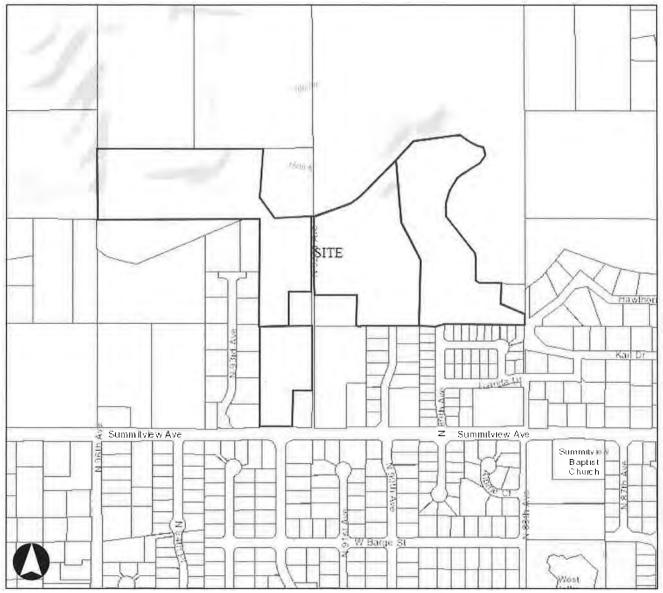
VICINITY MAP



File Number: PLP#003-19 & SEPA#041-19

Project Name: COLUMBIA RIDGE HOMES LLC - "RAINIER COURT - PHASES 2, 3 & 4"

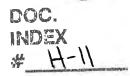
Site Address: VIC. OF N 92ND AVE & SUMMITVIEW AVE



Proposal: Proposal to subdivide three parcels and a portion of a fourth parcel totaling approximately 26 acres into 78 single-family residential lots in the R-1 zoning district. The proposed plat includes a Tract "A" to be subdivided and developed in a future phase.

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

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein. Date Created: 2/24/2020



AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: PLP#003-19 & SEPA#041-19

Columbia Ridge Homes LLC - "Rainier Court - Phases 2, 3 & 4"

Vic. of N 92nd Ave & Summitview Ave

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Yakima Planning Commission's Recommendation to City Council;** a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, all parties of record, and all property owners of record within a radius of <u>300</u> feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the <u>12th</u> day of <u>March</u>, <u>2020</u>.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.

Lisa Maxey

Planning Technician

DOC. INDEX #_H-106_

18131912002 CATHOLIC BISHOP OF YAK CORP 5301 TIETON DR STE A YAKIMA, WA 98908	18131913001 CATHOLIC BISHOP OF YAK CORP 5301 TIETON DR STE A YAKIMA, WA 98908	18131921001 CATHOLIC BISHOP OF YAK CORP 5301 TIETON DR STE A YAKHVIA, WA 98908
18131922005 COLUMBIA RIDGE HOMES LLC 404 S 51ST AVE YAKIMA, WA 98908	18131923402 COLUMBIA RIDGE HOMES LLC 404 S 51SDAVE YAKHMA, WA 98908	18131924009 COLUMBIA RIDGE HOMES LLC 404 S 51ST AVE YAKHMA, WA 98908
17132411002 GRAVBROT REVOCABLE LIVING TRUST 10831 SUMMITVIEW RD YAKIMA, WA 98908	18131931519 JRC INC 209 S 93RD AVE YAKIMA, WA 98908	18131932455 KELLER FAMILY TRUST 9202 SUMMITVIEW AVE YAKIMA, WA 98908
18131924443 RAMSEY LIVING TRUST 502 N 62ND AVE YAKIMA, WA 98908	18131924444 RAMSEY LIVING TRUST 502 N 62ND AVE YAKIMA, WA 98908	18131913409 RESERVA LLC PO BOX 1006 ISSAQUAH, WA 98027
18131924431 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908	18131924432 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITMEW AVE STE 100 YAKIMA, WA 98908	18131924433 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908
18131924434 SUMMUT CREST CONSTRUCTION LLC 4702 SUMMUTVIEW AVE STE 100 YAKIMA, WA 98908	18131924435 SUMMET CREST CONSTRUCTION LLC 4702 SUMMETVIEW AVE STE 100 YAKHMA, WA 98908	18131924436 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMIT VIEW AVE STE 100 YAKIMA, WA 98908
18131924437 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITUREW AVE STE 100 YAKIMA WA 98908	18131924438 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908	18131924439 SUMMIT GREST CONSTRUCTION LLC 4702 SUMMITTHEW AVE STE 100 YAKIMA, WA 98908
18131924449 SUMMIT CREST CONSTRUCTION LLC 1702 SUMMITVIEW AVE STE 100 VAKIMA, WA 98908	18131924450 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908	18131924451 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908
18131924452 SUMMIT CREST CONSTRUCTION LLC 1702 SUMMITVIEW AVE STE 100 (AKIMA, WA 98908	18131923406 WAYNE AND BETTE MORRISON LIVING TRUST 205 N 93RD AVE YAKIMA, WA 98908	17132414436 AMANDA J & MIKE STEVENS 307 N 3RD ST STE 3 YAKIMA, WA 98901
18131924440 BARBARA BOUTAINE 215 SUMMIT CREST WAY YAKIMA, WA 98908	18131923416 BIJU P & SANGEETHA KUNHIRAMAN 208 N 93RD AVE YAKIMA, WA 98908	17132411001 BRANDON CAMPBELL 1000 S 91ST AVE #2 YAKIMA, WA 98908

18131924462	18131924428	18131931517		
BRIAN & MEGAN MAUCH	CARLENE K HOWARD	CASEY & ALYSSA B WILKERSON		
216 N 90TH AVE	224 N 89TH AVE	118 N 91ST AVE		
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908		
18131923410	18131913421	18131923405		
CHRISTOPHER C & JENNICA C CORRY	CHRISTOPHER R & AMY LYNN A TREAT	DALE J & JULIE A TURNER		
213 N 93RD AVE	8703 KAIL DR	203 N 93RD AVE		
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908		
18131932477	18131932475	18131924463		
DANNY & GAIL MCLAUGHLIN	DARRYL S TOM	DAVID A BRUSH		
114 N 93RD AVE	113 N 93RD AVE	215 N 90TH AVE		
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908		
18131924429	18131913423	18131924464		
DEAN OTTINGER	DEBORAH L WOODS	DENNIS DALE & MELANIE JEANNE		
8819 KAIL DR	8703 JUANITA DR	MATSON		
YAKIMA, WA 98908	YAKIMA, WA 98908	213 N 90TH AVE		
	TAININA, WA 30300	YAKIMA, WA 98908		
18131922004	18131924459	18131932431		
DIANA ALVAREZ	DONALD D & SHERRY L DONOVAN	DOUGLAS J & REBECCA JONES		
406 N 92ND AVE	210 N 90TH AVE	120 N 92ND AVE		
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908		
18131931518	17132414437	18131923013		
DOUGLAS L KELLER TRUSTEE	DOUGLAS L PEGGY KEITHLY	DOUGLAS L PEGGY KEITHLY		
9202 SUMMITVIEW AVE	306 N 96TH AVE	307 N 96TH AVE		
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908		
771111171, 7771, 30300	TANIVIA, WA 36308	TAKIIVIA, WA 90900		
18131923415	18131923003	18131932458		
ERIC R & MELISSA N PAUL	ERICA MENDOZA	GARY R & ROBERTA L PETERSON		
210 N 93RD AVE	9307 SUMMITVIEW AVE	PO BOX 933		
YAKIMA, WA 98908	YAKIMA, WA 98908	NACHES, WA 98937		
	18131923407	18131924430		
GAYLAND G & MARY HONORAH	GERALD & DEBORAH RUNGE	HEIDI R RIKARD		
PEDHIRNEY	207 N 93RD AVE	8817 KAIL DR		
216 N 89TH AVE	YAKIMA, WA 98908	YAKIMA, WA 98908		
/AKIMA, WA 98908	TAININA, WA 30300	TAMINA, WA 90900		
18131923414	18131923417	18131924427		
AMES A JR & MARICELLA V BENFIET	JAMES F & LAURA C TURNER	JASON S & JENNIFER L THOMPSON		
PO BOX 9913	7800 W MEAD AVE	222 N 89TH AVE		
'AKIMA, WA 98909	YAKIMA, WA 98908	YAKIMA, WA 98908		
8131924461	18131924453	18131924454		
ENNIFER M WYLE	JERRY BALL	JERRY BALL		
214 N 90TH AVE	229 N 40TH AVE APT 306	229 N 407H AVE APT 306		
AKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908		
,		DOG.		

115 N 93PD AVE	18131932432	18131924460	18131923411		
YAKIMA, WA 98908	JESUS M & MARIA CASTANEDA	JOE L PEREZ	JOHN & RITA E ANDRING		
18131923401	116 N 92ND AVE	212 N 90TH AVE	215 N 93RD AVE		
USTIN BOESER	YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908		
203 SUMMITVIEW	18131923401	18131923408	18131924441		
YAKIMA, WA 98908	JUSTIN BOESER	KAREN JOHNSON	LAURIE DILBECK		
18131924442	9203 SUMMITVIEW	209 N 93RD AVE	8801 JUANITA DR		
AURIE DILBECK 1803 JUANITA DR 310 N 88TH AVE YAKIMA, WA 98908 18131922002 18131922002 18131922001 MICHAEL A GEERTSMA 6400 W 20TH AVE YAKIMA, WA 98908 18131924045 18100 A FERNANDES 1810 PATRI V JUANITA DR 308 N 88TH AVE YAKIMA, WA 98908 18131924445 18131924445 1810 A FERNANDES 1810 KALI DR 308 N 88TH AVE YAKIMA, WA 98908 18131924447 1813192447 1813192447 1813192447 1813192447 1813192447 1813192447 1813192447 1813192447 1813192447 1813192448 1810 A M KOVERMAN 18 O PATRI V JUANITA DR 308 N 88TH AVE YAKIMA, WA 98908 18131932476 18131924447 18131924447 18131924447 18131924447 18131924448 1810 A M KOVERMAN 18 O PATRI V JUANITA DR 308 N 88TH AVE YAKIMA, WA 98908 18131932476 18131924407 18131924417 18131924447 18131924448 18131924407 18131924407 18131924407 18131924407 1813192400 18131933011 18131924010 18131924010 1813193407 1813193407 1813193408 1813193407 1813193408 1813193407 1813193408 1813193407 1813193408 1813193407 1813193408 1813193408 1813193409 1813193409 1813193409 1813193409 1813193409 1813193409 1813193409 1813193409 1813193409 1813193409 1813193400	YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908		
310 N 88TH AVE	18131924442	18131924001	18131913410		
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18131922002	8803 JUANITA DR	310 N 88TH AVE	8604 HAWTHORNE DR		
MARCHAL TYLER 16 N 92ND AVE 17 NAKIMA, WA 98908 18131924045 18131921003 18131924007 1810 KAIL DR 18131924007 1813192406 18131932476 18131932476 18131932476 181319324447 191 LINDA M KOVERMAN 191 LIVIPE LUTHER 1330 DAZET RD 1330 DAZ	YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908		
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RENNEWICK, WA 99338	MARCHAL TYLER		1.1		
18131924445	416 N 92ND AVE		1.1		
PATSY J VALENTINE-WILCOX 308 N 88TH AVE YAKIMA, WA 98908 18131932476 PAUL J & LINDA M KOVERMAN 16 N 93RD AVE YAKIMA, WA 98908 18131924447 PHILLIP E LUTHER 1330 DAZET RD YAKIMA, WA 98908 18131924048 PHILLIP E LUTHER 1330 DAZET RD YAKIMA, WA 98908 18131923011 PEAN & JANET R BASS PAUL J & LINDA M KOVERMAN PHILLIP E LUTHER 1330 DAZET RD YAKIMA, WA 98908 18131923011 PEAN & JANET R BASS PARIT JANET R BASS PARI	YAKIMA, WA 98908	KENNEWICK, WA 99338	YAKIMA, WA 98908		
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TERRY MCLEOD	THOMAS W & MARCELLA E OLIVER	TIMOTHY M & LISA C FOSS
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YAKIMA, WA 98908	YAKIMA, WA 98908	BOTHELL, WA 98011
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WILLIAM & DOROTHY FORD	WILLIAM H & BONNIE J BETTERTON	WILLIAM J & JUDITH A FRODSHAM
111 N 93RD AVE	214 N 89TH AVE	214 N 93RD AVE
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YAKIMA, WA 98908	PLP#003-19 & SEPA#041-19	
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Parties of Record - Rainier Court Phase 2, 3 & 4 - PLP#003-19 & SEPA#041-19

Columbia Ridge Homes LLC Attn: Justin Hellem 404 S 51 st Ave Yakima, WA 98908 Justinh@columbiaridgehomes.com	PLSA Engineering & Surveying Attn: Tom Durant 521 N 20th Ave #3 Yakima, WA 98902 tdurant@plsaofyakima.com	Brian & Megan Mauch 216 N 90th Ave Yakima, WA 98908 brian mauch67@gmail.com	Neil & Michele Hauff 420 N 92 nd Ave Yakima, WA 98908 shellyhauff@gmail.com neil.hauff@gmail.com
Diana Alvarez & Noe Guizar	Ken & Karen Spanton	Melissa Paul	Maricella Benfiet
406 N 92 nd Ave	209 N 93 rd Ave	210 N 93 rd Ave	212 N 93 rd Ave
Yakima, WA 98908	Yakima, WA 98908	Yakima, WA 98908	Yakima, WA 98908
anaid98902@gmail.com	kspanton56@gmail.com	mellpaul@msn.com	valleysteelinc@hotmail.com
Patsy Valentine-Wilcox	Dean & Jan Bass	Wayne & Bette Morrison	James & Laura Turner
308 N 88 th Ave	303 N 92 nd Ave	205 N 93 rd Ave	206 N 93 rd Ave
Yakima, WA 98908	Yakima, WA 98908	Yakima, WA 98908	Yakima, WA 98908
Jennifer Wyle & David Smith 214 N 90 th Ave Yakima, WA 98908	John & Rita Andring 215 N 93 rd Ave Yakima, WA 98908 JRANDRING@MSN.COM	Dale & Julie Turner 203 N 93 rd Ave Yakima, WA 98908	Sangeetha & Biju Kunhiraman 208 N 93 rd Ave Yakima, WA 98908
Јеггу & Debby Runge	Barbara Boutaine	David Brush	Robin Gravbrot
207 N 93 rd Ave	215 Summit Crest Way	215 N 90 th Ave	10831 Summitview Rd
Yakima, WA 98908	Yakima, WA 98908	Yakima, WA 98908	Yakima, WA 98908
Ronnie & Bonnie Bloxham 211 N 90 th Ave Yakima, WA 98908	Candie Turner 206 N 93 rd Ave Yakima, WA 98908 yakimaniak@aol.com	Jamie Evans 2206 Terrace Heights Dr Yakima, WA 98901 evans@yvn.com	

	In-House Distribu	tion E-mail List Revise	1 09/2019
Name	Division	E-mail Address	
Carolyn Belles	Code Administration	Carolyn.Belles@yakimawa.gov	
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov	
John Zabell	Code Administration	John.Zabell@yakimawa.gov	
Kelli Horton	Code Administration	Kelli.Horton@yakimawa.gov	
Linda Rossignol	Code Administration	Linda.Rossignol@yakimawa.gov	
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov	
Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov	
Vick DeOchoa	Code Administration	Vick.DeOchoa@yakimawa.gov	
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov	
Rosalinda Ibarra	Community Development	Rosalinda Ibarra@yakimawa.gov	
Bob Desgrosellier	Engineering	Bob.Desgrosellier@yakimawa.gov	
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Tyler Witthuhn	Engineering	Tyler.Witthuhn@yakimawa.gov	
Aaron Markham	Fire	Aaron.markham@yakimawa.gov	
Pat Reid	Fire	Pat.Reid@yakimawa.gov	
Jeff Cutter	Legal	Jeff.Cutter@yakimawa.gov	
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov.	
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov	
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov	
Lisa Maxey	Planning	Lisa.Maxey@yakimawa.gov	
Matt Murray	Police	Matthew.murray@yakimawa.gov	
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov	
Loretta Zammarchi	Refuse	Loretta Zammarchi@yakimawa.gov	
Randy Layman	Refuse	Randy.Layman@yakimawa.gov	
Gregory Story	Transit	Gregory.Story@yakimawa.gov	
James Dean	Utilities	James.Dean@yakimawa.gov	
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov	
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov	
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov	
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov	

	Outside Distribution	Revised 02/2019
Name	Address	Included In Mailing?
Pacific Power Attn: Estimating Department (Subdivision notices ONLY)	500 N Keys Rd, Yakima, WA 98901	Yes 🗆 No

Type of Notice: Ntc of YPC Recommendation

PLP # 003 / SEPA # 041-19

DOC.

Maxey, Lisa

From: Maxey, Lisa

Sent: Thursday, March 12, 2020 9:18 AM

To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Contreras, Pedro; Cutter, Jeff; Davenport,

Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Desgrosellier, Bob; Doan, Tony; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Reid, Patrick; Riddle, Dan; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara;

Witthuhn, Tyler; Zabell, John; Zammarchi, Loretta

Cc: Monick, Colleda

Subject: Notice of YPC Recommendation - Rainier Court Phases 2- 4 - PLP#003-19 & SEPA#

041-19

Attachments: NOTICE OF YPC RECOMMENDATION_Rainier Court Ph 2-4 - PLP#003-19 & SEPA#

04....pdf

Attached is a Notice of the Yakima Planning Commission's Recommendation to City Council regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Colleda Monick at (509) 576-6772 or email to: colleda.monick@yakimawa.gov. Thank you!



Lisa Maxey Planning Technician City of Yakima Planning Division p: 509.576.6669

129 North 2nd Street, Yakima, Washington, 98901



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

NOTIFICATION OF PLANNING COMMISSION'S RECOMMENDATION TO THE YAKIMA CITY COUNCIL

DATE:

March 12, 2020

TO:

Applicant, Adjoining Property Owners & Parties of Record

SUBJECT:

Notice of the Yakima Planning Commission's Recommendation to

the Yakima City Council

FILE #(S):

PLP#003-19 & SEPA#041-19

APPLICANT:

Columbia Ridge Homes LLC c/o Justin Hellem

PROJECT LOCATION:

Vicinity of N 92nd Ave & Summitview Ave

On March 11, 2020, the City of Yakima Planning Commission rendered their recommendation on **PLP#003-19**, a proposal to subdivide three parcels and a portion of a fourth parcel totaling approximately 26 acres into 78 single-family residential lots in the R-1 zoning district. The proposed plat includes a Tract "A" to be subdivided and developed in a future phase. The application was reviewed at an open record public hearing on February 12, 2020 and continued to February 26, 2020.

A copy of the Planning Commission's Findings and Recommendation is enclosed.

The Planning Commission's Recommendation will be considered by the Yakima City Council in a public hearing to be scheduled. The City Clerk will notify you of the date, time and place of the public hearing.

For further information or assistance you may contact Community Development Specialist Colleda Monick at (509) 576-6772 or email to: colleda.monick@yakimawa.gov.

Colleda Monick

Community Development Specialist

llih hm

Date of Mailing: March 12, 2020

Enclosures: Planning Commission's Recommendation

DOC. Williams the Langua By 1994

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SIGN-IN SHEET

City of Yakima Planning Commission City Hall Council Chambers Wednesday February 26, 2020 Beginning at 3:00 p.m. Public Hearing

PLEASE WRITE LEGIBLY

Indicate agenda item of interest	NAME	MAILING ADDRESS or E-MAIL	ZIP CODE
Rainier	Elizabeth Suck	212 N 892 Ave	98908
Ranier Ct.	David Brush	215 N 90TH AUE.	98908
11	Patricia Hanson	1/	"
1(WAYNE MORRISO	U 205 N. 93rd AVE	"
11	John Andring	215 H 93rd Ave	10
Li	RETA E. ANDRANG	215 N 93ND AUG	98908
	Tom Durant	521 N. 20th Ava Suite3	98902
1/	Dean Bass	303 No. 92 Aue	98908
(c	Justin Hellem	404 S SISTAYE	98908
U	NRU HAUSE	420 N92mg	98908
K	UAMIE EVANS	2206 TERRACE 413 DA	98901
10	Michele Hauff	420 N 92 Nd Ave	98908
(I	Show Enle	Bushins Thes	
	Jeanna Hernandez	jeanna-hz@gmail.com	
		203 N 93rd Ave Yakim	A
	3.57		
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02/26/2020 VPC Meeting



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

City of Yakima Planning Commission PUBLIC HEARING

City Hall Council Chambers Wednesday February 26, 2020 3:00 p.m. – 5:00 p.m.

YPC Members:

Chair Jacob Liddicoat, Vice-Chair Leanne Hughes-Mickel, Al Rose, Bill Cook, Robert McCormick,
Philip Ostriem, and Mary Place

Council Liaison: Kay Funk (District 4)

City Planning Staff:

Joan Davenport (Community Development Director), Rosalinda Ibarra (Community Development Administrative Assistant), Joseph Calhoun (Planning Manager), Eric Crowell (Associate Planner), Trevor Martin (Associate Planner), Colleda Monick (Community Development Specialist), and Lisa Maxey (Planning Technician)

AGENDA

- Call to Order
- II. Roll Call
- III. Introduction of New YPC Member Mary Place
- IV. Staff Announcements
- V. Audience Participation (for items not listed on the agenda)
- VI. Approval of Meeting Minutes of February 12, 2020
- VII. Opening of the 2020 Comprehensive Plan Amendments Process
- VIII. *CONTINUED* PUBLIC HEARING Plat of "Rainier Court Phases 2, 3 & 4"

Applicant: Columbia Ridge Homes LLC File Numbers: PLP#003-19 & SEPA#041-19

Site Address: Vicinity of N 92nd Ave & Summitview Ave

Request: Proposal to subdivide three parcels and a portion of a fourth parcel totaling

approximately 26 acres into 78 single-family residential lots in the R-1 zoning district. The proposed plat includes a Tract "A" to be subdivided and developed in

a future phase.

- IX. Other Business
- X. Adjourn

Next Meeting: March 11, 2020



YPC Staff Report & Packet Distribution List Columbia Ridge Homes LLC – "Rainier Court – Phases 2, 3 & 4" PLP#003-19 & SEPA#041-19

Cont'd Hearing

Jake Liddicoat jake@3dyakima.com Leanne Hughes-Mickel leanne.mickel@me.com Bill Cook
Cook.w@charter.net

Rob McCormick rob@mccormickaircenter.com

Al Rose Silvrfx40@bmi.net aar7040@gmail.com Philip Ostriem Philipostriem@gmail.com

Mary Place placeml@charter.net (APPLICANT/PROPERTY OWNER)
Columbia Ridge Homes LLC
Attn: Justin Hellem
404 S 51st Ave
Yakima, WA 98908
JUSTINH@COLUMBIARIDGEHOMES.COM

(APPLICANT'S REP/SURVEYOR)
PLSA Engineering & Surveying
Attn: Tom Durant
521 N 20th Ave #3
Yakima, WA 98902
TDURANT@PLSAOFYAKIMA.COM

AGENDA & UPDATED STAFF REPORT ONLY:

(OWNER – Parcel No. 181319-21003) Patsy Valentine-Wilcox 308 N 88th Ave Yakima, WA 98908

Date Distributed: 2/21/20

DOC. INDEX #_H-8___





SIGN-IN SHEET

City of Yakima Planning Commission City Hall Council Chambers Wednesday February 12, 2020 Beginning at 3:00 p.m. Public Hearing

PLEASE WRITE LEGIBLY

Indicate agenda item of interest	NAME	MAILING ADDRESS or E-MAIL	ZIP CODE
	Elizabeth Buck	212 N 89th Ave	98908
	DAVID BRUSH	215 N GOTH AVE	98908
	PATRICIA HANGON	11 11	11
	JERRY RUNGS	207 N 93RA ANE	98908
	DOBBY RUNGE		~ 0
	Michele Hauff	420 N92nd Ave	98908
	Carlen Howard	224 N 89 th Ave	98908
	Tom Durant	521 N. 20th Ness & 3	98902
	Dean Bass	303 No. 92 Ave	98908
	Chelsen Snodans	3301 W. NOB HILL Dava	94902
	Jake Maysim	II II	V1 1+
	Denniter Mylo	214 N 90th AVE	98908
	Justin Hellem	404 S Slot Ave	98908
	WAYNE MORRISON	205 N. 93rd	38908
	RETA ANDRING	215 N. 93px	98908
	JAMES TURNER	206 N 9322 AVE	98808
		206 N 93 20 AVE	98908
	John Andring	215 N 9300 Are	28208



SIGN-IN SHEET



Indicate agenda item of interest	NAME	MAILING ADDRESS or E-MAIL	ZIP CODE	
	Brody Johnson	10314 Sumnitrición	98905	
	JAMIEEVANS	2206 TERZACE 46TS DI.	98901	
	Brian Manch Dale Turner	216 N 90th Ave	98908	
	Dale Turner	203 N. 93 th AM	98908	
			_	



DEP. TMENT OF COMMUNITY DEVELOMENT 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

City of Yakima Planning Commission PUBLIC HEARING

City Hall Council Chambers Wednesday February 12, 2020 3:00 p.m. – 5:00 p.m.

YPC Members:

Chair Jacob Liddicoat, Vice-Chair Leanne Hughes-Mickel, Al Rose, Bill Cook, Robert McCormick, and Philip Ostriem

City Planning Staff.

Joan Davenport (Community Development Director), Rosalinda Ibarra (Community Development Administrative Assistant), Joseph Calhoun (Planning Manager), Eric Crowell (Associate Planner), Trevor Martin (Associate Planner), Colleda Monick (Community Development Specialist), and Lisa Maxey (Planning Technician)

AGENDA

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
- IV. Audience Participation (for items not listed on the agenda)
- V. Approval of Meeting Minutes of January 22, 2020
- VI. PUBLIC HEARING Plat of "Rainier Court Phases 2, 3 & 4"

Applicant: Columbia Ridge Homes LLC

File Numbers: PLP#003-19 & SEPA#041-19

Site Address: Vicinity of N 92nd Ave & Summitview Ave

Request: Proposal to subdivide three parcels and a portion of a fourth parcel

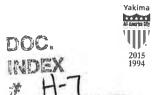
totaling approximately 26 acres into 79 single-family residential lots in the R-1 zoning district. The proposed plat includes a Tract "A" to be

subdivided and developed in a future phase.

VII. Other Business

VIII. Adjourn

Next Meeting: February 26, 2020



YPC Staff Report & Packet Distribution List Columbia Ridge Homes LLC – "Rainier Court – Phases 2, 3 & 4" PLP#003-19 & SEPA#041-19

YPC PACKET:

Jake Liddicoat jake@3dyakima.com Leanne Hughes-Mickel leanne.mickel@me.com

Bill Cook
Cook.w@charter.net

Rob McCormick rob@mccormickaircenter.com

Al Rose Silvrfx40@bmi.net aar7040@gmail.com Philip Ostriem
Philipostriem@gmail.com

(APPLICANT/PROPERTY OWNER)
Columbia Ridge Homes LLC
Attn: Justin Hellem
404 S 51st Ave
Yakima, WA 98908
justinh@columbiaridgehomes.com

AGENDA & STAFF REPORT ONLY:

(OWNER – Parcel No. 181319-21003) Patsy Valentine-Wilcox 308 N 88th Ave Yakima, WA 98908 (SURVEYOR)
PLSA Engineering & Surveying
Attn: Tom Durant
521 N 20th Ave #3
Yakima, WA 98902
tdurant@plsaofyakima.com

Date Distributed: $\frac{2}{5}/20$

DOC. INDEX # H-6



DEPARTMENT OF PUBLIC WORKS Scott Schafer, Director

Engineering Division 129 North Second Street Yakima, Washington 98901 (509) 575-6111 • Fax (509) 576-6305 RECEIVED

FEB 0 4 2020 CITY OF YAKIMA PLANNING DIV

January 31, 2020

Patsy J Valentine - Wilcox 308 N 88th Ave Yakima, WA 98908

Subject: Notice of Decision for Transportation Concurrency

210 - Single Family Detached Housing

Dear Applicant,

Enclosed is the Decision for the Transportation Concurrency Analysis of the construction of 79 single family detached housing units at 92nd and Summitview, within the City of Yakima, Washington. This development has been <u>APPROVED</u> for Concurrency Analysis. Concurrency review determined that reserve capacity is available on all impacted arterial streets. Concurrency review does not evaluate impact to local access streets or street intersections. This review does <u>not</u> include safety or site design issues which will be addressed at the project review level of zoning and SEPA. This review concluded that the proposed development will not exceed the capacity of the arterial street system and reserve capacity exists on all impacted arterial streets.

Please review the enclosed report. You may appeal the Findings of this report or request Administrative Reconsideration within fifteen (15) days from the date of mailing of this Notice. Appeal forms and procedures are available at the Department of Community Development. If you have any questions, please call me at (509) 576-6797.

groolli

Sincerely,

Robert Desgrosellier

Chief Engineer (Acting)

Enclosure

cc: Lisa Maxey TC File

DOC.
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FEB 0 4 2020 CITY OF YAKIMA PLANNING DIV.

City of Yakima, Washington Engineering Division Transportation Concurrency Analysis

Date of Review:

January 31, 2020

Review Prepared by:

Robert Desgrosellier, Chief Engineer, (Acting) (509) 575-6228

Proposed Development:

Columbia Ridge homes

Subject Address: ITE Land Use:

N 92ND AVE & SUMMITVIEW AVE 210 – Single Family Detached Housing

Expected Net PM Peak Hour Trip Generation: 79 PM Peak Hour Trips

Average Weekday Trips: 752

Summary of Impact:

The applicant, Columbia Ridge homes, proposes to construct 79 single family detached housing units at 92nd and Summitview, within the city of Yakima, Washington. Traffic from this new development will enter the Arterial Street system on Summitview Ave. City of Yakima Administrative procedures for Concurrency Analysis use the PM Peak hour trip of the adjacent street for the selected land use category. Based upon local data, City of Yakima Traffic Volumes for PM Peak Hour is assessed as 8.7% of total Average Daily Traffic (ADT). Peak hour reserve capacity includes any vehicle trips previously assigned under the Concurrency Ordinance. City of Yakima Transportation Concurrency assesses arterial street segment capacity only and does not address intersection capacity.

Section	Road	Segment	New PM Pk Impact	ADT	Pk Hr	Pk. Hr Vol. (8.7% ADT)	Pk Hr	2017- 2019 Add1 Trips	Capacity After TCO	V:C with TCO	LOS with TCO
227	Summitview Avenue	88th Ave to 96th Ave	79	9050	3200	787	2413	135	2278	0.29	A
201	Summitview Avenue	88th Ave - 80th Ave	50	11950	3200	1040	2160	93	2067	0.35	A
229	96th Ave	Tieton Dr to Summitview	29	3120	1600	271	1329	29	1300	0.19	A
202	Summitview Avenue	80th Ave - 72nd Ave	30	11020	3200	959	2241	203	1958	0.39	A

Summary of Impact to City of Yakima Arterial Streets:

This application has been reviewed and approved for consistency with YMC 12.08 Transportation Capacity Management Ordinance. This development will not exceed the PM peak hour capacity of the City Arterial street system and reserve capacity exists on all impacted streets. This review does not include any site development or safety issues which may be discussed at the project level or SEPA review. The review does not address intersection level of service.



AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: PLP#003-19 & SEPA#041-19

Columbia Ridge Homes LLC - "Rainier Court - Phase 2, 3 & 4"

Vic. of N 92nd Ave & Summitview Ave

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Mitigated Determination of Non-Significance (MDNS)**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and all property owners of record within a radius of <u>300</u> feet of subject property, listed SEPA agencies and all parties of record, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the <u>16th</u> day of <u>January</u> 2020.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.

Lisa Maxey

Planning Technician

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18131912002 CATHOLIC BISHOP OF YAK CORP 5301 TIETON DR STE A YAKIMA, WA 98908	18131913001 CATHOLIC BISHOP OF YAK CORP 5301 TIETON DR STE A YAKIMA, WA 98908	18131921001 CATHOLIC BISHOP OF YAK CORP 5301 TIETON DR STE A YAKIMA, WA 98908
18131922005 COLUMBIA RIDGE HOMES LLC	18131923402 COLUMBIA RIDGE HOMES LLC	18131924009 COLUMBIA RIDGE HOMES LLC
404 S 51ST AVE YAKIMA, WA 98908	404 S 51ST AVE YAKIMA, WA 98908	404 \$ 515T AVE YAKIMA, WA 98908
17132411002	18131931519	18131932455
GRAVBROT REVOCABLE LIVING TRUST 10831 SUMMITVIEW RD YAKIMA, WA 98908	JRC INC 209 S 93RD AVE YAKIMA, WA 98908	KELLER FAMILY TRUST 9202 SUMMITVIEW AVE YAKIMA, WA 98908
18131924443	18131924444	18131913409
RAMSEY LIVING TRUST	RAMSEY LIVING TRUST	RESERVA LLC
502 N 62ND AVE YAKIMA, WA 98908	502 N 62ND AVE YAKIMA, WA 98908	PO BOX 1006 ISSAQUAH, WA 98027
18131924431	18131924432	18131924433
SUMMIT CREST CONSTRUCTION LLC	SUMMIT CREST CONSTRUCTION LLC	SUMMIT CREST CONSTRUCTION LLC
4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908	4702 SUMMITVIEW AVE STE 100 AKIMA, WA 98908	4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908
18131924434	18131924435	18131924436
SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITWIEW AVE STE 100 YAKIMA, WA 98908	SUMMIT GREST CONSTRUCTION LLC 4702 SUMMITWEW AVE STE 100 YAKIMA, WA 98908	SUMMIT CREST CONSTRUCTION LLC 4702 SHAMITVIEW AVE STE 100 YAKIMA, WA 98908
18131924437 SUMMIT CREST CONSTRUCTION LLC	18131924438 SUMMIT CREST CONSTRUCTION LLC	18131924439
4702 SUMMITWIEW AVE STE 100 YAKIMA, WA 98908	4702 SUMMATVIEW AVE STE 100 YAKHMA, WA 98908	SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908
18131924449	18131924450	18131924451
SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908	SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908	SUMMI CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908
18131924452	18131923406	17132414436
SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100	WAYNE AND BETTE MORRISON LIVING TRUST	AMANDA J & MIKE STEVENS
YAKIMA, WA 98908	205 N 93RD AVE YAKIMA, WA 98908	307 N 3RD ST STE 3 YAKIMA, WA 98901
18131924440	18131923416	17132411001
BARBARA BOUTAINE	BIJU P & SANGEETHA KUNHIRAMAN	BRANDON CAMPBELL
215 SUMMIT CREST WAY	208 N 93RD AVE	1000 S 91ST AVE #2
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 9899806.
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18131924462	18131924428	18131931517
BRIAN & MEGAN MAUCH	CARLENE K HOWARD	CASEY & ALYSSA B WILKERSON
216 N 90TH AVE	224 N 89TH AVE	118 N 91ST AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131923410	18131913421	18131923405
CHRISTOPHER C & JENNICA C CORRY	CHRISTOPHER R & AMY LYNN A TREAT	DALE J & JULIE A TURNER
213 N 93RD AVE	8703 KAIL DR	203 N 93RD AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131932477	18131932475	18131924463
DANNY & GAIL MCLAUGHLIN	DARRYL S TOM	DAVID A BRUSH
114 N 93RD AVE	113 N 93RD AVE	215 N 90TH AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131924429	18131913423	18131924464
DEAN OTTINGER	DEBORAH L WOODS	DENNIS DALE & MELANIE JEANNE
8819 KAIL DR	8703 JUANITA DR	MATSON
YAKIMA, WA 98908	YAKIMA, WA 98908	213 N 90TH AVE
		YAKIMA, WA 98908
18131922004	18131924459	18131932431
DIANA ALVAREZ	DONALD D & SHERRY L DONOVAN	DOUGLAS J & REBECCA JONES
406 N 92ND AVE	210 N 90TH AVE	120 N 92ND AVE
/AKIMA, WA 98908	YAKIMA, WA 98908 	YAKIMA, WA 98908
18131931518	17132414437	18131923013
DOUGLAS L KELLER TRUSTEE	DOUGLAS L PEGGY KEITHLY	DOUGLAS L PEGGY KEITHLY
9202 SUMMITVIEW AVE	306 N 96TH AVE	307 N 96TH AVE
'AKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131923415	18131923003	18131932458
ERIC R & MELISSA N PAUL	ERICA MENDOZA	GARY R & ROBERTA L PETERSON
210 N 93RD AVE	9307 SUMMITVIEW AVE	PO BOX 933
'AKIMA, WA 98908	YAKIMA, WA 98908	NACHES, WA 98937
8131924424	18131923407	18131924430
SAYLAND G & MARY HONORAH	GERALD & DEBORAH RUNGE	HEIDI R RIKARD
PEDHIRNEY	207 N 93RD AVE	8817 KAIL DR
16 N 89TH AVE	YAKIMA, WA 98908	YAKIMA, WA 98908
AKIMA, WA 98908		,
8131923414	18131923417	18131924427
AMES A JR & MARICELLA V BENFIET	JAMES F & LAURA C TURNER	JASON S & JENNIFER L THOMPSON
O BOX 9913	7800 W MEAD AVE	222 N 89TH AVE
AKIMA, WA 98909	YAKIMA, WA 98908	YAKIMA, WA 98908
8131924461	18131924453	18131924454
ENNIFER M WYLE	JERRY BALL	JERRY BALL
14 N 90TH AVE	229 N 40TH AVE APT 306	229 N 40TH AVE APT 306
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKHMA, WA 98908
		The Co.

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18131932432	18131924460	19121022411
JESUS M & MARIA CASTANEDA	JOE L PEREZ	18131923411 JOHN & RITA E ANDRING
116 N 92ND AVE	212 N 90TH AVE	215 N 93RD AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
10121022101		
18131923401	18131923408	18131924441
JUSTIN BOESER	KAREN JOHNSON	LAURIE DILBECK
9203 SUMMITVIEW	209 N 93RD AVE	8801 JUANITA DR
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131924442	18131924001	18131913410
LAURIE DILBECK	LONNIE A & REBECCA S WISEMAN	MARC L & HEIDI ANN BOURCIER
8803 JUANITA DR	310 N 88TH AVE	8604 HAWTHORNE DR
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131922002	18131923012	18131922001
MARCHAL TYLER	MICHAEL A GEERTSMA	NEIL D & MICHELE D HAUFF
416 N 92ND AVE	6400 W 20TH AVE	420 N 92ND AVE
YAKIMA, WA 98908	KENNEWICK, WA 99338	YAKIMA, WA 98908
,	Activition, WA 33330	IANIIVIA, WA 30300
18131924445	18131921003	18131924007
NUNO A FERNANDES	PATSY J VALENTINE-WILCOX	PAUL DRESSEL JR
8810 KAIL DR	308 N 88TH AVE	209 N 92ND AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131932476	18131924447	18131924448
PAUL J & LINDA M KOVERMAN	PHILLIP E LUTHER	PANLIP E LUTHER
116 N 93RD AVE	1330 DAZET RD	1330 DAZET RD
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131923011	18131924010	18131913422
R DEAN & JANET R BASS	R DEAN & JANET R BASS	ROBERT & PAM WILCOX
303 N 92ND AVE	303 N 92ND AVE	8711 JUANITA DR
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131913407	18131913408	18131923404
ROBERT G & MARY K VELIKANJE	ROBERT G & MARY K VELIKANJE	ROBERT J. REED
8711 HAWTHORN DR	8711 HAW HORN DR	216 N 93RD AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131924465	18131924002	10121022442
RONNIE L & BONNIE G BLOXHAM	SAMIA SAED	18131923412
211 N 90TH AVE	110 N 90TH AVE	SANDRA & DEREK BIRLEY
/AKIMA, WA 98908	YAKIMA, WA 98908	216 N 93RD AVE
,	IAMINA, WA 30300	YAKIMA, WA 98908
18131924446	18131932473	18131924466
SCOTT E & LESLIE ANN GEER	SHARON B EVANS	STEPHEN L KAUFFMAN
8812 KAIL DR	109 N 93RD AVE	209 N 90TH AVE
/AKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 989@800.
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18131924425	18131924426	18131913420
TERRY MCLEOD	THOMAS W & MARCELLA E OLIVER	TIMOTHY M & LISA C FOSS
218 N 89TH AVE	220 N 89TH AVE	19043 86TH AVE NE
YAKIMA, WA 98908	YAKIMA, WA 98908	BOTHELL, WA 98011
18131932474	18131924423	18131923413
WILLIAM & DOROTHY FORD	WILLIAM H & BONNIE J BETTERTON	WILLIAM J & JUDITH A FRODSHAM
111 N 93RD AVE	214 N 89TH AVE	214 N 93RD AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131923409	97	
ZAINE L & ASHLEY M BRALEY	Total Parcels - Columbia Ridge Homes	
211 N 93RD AVE	LLC - "Rainier Court - Phases 2, 3 & 4" -	
YAKIMA, WA 98908	PLP#003-19 & SEPA#041-19	
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Charter Communications Manager 1005 North 16th Ave Yakima, WA 98902	City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903 Dennis.henne@uniongapwa.gov	Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org	
Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov	Dept of Archaeology & Historic Preservation 1063 S Capitol Way, Ste 106 Olympia, WA 98504-8343 Sepa@dahp.wa.gov	Department of Commerce Review Team 1011 Plum St SE Olympia, WA 98504-3172 reviewteam@commerce.wa.gov	
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Department of Social & Health Services Robert Hubenthal Office of Capital Programs P.O. Box 45848 Olympia, WA 98504 Robert.Hubenthal@dshs.wa.gov	Environmental Protection Agency NEPA Review Unit 1200 6th Ave #155, 14 D-12 Seattle, WA 98101	Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov	
Engineering Division Bob Desgrosellier, Senior Engineer 129 N 2nd Street Yakima, WA 98901 bob.desgrosselier@yakimawa.gov	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504	
Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 bob@nobhillwater.org	Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org	Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	
Parks & Recreation Commission Jessica Logan PO Box 42650 Olympia, WA 98504 Jessica.logan@parks.wa.gov	North Yakima Conservation District Manager 1606 Perry Street, Ste. C Yakima, WA 98902	Yakima Valley Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901	
Yakima Valley Trolleys PO Box 796 Yakima, WA 98907 info@yakimavalleytrolleys.org	United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903	US Army Corps of Engineers Seattle District, Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 david.j.moore@usace.army.mil	

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WSDOT South Central Regionl Planning Office SCplanning@wsdot.wa.gov	WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 WrightP@wsdot.wa.gov	Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov
Yakama Nation Environmental Mgmt Program Elizabeth Sanchey, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchey@yakama.com	Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com	Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov
Yakima County Building Department Harold Maclean 128 North 2 nd Street, 4 th Floor Yakima, WA 98901 Harold.Maclean@co.yakima.wa.us	Yakima County Commissioners Commissioners.web@co.yakima.wa.us	Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us
Yakima County Flood Control District Terry Keenhan & Dianna Woods 128 North 2 nd Street, 4 th Floor Yakima, WA 98901 Terry.Keenhan@co.yakima.wa.us Dianna.Woods@co.yakima.wa.us	Yakima County Planning Lynn Deitrick & Jason Earles 128 North 2nd Street, 4th Floor Yakima, WA 98901 Lynn.Deitrick@co.yakima.wa.us Jason.Earles@co.yakima.wa.us	Yakima County Public Services Lisa Freund, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 lisa.freund@co.yakima.wa.us
Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948 Yakama Indian	Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948
Yakima Regional Clean Air Agency Hasan Tahat, Compliance, Engineering & Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 hasan@yrcaa.org	Yakima School District Trevor Greene, Superintendent 104 North 4th Ave Yakima, WA 98902 greene.trevor@yakimaschools.org	Yakima School District Scott Izutsu , Associate Superintendent 104 N 4 th Ave Yakima, WA 98902 izutsu.scott@yakimaschools.org
Yakima School District Chuck Doan, Director of Maintenance & Operations 104 N 4 th Ave Yakima, WA 98902 doan.chuck@yakimaschools.org	Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908	Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908
Yakima Valley Conference of Governments Mike Shuttleworth, Planning Manager 311 North 4th Street, Ste# 202 Yakima, WA 98901 Mike.shuttleworth@yvcog.org	Yakima Valley Museum Peter Arnold, Executive Director 2105 Tieton Drive Yakima, WA 98902 peter@yvmuseum.org	Yakima Waste Systems Keith Kovalenko, District Manager PO Box 2830 Yakima, WA 98907 keithk@wasteconnections.com

Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
Charter Communications Manager 1005 North 16th Ave Yakima, WA 98902	City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903	Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504
Environmental Protection Agency NEPA Review Unit 1200 6th Ave #155, 14 D-12 Seattle, WA 98101	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504
Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	North Yakima Conservation District Manager 1606 Perry Street, Ste. C Yakima, WA 98902	Yakima Valley Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
Yakima Valley Trolleys PO Box 796 Yakima, WA 98907	United States Postal Service Maintenance Deptartment 205 W Washington Ave Yakima, WA 98903	US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755
WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948
Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948	Yakima School District Trevor Greene, Superintendent 104 North 4th Ave Yakima, WA 98902	Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908
Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908		

\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES _updated 01.16.20 - Form List.dock

Type of Notice: NHC OF MDNS

File Number: PLP # 603 (SEPA #041-19

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Parties of Recon - Rainier Court Phase 2, 3 & 4 - PLP#003-1, & SEPA#041-19

Columbia Ridge Homes LLC Attn: Justin Hellem 404 S 51 st Ave Yakima, WA 98908 justinh@columbiaridgehomes.com	PLSA Engineering & Surveying Attn: Tom Durant 521 N 20 th Ave #3 Yakima, WA 98902 tdurant@plsaofyakima.com	Brian & Megan Mauch 216 N 90 th Ave Yakima, WA 98908 brian.mauch67@gmail.com	Neil & Michele Hauff 420 N 92 nd Ave Yakima, WA 98908 shellyhauff@gmail.com neil.hauff@gmail.com
Diana Alvarez & Noe Guizar	Ken & Karen Spanton	Melissa Paul	Maricella Benfiet
406 N 92 nd Ave	209 N 93 rd Ave	210 N 93 rd AVC	212 N 93 rd Ave
Yakima, WA 98908	Yakima, WA 98908	Yakima, WA 98908	Yakima, WA 98908
anaid98902@gmail.com	kspanton56@gmail.com	mellpaul@msn.com	yalleysteeline@hotmail.com
Patsy Valentine-Wilcox	Dean & Jan Bass	Wayne & Bette Morrison	James & Laura Turner
308 N 88 th Ave	303 N 92 nd Ave	205 N 93 rd Ave	206 N 93 rd Ave
Yakima, WA 98908	Yakima, WA 98908	Yakima, WA 98908	Yakima, WA 98908
Jennifer Wyle & David Smith	John & Rita Andring	Dale & Julie Tumer	Sangeetha & Biju Kunhiraman
214 N 90 th Ave	215 N 93 rd Ave	203 N 93 rd Ave	208 N 93 rd Ave
Yakima, WA 98908	Yakima, WA 98908	Yakima, WA 98908	Yakima, WA 98908
Jerry & Debby Runge	Barbara Boutaine	David Brush	Robin Gravbrot
207 N 93 rd Ave	215 Summit Crest Way	215 N 90 th Ave	10831 Summitview Rd
Yakima, WA 98908	Yakima, WA 98908	Yakima, WA 98908	Yakima, WA 98908

Name	Division	E-mail Address	
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Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov	
John Zabell	Code Administration	John.Zabell@yakimawa.gov	
Kelli Horton	Code Administration	Kelli.Horton@yakimawa.gov	
Linda Rossignol	Code Administration	Linda.Rossignol@yakimawa.gov	
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov	
Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov	
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Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov	
Rosalinda Ibarra	Community Development	Rosalinda.lbarra@yakimawa.gov	
Bob Desgrosellier	Engineering	Bob.Desgrosellier@yakimawa.gov	
Dan Riddle	Engineering	Dan,Riddle@yakimawa.gov	
Tyler Witthuhn	Engineering	Tyler.Witthuhn@yakimawa.gov	
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Pat Reid	Fire	Pat.Reid@yakimawa.gov	
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Sara Watkins	Legal	Sara.Watkins@yakimawa.gov.	
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov	
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov	
Lisa Maxey	Planning	Lisa.Maxey@yakimawa.gov	
Matt Murray	Police	Matthew.murray@yakimawa.gov	
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov	
Loretta Zammarchi	Refuse	Loretta,Zammarchi@yakimawa.gov	
Randy Layman	Refuse	Randy.Layman@yakimawa.gov	
Gregory Story	Transit	Gregory.Story@yakimawa.gov	
James Dean	Utilities	James.Dean@yakimawa.gov	
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov	
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov	
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov	
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov	

Outside Distribution Revised 02/2019		
Name	Address	Included In Mailing?
Pacific Power Attn: Estimating Department (Subdivision notices ONLY)	500 N Keys Rd, Yakima, WA 98901	Yes No

Type of Notice: N+C of MDNS

File Number: PLP#003/SEPA#041-19

Date of Mailing: 1/110/20

DOC.

Maxey, Lisa

From:

Sent:

To:

Maxey, Lisa

Thursday, January 16, 2020 11:51 AM

Belles, Carolyn; Brown, David; Calhoun, Joseph; Contreras, Pedro; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Reid, Patrick; Riddle, Dan; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Witthuhn, Tyler; Zabell, John; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Chuck Doan - Yakima School District; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology -SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Dept of Social & Health Svcs - Robert Hubenthal; Dept. Archaeology & Historic Preservation - SEPA Review; Desgrosellier, Bob; Energy Facility Site Evaluation Council - Stephen Posner; Henne, Dennis; Ibarra, Rosalinda; Kallevig, Dana; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Riddle, Dan; Scott Izutsu - Yakima School District; Trevor Greene - Yakima School District; US Army Corps of Engineers - David Moore; WA State Dept of Health, Office of Drinking Water; WA State Dept of Health, Office of Drinking Water; WA State Parks & Recreation Commission; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Patrick Wright; WVSD - Angela Watts, Asst Supt of Bus/Fin; WVSD - Mike Brophy, Supt.; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Terry Keenhan; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning -Zoning/Sub - Jason Earles; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Svcs Director, Lisa Freund; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Mike Shuttleworth; Yakima Valley Museum - Peter Arnold, Exec Director; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko Monick, Colleda

Cc:

Subject:

Attachments:

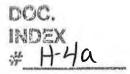
Notice of MDNS - Rainier Court Phases 2-4 - PLP#003-19 & SEPA#041-19

NOTICE OF MDNS_ Rainier Ct Ph 2-4 - PLP SEPA.PDF

Attached is a Notice of Mitigated Determination of Non-Significance (MDNS) regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Colleda Monick at (509) 576-6772 or email to: colleda.monick@yakimawa.gov. Thank you!



Lisa Maxey
Planning Technician
City of Yakima Planning Division
p: 509.576.6669
129 North 2nd Street, Yakima, Washington, 98901





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

WASHINGTON STATE ENVIRONMENTAL POLICY ACT MITIGATED DETERMINATION OF NONSIGNIFICANCE CITY OF YAKIMA, WASHINGTON January 16, 2020

PROJECT DESCRIPTION: Proposal to subdivide three parcels and a portion of a fourth parcel totaling approximately 26 acres into 79 single-family residential lots in the R-1 zoning district. The proposed plat includes a Tract "A" to be subdivided and developed in a future phase. (SEPA#041-19)

LOCATION:

Vicinity of N 92nd Ave and Summitview Ave

PARCEL NUMBER:

181319-21003, -22005, -23402, & -24009

PROPONENT:

Columbia Ridge Homes LLC c/o Justin Hellem

PROPERTY OWNERS:

Columbia Ridge Homes LLC & Patsy Valentine-Wilcox

LEAD AGENCY:

City of Yakima

FILE NUMBERS: PLP#003-19, SEPA#041-19

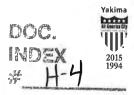
DETERMINATION: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

FINDINGS, CONCLUSIONS, AND IDENTIFIED ENVIRONMENTAL IMPACTS, AND MITIGATION MEASURES:

This Mitigated Determination of Nonsignificance (MDNS) is hereby conditioned upon the following mitigated measures, as authorized under WAC 197-11-660 and Yakima Municipal Code YMC § 6.88.160, and the Yakima Urban Area Comprehensive Plan, which contains goals, policies, and regulations which provide substantive authority to require mitigation under the State Environmental Policy Act (SEPA).

I. FINDINGS

- A. Project History
 - On December 3, 2019, Justin Hellem, on behalf of Columbia Ridge Homes, submitted an Environmental Review (SEPA#041-19) for a review of a proposal to subdivide three parcels and a portion of fourth parcel totaling approximately 26 acres into 79 single-family residential lots in the R-1 zoning district.
 - 2. The application for the Preliminary Long Plat was received on December 3, 2019.
 - 3. The applications were deemed complete for processing on December 11, 2019.
 - 4. Public Notice for this application and hearing was provided in accordance with: YMC Title 14, Subdivision Ordinance; YMC Title 15, Urban Area Zoning Ordinance and YMC Title 16, Development Permit Regulations and include the following actions and dates:



a. Date of Application:

b. Date of Developer's Notice of Complete Application:

c. Date of Posting of Land Use Action Sign on Property:

d. Date of Notice of Application:

e. Date Public Comment Period Ends:

December 3, 2019

December 11, 2019

December 16, 2019 December 19, 2019

January 8, 2020

B. On December 20, 2019, the Yakima Clean Air Agency (YCAA) provided written comments which stated:

- 1. Contractors doing demolition, excavation, clearing, construction, or landscaping work must file a Dust Control Plan with YRCAA and get approval, prior to the start of any work; and
- 2. This project is located within Yakima's Urban Growth Area; therefore, burning is prohibited at all times.
- C. On January 3, 2020, the State of Washington Department of Ecology (WSDOE) provided written comments which stated:
 - Based on the historical agricultural use of this land, there is a possibility the soil
 contains residual concentrations of pesticides. Ecology recommends that the soils
 be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If
 these contaminants are found at concentrations above the Model Toxics Control Act
 cleanup levels Ecology recommends that potential buyers be notified of their
 occurrence.
 - If the project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.
 - 3. The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.
 - 4. In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

II. CONCLUSIONS:

- A. A Notice of Application was sent out on December 19, 2019. Two SEPA agency comments were received.
- B. As mitigated, this proposal will have no adverse environmental impacts.

III. REQUIRED MITIGATION MEASURES:

- 1. Applicant shall file a Dust Control Plan with YRCAA and get approval, prior to the start of any work; and
- 2. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations

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- above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence; and
- 3. An NPDES Construction SW General Permit shall be obtained through the Washington State Department of Ecology prior to any grading or construction, if there is potential for stormwater discharge off-site.

☐ This MDNS is issued under WAC 197-11-355. There is no further comment period on the MDNS.

Responsible Official: Joan Davenport

Position/Title: SEPA Responsible Official

Phone (509) 575-6183

Address: 129 N. 2nd Street, Yakima, WA 98901

Signature

You may appeal this determination to loan Dayonnert AICD Director of Community

You may appeal this determination to: Joan Davenport, AICP, Director of Community Development, at 129 N. 2nd Street, Yakima, WA 98901.

No later than January 30, 2020.

Date: January 16, 2020

By method: Complete appeal application form and payment of \$580.00 appeal fee.

You should be prepared to make specific factual objections. Contact the City of Yakima Planning Division to read or ask about the procedures for SEPA appeals.

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: PLP#003-19 & SEPA#041-19

Columbia Ridge Homes LLC - "Rainier Court - Phases 2, 3 & 4"

Vic. of N 92nd Ave & Summitview Ave

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Application**, **Environmental Review**, and **Public Hearing**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, all property owners of record within a radius of <u>300</u> feet of subject property, and SEPA reviewing agencies; that said parties are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the <u>19th</u> day of <u>December</u>, 2019.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.

Lisa Maxey

Planning Technician

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18131912002 CATHOLIC BISHOP OF YAK CORP 5301 TIETON DR STE A YAKIMA, WA 98908	18131913001 CATHOLIC BISHOP OF YAK CORP 5301 TIETON DR SPE A YAKIMA, WA 98908	18131921001 CATHOLIC BISHOP OF YAK CORP 5301 TIETON DR STE A YAKIMA, WA 98908
18131922005 COLUMBIA RIDGE HOMES LLC 404 S 51ST AVE YAKIMA, WA 98908	18131923402 COLUMBIA RIDGE HOMES LLC 404 S 51SP AVE YAKHMA, WA 98908	18131924009 COLUMBIA RIDGE HOMES LLC 404 5 51ST AVE YAKIMA, WA 98908
17132411002 GRAVBROT REVOCABLE LIVING TRUST 10831 SUMMITVIEW RD YAKIMA, WA 98908	18131931519 JRC INC 209 S 93RD AVE YAKIMA, WA 98908	18131932455 KELLER FAMILY TRUST 9202 SUMMITVIEW AVE YAKIMA, WA 98908
18131924443 RAMSEY LIVING TRUST 502 N 62ND AVE YAKIMA, WA 98908	18131924444 RAMSEX LIVING TRUST 502 N 62ND AVE VAKIMA, WA 98908	18131913409 RESERVA LLC PO BOX 1006 ISSAQUAH, WA 98027
18131924431 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908	18131924432 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908	18131924433 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA WA 98908
18131924434 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908	18131924435 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMIT VIEW AVE STE 100 YAKIMA, WA 98908	18131924436 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908
18131924437 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908	18131924438 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKHMA, WA 98908	18131924439 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKHMA, WA 98908
18131924449 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITWIEW AVE STE 100 YAKHMA, WA 98908	18131924450 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908	18131924451 SUMMIT CREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908
18131924452 SUMMIT GREST CONSTRUCTION LLC 4702 SUMMITVIEW AVE STE 100 YAKIMA, WA 98908	18131923406 WAYNE AND BETTE MORRISON LIVING TRUST 205 N 93RD AVE YAKIMA, WA 98908	17132414436 AMANDA J & MIKE STEVENS 307 N 3RD ST STE 3 YAKIMA, WA 98901
18131924440 BARBARA BOUTAINE 215 SUMMIT CREST WAY YAKIMA, WA 98908	18131923416 BIJU P & SANGEETHA KUNHIRAMAN 208 N 93RD AVE YAKIMA, WA 98908	17132411001 BRANDON CAMPBELL 1000 S 91ST AVE #2 YAKIMA, WA 98908

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18131924462	18131924428	18131931517
BRIAN & MEGAN MAUCH	CARLENE K HOWARD	CASEY & ALYSSA B WILKERSON
216 N 90TH AVE	224 N 89TH AVE	118 N 91ST AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131923410	18131913421	18131923405
CHRISTOPHER C & JENNICA C CORRY	CHRISTOPHER R & AMY LYNN A TREAT	DALE J & JULIE A TURNER
213 N 93RD AVE	8703 KAIL DR	203 N 93RD AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131932477	18131932475	18131924463
DANNY & GAIL MCLAUGHLIN	DARRYL S TOM	DAVID A BRUSH
114 N 93RD AVE	113 N 93RD AVE	215 N 90TH AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131924429	18131913423	18131924464
DEAN OTTINGER	DEBORAH L WOODS	DENNIS DALE & MELANIE JEANNE
8819 KAIL DR	8703 JUANITA DR	MATSON
YAKIMA, WA 98908	YAKIMA, WA 98908	213 N 90TH AVE
		YAKIMA, WA 98908
18131922004	18131924459	18131932431
DIANA ALVAREZ	DONALD D & SHERRY L DONOVAN	DOUGLAS J & REBECCA JONES
406 N 92ND AVE	210 N 90TH AVE	120 N 92ND AVE
/AKIMA, WA 98908	YAKIMA, WA 98908 	YAKIMA, WA 98908
8131931518	17132414437	18131923013
DOUGLAS L KELLER TRUSTEE	DOUGLAS L PEGGY KEITHLY	DOUGLAS L PEGGY KEITHLY
9202 SUMMITVIEW AVE	306 N 96TH AVE	307 N 96TH AVE
/AKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131923415	18131923003	18131932458
ERIC R & MELISSA N PAUL	ERICA MENDOZA	GARY R & ROBERTA L PETERSON
210 N 93RD AVE	9307 SUMMITVIEW AVE	PO BOX 933
/AKIMA, WA 98908	YAKIMA, WA 98908	NACHES, WA 98937
18131924424	18131923407	18131924430
GAYLAND G & MARY HONORAH	GERALD & DEBORAH RUNGE	HEIDI R RIKARD
PEDHIRNEY	207 N 93RD AVE	8817 KAIL DR
216 N 89TH AVE /AKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131923414	18131923417	18131924427
AMES A JR & MARICELLA V BENFIET	JAMES F & LAURA C TURNER	JASON S & JENNIFER L THOMPSON
PO BOX 9913	7800 W MEAD AVE	222 N 89TH AVE
/AKIMA, WA 98909	YAKIMA, WA 98908	YAKIMA, WA 98908
18131924461	18131924453	18131924454
ENNIFER M WYLE	JERRY BALL	JERRY BALL
214 N 90TH AVE	229 N 40TH AVE APT 306	229 N 40TH AVE APT 306
AKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
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18131932432	18131924460	18131923411
JESUS M & MARIA CASTANEDA	JOE L PEREZ	JOHN & RITA E ANDRING
116 N 92ND AVE	212 N 90TH AVE	215 N 93RD AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131923401	18131923408	18131924441
JUSTIN BOESER	KAREN JOHNSON	LAURIE DILBECK
9203 SUMMITVIEW	209 N 93RD AVE	8801 JUANITA DR
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131924442	18131924001	18131913410
LAURIE DILBECK	LONNIE A & REBECCA S WISEMAN	MARC L & HEIDI ANN BOURCIER
8803 JUANITA DR	310 N 88TH AVE	8604 HAWTHORNE DR
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131922002	18131923012	18131922001
MARCHAL TYLER	MICHAEL A GEERTSMA	NEIL D & MICHELE D HAUFF
416 N 92ND AVE	6400 W 20TH AVE	420 N 92ND AVE
YAKIMA, WA 98908	KENNEWICK, WA 99338	YAKIMA, WA 98908
18131924445	18131921003	18131924007
NUNO A FERNANDES	PATSY J VALENTINE-WILCOX	PAUL DRESSEL JR
8810 KAIL DR	308 N 88TH AVE	209 N 92ND AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131932476	18131924447	18131924448
PAUL J & LINDA M KOVERMAN	PHILLIP E LUTHER	PHILLIP E LUTHER
116 N 93RD AVE	1330 DAZET RD	1330 DAZETRD
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKHMA, WA 98908
104.04000044		
18131923011	18131924010	18131913422
R DEAN & JANET R BASS	R DEAN & JANET R BASS	ROBERT & PAM WILCOX
303 N 92ND AVE	303 N 92ND AVE	8711 JUANITA DR
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131913407	18131913408	18131923404
ROBERT G & MARY K VELIKANJE	ROBERT G & MARY K VELIKANJE	ROBERT J. REED
8711 HAWTHORN DR	8711 HAWTHORN DR	216 N 93RD AVE
YAKIMA, WA 98908	YAKTMA, WA 98908	YAKIMA, WA 98908
18131924465	18131924002	18131923412
RONNIE L & BONNIE G BLOXHAM	SAMIA SAED	SANDRA & DEREK BIRLEY
211 N 90TH AVE	110 N 90TH AVE	216 N 93RD AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131924446	18131932473	18131924466
SCOTT E & LESLIE ANN GEER	SHARON B EVANS	STEPHEN L KAUFFMAN
8812 KAIL DR	109 N 93RD AVE	209 N 90TH AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
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18131924425	18131924426	18131913420
TERRY MCLEOD	THOMAS W & MARCELLA E OLIVER	TIMOTHY M & LISA C FOSS
218 N 89TH AVE	220 N 89TH AVE	19043 86TH AVE NE
YAKIMA, WA 98908	YAKIMA, WA 98908	BOTHELL, WA 98011
18131932474	18131924423	18131923413
WILLIAM & DOROTHY FORD	WILLIAM H & BONNIE J BETTERTON	WILLIAM J & JUDITH A FRODSHAM
111 N 93RD AVE	214 N 89TH AVE	214 N 93RD AVE
YAKIMA, WA 98908	YAKIMA, WA 98908	YAKIMA, WA 98908
18131923409	97	
ZAINE L & ASHLEY M BRALEY	Total Parcels - Columbia Ridge Homes	
211 N 93RD AVE	LLC - "Rainier Court - Phases 2, 3 & 4" -	
YAKIMA, WA 98908	PLP#003-19 & SEPA#041-19	
	NHC of App, SEPA + Heaving PLP#603 / SEPA#041-19 Sent 12/19/19	
	210 4600 / 0500 +1041-19	
	1 (LP #1003 SCIA #10 1111	
	Sept 12/19/19	
	Sec. 10/11/11	
		DOC.
		# H-3c

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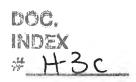
Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903 Dennis.henne@uniongapwa.gov	Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org
Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov	Dept of Archaeology & Historic Preservation 1063 S Capitol Way, Ste 106 Olympia, WA 98504-8343 Sepa@dahp.wa.gov	Department of Commerce Review Team 1011 Plum St SE Olympia, WA 98504-3172 reviewteam@commerce.wa.gov
Department of Ecology Annie Szvetecz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov sepaunit@ecy.wa.gov lori.white@ecy.wa.gov	Department of Ecology Gwen Clear, Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov	Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov
Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 SEPAdesk@dfw.wa.gov	Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 Kelly.cooper@doh.wa.gov	Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov
Department of Social & Health Services Robert Hubenthal Office of Capital Programs P.O. Box 45848 Olympia, WA 98504 Robert.Hubenthal@dshs.wa.gov	Environmental Protection Agency NEPA Review Unit 1200 6th Ave #155 Seattle, WA 98101	Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov
Engineering Division Bob Desgrosellier 129 N 2nd Street Yakima, WA 98901 bob.desgrosselier@yakimawa.gov	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504
Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 bob@nobhillwater.org	Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org	Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901
Parks & Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 Jessica.logan@parks.wa.gov	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902	Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903	US Army Corps of Engineers Seattle District, Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 david.j.moore@usace.army.mil	WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902000.

WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216 SEPA.reviewteam@doh.wa.gov Jamie.gardipe@doh.wa.gov	Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov	West Valley School District Angela Watts, Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299
WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov	WSDOT South Central Regionl Planning Office SCplanning@wsdot.wa.gov	wattsa@wvsd208.org WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 WrightP@wsdot.wa.gov
Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov	Yakama Nation Environmental Mgmt Program Elizabeth Sanchey, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchey@yakama.com	Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com
Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 Tobert.peterson@yakimawa.gov	Yakima County Building Department Harold Maclean 128 North 2 nd Street, 4 th Floor Yakima, WA 98901 Harold.Maclean@co.yakima.wa.us	Yakima County Commissioners Commissioners.web@co.yakima.wa.us
Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us	Yakima County Flood Control District Terry Keenhan & Dianna Woods 128 North 2 nd Street, 4 th Floor Yakima, WA 98901 Terry.Keenhan@co.yakima.wa.us Dianna.Woods@co.yakima.wa.us	Yakima County Planning Lynn Deitrick & Jason Earles 128 North 2nd Street, 4th Floor Yakima, WA 98901 Lynn.Deitrick@co.yakima.wa.us Jason.Earles@co.yakima.wa.us
Yakima County Public Services Lisa Freund, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 isa.freund@co.yakima.wa.us	Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948 Yakama Indian
Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Foppenish, WA 98948	Yakima Regional Clean Air Agency Hasan Tahat, Compliance, Engineering & Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 hasan@yrcaa.org	Yakima School District Trevor Greene, Superintendent 104 North 4th Ave Yakima, WA 98902
Yakima School District Scott Izutsu , Associate Superintendent 104 N 4 th Ave Yakima, WA 98902 Zutsu.scott@yakimaschools.org	Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908	Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908
Yakima Valley Conference of Governments Mike Shuttleworth, Planning Manager 311 North 4th Street, Ste# 202 Yakima, WA 98901 Mike.shuttleworth@γνcog.org	Yakima Valley Museum Peter Arnold, Executive Director 2105 Tieton Drive Yakima, WA 98902 peter@yakimavalleymuseum.org	Yakima Waste Systems Keith Kovalenko, District Manager 2812 1/2 Terrace Heights Dr. Yakima, WA 98901 keithk@wasteconnections.com
		DOC.

Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903	Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504
Environmental Protection Agency NEPA Review Unit 1200 6th Ave #155 Seattle, WA 98101	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504
Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902	Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
United States Postal Service Maintenance Deptartment 205 W Washington Ave Yakima, WA 98903	US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755	WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902
Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948
Yakima School District Trevor Greene, Superintendent 104 North 4th Ave Yakima, WA 98902	Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908	Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908

\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES _updated 07.03.19 - Form List.docx

Type of Notice: Ntc of A	PP, SEPA+ Hearing
File Number: PLP# 003	SEPA#041-19
Date of Mailing: $(2/19/16)$	9



	In-House Distribution E-mail List Revised 09/2019		
Name	Division	E-mail Address	
Carolyn Belles	Code Administration	Carolyn.Belles@yakimawa.gov	
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov	
John Zabell	Code Administration	John.Zabell@yakimawa.gov	
Kelli Horton	Code Administration	Kelli.Horton@yakimawa.gov	
Linda Rossignol	Code Administration	Linda.Rossignol@yakimawa.gov	
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov	
Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov	
Vick DeOchoa	Code Administration	Vick.DeOchoa@yakimawa.gov	
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov	
Rosalinda Ibarra	Community Development	Rosalinda.Ibarra@yakimawa.gov	
Bob Desgrosellier	Engineering	Bob.Desgrosellier@yakimawa.gov	
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov	
Tyler Witthuhn	Engineering	Tyler.Witthuhn@yakimawa.gov	
Aaron Markham	Fire	Aaron.markham@yakimawa.gov	
Pat Reid	Fire	Pat.Reid@yakimawa.gov	
Jeff Cutter	Legal	Jeff.Cutter@yakimawa.gov	
Sara Watkins	Legal	Sara. Watkins@yakimawa.gov.	
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov	
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov	
Lisa Maxey	Planning	Lisa.Maxey@yakimawa.gov	
Matt Murray	Police	Matthew.murray@yakimawa.gov	
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov	
Loretta Zammarchi	Refuse	Loretta.Zammarchi@yakimawa.gov	
Randy Layman	Refuse	Randy.Layman@yakimawa.gov	
Gregory Story	Transit	Gregory.Story@yakimawa.gov	
James Dean	Utilities	James.Dean@yakimawa.gov	
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov	
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov	
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov	
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov	

Outside Distribution Revised 02/2019		
Name	Address	Included In Mailing?
Pacific Power Attn: Estimating Department (Subdivision notices ONLY)	500 N Keys Rd, Yakima, WA 98901	Yes 🗆 No

Type of Notice:	N+c of App, SEPA+ Hearing
File Number(s):	PLP#1003 SEPA#1041-19
Date of Mailing:	12/19/19

DGC.
INDEX
H-3c

Maxey, Lisa

From:

Sent: To: Maxey, Lisa

Thursday, December 19, 2019 11:36 AM

Belles, Carolyn; Brown, David; Calhoun, Joseph; Contreras, Pedro; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Meloy, Randy; Murray, Matthew; Reid, Patrick; Riddle, Dan; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Witthuhn, Tyler; Zabell, John; Zammarchi, Loretta; 'Ahtanum Irrigation District - Beth Ann Brulotte'; Cawley, Marc; 'Chamber of Commerce'; 'Department of Agriculture'; 'Department of Commerce (CTED) - Review Team'; 'Department of Ecology'; 'Department of Ecology - Lori White'; 'Department of Ecology - SEPA Register'; 'Department of Ecology -CRO Coordinator'; 'Department of Fish and Wildlife'; 'Department of Fish and Wildlife - Eric Bartrand'; 'Department of Fish and Wildlife - Scott Downes'; 'Department of Natural Resources'; 'Dept of Social & Health Svcs - Robert Hubenthal'; 'Dept. Archaeology & Historic Preservation - SEPA Review'; 'Energy Facility Site Evaluation Council - Stephen Posner'; Henne, Dennis; 'Nob Hill Water - Bob Irving'; 'Office of Rural & Farmworker Housing -Marty Miller'; Peterson, Robert; 'Scott Izutsu - Yakima School District'; 'Trevor Greene -Yakima School District'; 'US Army Corps of Engineers - David Moore'; 'WA State Dept of Health, Office of Drinking Water'; 'WA State Dept of Health, Office of Drinking Water'; 'WA State Parks & Recreation Commission'; 'West Valley School District - Angela Watts'; 'WSDOT - Paul Gonseth'; 'WSDOT - South Central Regional Planning Office'; 'WSDOT Aviation - Patrick Wright'; 'Yakama Bureau of Indian Affairs - Rocco Clark'; 'Yakama Nation Environmental Management Program - Elizabeth Sanchey'; 'Yakama-Klickitat Fisheries - John Marvin'; 'Yakima County Building Official - Harold Maclean'; 'Yakima County Commissioners'; 'Yakima County Flood Control District - Dianna Woods'; 'Yakima County Flood Control District - Terry Keenhan'; 'Yakima County Health District'; 'Yakima County Health District - Ryan Ibach'; 'Yakima County Planning - Zoning/Sub -Jason Earles'; 'Yakima County Planning Director - Lynn Deitrick'; 'Yakima County Public Svcs Director, Lisa Freund'; 'Yakima Greenway Foundation - Kellie Connaughton'; 'Yakima Regional Clean Air Agency - Hasan Tahat'; 'Yakima Valley Conference of Governments - Mike Shuttleworth'; 'Yakima Valley Museum - Peter Arnold'; 'Yakima Waste Systems - Keith Kovalenko'; Brown, Michael; Davido, Sean; 'El Mundo'; 'El Sol de Yakima'; Fannin, John; 'Hispanic Chamber of Commerce'; 'KAPP TV News'; 'KBBO-KRSE Radio - manager'; 'KDNA Noticias'; 'KDNA Radio - Francisco Rios'; 'KEPR TV News'; 'KIMA TV News'; 'KIT News'; 'KIT/KATS/DMVW/KFFM - Lance Tormey'; 'KNDO TV News'; 'KNDU TV News'; 'KUNW-TV Univision'; 'KVEW TV News'; 'La Casa Hogar'; 'La Voz'; Lozano, Bonnie; 'NWCN News'; 'NWPR - Anna King'; 'Randy Luvaas - Yakima Business Times'; 'RCDR - Maria DJ Rodriguez'; 'Reed C. Pell'; 'Tu Decides'; 'Tu Decides - Albert Torres'; 'Yakima Herald Republic - Mai Hoang'; 'Yakima Herald Republic Newspaper'; 'Yakima Valley Business Times'; Beehler, Randy; 'Al Rose'; 'Alfred A. Rose (silvrfx40) @bmi.net)'; 'Jacob Liddicoat'; 'Leanne Hughes-Mickel'; 'Philip Ostriem'; 'Rob McCormick'; 'William Cook (cook.w@charter.net)'

Cc:

Subject:

Monick, Colleda
RE: Notice of Application, SEPA & Public Hearing - Rainier Court Phases 2-4 - PLP#
003-19 & SEPA#041-19

Attachments:

NOTICE OF APPLICATION, SEPA & HEARING Rainier Ct Ph 2-4 - PLP#003-19 & S....pdf

Notice revised to indicate a public hearing time of 3:00 p.m. The corrected notice is attached. Thanks!

DOC. INDEX # H-3b



Lisa Maxey
Planning Technician
City of Yakima Planning Division
p: 509.576.6669
129 North 2nd Street, Yakima, Washington, 98901

From: Maxey, Lisa

Sent: Thursday, December 19, 2019 10:28 AM To: Belles, Carolyn <Carolyn.Belles@yakimawa.gov>; Brown, David <David.Brown@yakimawa.gov>; Calhoun, Joseph <Joseph.Calhoun@YAKIMAWA.GOV>; Contreras, Pedro <Pedro.Contreras@YAKIMAWA.GOV>; Cutter, Jeff <Jeff.Cutter@yakimawa.gov>; Davenport, Joan <Joan.Davenport@yakimawa.gov>; Dean, James <James.Dean@yakimawa.gov>; DeBusschere, Suzanne <suzanne.debusschere@yakimawa.gov>; Denman, Glenn <Glenn.Denman@yakimawa.gov>; DeOchoa, Vick <Vick.DeOchoa@YAKIMAWA.GOV>; Desgrosellier, Bob <Bob.Desgrosellier@yakimawa.gov>; Horton, Kelli <Kelli.Horton@yakimawa.gov>; Ibarra, Rosalinda <Rosalinda.lbarra@yakimawa.gov>; Kallevig, Dana <Dana.Kallevig@yakimawa.gov>; Layman, Randy <Randy.Layman@yakimawa.gov>; Markham, Aaron <aaron.markham@yakimawa.gov>; Matthews, Archie <Archie.Matthews@yakimawa.gov>; Maxey, Lisa <Lisa.Maxey@YAKIMAWA.GOV>; Meloy, Randy <Randy.Meloy@yakimawa.gov>; Murray, Matthew <matt.murray@yakimawa.gov>; Reid, Patrick <pat.reid@yakimawa.gov>; Riddle, Dan <Dan.Riddle@yakimawa.gov>; Rossignol, Linda <Linda.Rossignol@yakimawa.gov>; Schafer, Scott <Scott.Schafer@yakimawa.gov>; Shane, Mike <Mike.Shane@yakimawa.gov>; Story, Gregory <Gregory.Story@yakimawa.gov>; Watkins, Sara <Sara.Watkins@YAKIMAWA.GOV>; Witthuhn, Tyler <Tyler.Witthuhn@yakimawa.gov>; Zabell, John <John.Zabell@yakimawa.gov>; Zammarchi, Loretta <Loretta.Zammarchi@YAKIMAWA.GOV>; Ahtanum Irrigation District - Beth Ann Brulotte <bethb@ahtanum.net>; Cawley, Marc <Marc.Cawley@yakimawa.gov>; Chamber of Commerce <chamber@yakima.org>; Department of Agriculture <kmclain@agr.wa.gov>; Department of Commerce (CTED) - Review Team <reviewteam@commerce.wa.gov>; Department of Ecology <sepaunit@ecy.wa.gov>; Department of Ecology - Lori White <lori.white@ecy.wa.gov>; Department of Ecology - SEPA Register <separegister@ecy.wa.gov>; Department of Ecology -CRO Coordinator <crosepacoordinator@ecy.wa.gov>; Department of Fish and Wildlife <SEPAdesk@dfw.wa.gov>; Department of Fish and Wildlife - Eric Bartrand <Eric.Bartrand@dfw.wa.gov>; Department of Fish and Wildlife - Scott Downes <Scott.Downes@dfw.wa.gov>; Department of Natural Resources <sepacenter@dnr.wa.gov>; Dept of Social & Health Svcs - Robert Hubenthal <Robert.Hubenthal@dshs.wa.gov>; Dept. Archaeology & Historic Preservation - SEPA Review < sepa@dahp.wa.gov>; Energy Facility Site Evaluation Council -Stephen Posner <sposner@utc.wa.gov>; Henne, Dennis <Dennis.Henne@uniongapwa.gov>; Nob Hill Water - Bob Irving <bob@nobhillwater.org>; Office of Rural & Farmworker Housing - Marty Miller <martym@orfh.org>; Peterson, Robert <Rob.Peterson@yakimaairterminal.com>; Scott Izutsu - Yakima School District <izutsu.scott@yakimaschools.org>; Trevor Greene - Yakima School District <greene.trevor@yakimaschools.org>; US Army Corps of Engineers - David Moore <david.j.moore@usace.army.mil>; WA State Dept of Health, Office of Drinking Water <SEPA.reviewteam@doh.wa.gov>; WA State Dept of Health, Office of Drinking Water < jamie.gardipe@doh.wa.gov>; WA State Parks & Recreation Commission <jessica.logan@parks.wa.gov>; West Valley School District - Angela Watts <wattsa@wvsd208.org>; WSDOT - Paul Gonseth <Gonsetp@wsdot.wa.gov>; WSDOT - South Central Regional Planning Office <SCplanning@wsdot.wa.gov>; WSDOT Aviation - Patrick Wright <wrightp@wsdot.wa.gov>; Yakama Bureau of Indian Affairs - Rocco Clark < rocco.clark@bia.gov>; Yakama Nation Environmental Management Program - Elizabeth Sanchey esanchey@yakama.com>; Yakama-Klickitat Fisheries - John Marvin <jmarvin@yakama.com>; Yakima County Building> Official - Harold Maclean <Harold.maclean@co.yakima.wa.us>; Yakima County Commissioners <commissioners.web@co.yakima.wa.us>; Yakima County Flood Control District - Dianna Woods <dianna.woods@co.yakima.wa.us>; Yakima County Flood Control District - Terry Keenhan <terry.keenhan@co.yakima.wa.us>; Yakima County Health District <yhd@co.yakima.wa.us>; Yakima County Health District - Ryan Ibach <ryan.ibach@co.yakima.wa.us>; Yakima County Planning - Zoning/Sub - Jason Earles <jason.earles@co.yakima.wa.us>; Yakima County Planning Director - Lynn Deitrick <Lynn.Deitrick@co.yakima.wa.us>; Yakima County Public Svcs Director, Lisa Freund <lisa.freund@co.yakima.wa.us>; Yakima Greenway Foundation - Kellie

Connaughton <Kellie@yakimagreenway.org>; Yakima Regional Clean Air Agency - Hasan Tahat <hasan@yr@a.org>;

Yakima Valley Conference of Governments - Mike Shuttleworth <mike.shuttleworthewords...@yvcog.org>; Yakima Valley Museum - Peter Arnold <peter@yakimavalleymuseum.org>; Yakima Waste Systems - Keith Kovalenko <keithk@wasteconnections.com>; Brown, Michael <Michael.Brown@yakimawa.gov>; Davido, Sean <Sean.Davido@yakimawa.gov>; El Mundo <info@elmundous.com>; El Sol de Yakima <gibanez@yakimaherald.com>; Fannin, John < John. Fannin@YAKIMAWA.GOV>; Hispanic Chamber of Commerce < yakimahispanicchamber@rcdr.biz>; KAPP TV News kappnews@kapptv.com; KBBO-KRSE Radio - manager kellyg@yakimaradiogroup.com; KDNA Noticias <info@kdna.org>; KDNA Radio - Francisco Rios <frios@kdna.org>; KEPR TV News <newsroom@keprtv.com>; KIMA TV News <tips@kimatv.com>; KIT News <kitnews@townsquaremedia.com>; KIT/KATS/DMVW/KFFM - Lance Tormey <lancetormey@townsquaremedia.com>; KNDO TV News <news@kndo.com>; KNDU TV News <news@kndu.com>; KUNW-TV Univision <noticias@kunwtv.com>; KVEW TV News <kvewnews@kvewtv.com>; La Casa Hogar <info@lacasahogar.org>; La Voz <lavoznewspaper@gmail.com>; Lozano, Bonnie <Bonnie.Lozano@yakimawa.gov>; NWCN News < nwnews@nwcn.com>; NWPR - Anna King < aking@wsu.edu>; Randy Luvaas - Yakima Business Times <rluvaas@yvpub.com>; RCDR - Maria DJ Rodriguez <mdjrodriguez@rcdr.biz>; Reed C. Pell <reed@reedcpell.net>; Tu Decides <info@tudecidesmedia.com>; Tu Decides - Albert Torres <albert@tudecidesmedia.com>; Yakima Herald Republic - Mai Hoang <maihoang@yakimaherald.com>; Yakima Herald Republic Newspaper <news@yakimaherald.com>; Yakima Valley Business Times <news@yvpub.com>; YPAC - Randy Beehler <rbeehler@ci.yakima.wa.us>; Al Rose <aar7040@gmail.com>; Alfred A. Rose (silvrfx40@bmi.net) <silvrfx40@bmi.net>; Jacob Liddicoat <jake@3dyakima.com>; Leanne Hughes-Mickel <leanne.mickel@me.com>; Philip Ostriem <Philipostriem@gmail.com>; Rob McCormick <rob@mccormickaircenter.com>; William Cook (cook.w@charter.net) <cook.w@charter.net>

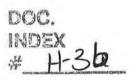
Cc: Monick, Colleda < Colleda. Monick@YAKIMAWA.GOV>

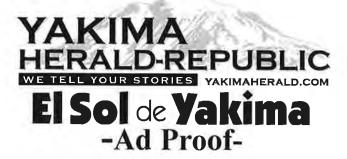
Subject: Notice of Application, SEPA & Public Hearing - Rainier Court Phases 2-4 - PLP#003-19 & SEPA#041-19

Attached is a Notice of Application, SEPA Environmental Review, and Public Hearing regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Colleda Monick at (509) 576-6772 or email to: colleda.monick@yakimawa.gov. Thank you!



Lisa Maxey
Planning Technician
City of Yakima Planning Division
p: 509.576.6669
129 North 2nd Street, Yakima, Washington, 98901





This is the proof of your ad scheduled to run on the dates indicated below.

Please proof read notice carefully to check spelling and run dates,

if you need to make changes

Date: 12/17/19

Account #: 110358

Company Name: CITY OF YAKIMA PLANNING

Contact: ROSALINDA IBARRA, AP

Address: 129 N 2ND STREET

YAKIMA, WA 98901-2720

Telephone: (509) 575-6164

Fax:

Email:

Account Rep: Simon Sizer

Phone # (509) 577-7740

ssizer@yakimaherald.com

Ad ID: 924131

Start: 12/19/19

Stop: 12/19/19

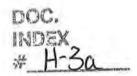
Total Cost: \$313.90 Lines: 172.0

of Inserts: 1

Ad Class: 6021

Run Dates:

Yakima Herald-Republic 12/19/19



CITY OF YAKIMA NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW,

& PUBLIC HEARING
DATE: 12/19/2019; FROM: Joan Davenport, AICP, Community Development Director; APPLICANT: Columbia Ridge Homes LLC (404 S 51st Ave, Yakima, WA 98908); FILE NUMBER: PLP#003-19 & SEPA#041-19; LOCATION: Vicinity of N 92nd Ave & Summitview Ave., TAX PARCEL NUMBER(S): 181319-21003, -22005, -23402, & -24009; DATE OF APPLICATION: 12/03/2019; DATE OF COMPLETENESS: 12/11/2019: PROJECT DESCRIPTION Proposal to subdivide three parcels and a portion of a fourth parcel totaling approximately 26 acres into 79 single-family residential lots in the R-1 zoning district. The proposed plat includes a Tract "A" to be subdivided and developed in a future phase. **DETERMINA- TION 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: Preliminary Long Plat for 79 single-family lots; (2) Level of Development: 79 single-family lots on 26 acres; Approx. 3 units/acre; (3) Infrastructure and public facilities: The subject property is able to be served by public streets, water garbage collection, etc.; and (4) Characteristics of development: 79 single-family homes on lots ranging from 7,839 to 21,754 square feet. 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: Preliminary Long Plat for 79 single-family lots; (2) Density of Development: 3.03 dwelling units per net residential acre; and (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 Yakıma, 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, Critical Areas Permit, Traflic Concurrency; 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 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. A written comments received by 5:00 p.m. on **January 8, 2020**, will be considered prior to issuing the final SEPA determination. This request requires that the Planning Commission hold an open record public hearing, which is scheduled for February 12, 2020 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 (PLP#003-19, SEPA#041-19) and applicant's name (Columbia Ridge Hornes) in any correspondence you submit. You can mail your comments its: Joan Davenport, AICP, Community Development Director, City of Yakima, Department of Community Development, 129 N. 2nd St.; Yakima, WA 98901. NOTICE OF RECOMMENDATION Following the public hearing, the Planning Commission will issue its recommendation to the City Council within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice once it is rendered. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall - 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Colleda Monick, Community Development Specialist, at (509) 576-6772, or email to: colleda,monick@yakimawa.gov.

(924131) December 19, 2019

Courtesy of Yakima Herald-Republic

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Public Legal Notices

Public Legal Notices

CITY OF YAKIMA NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING

DATE: 12/19/2019; FROM: Joan Davenport, AICP, Community Development Director; APPLICANT: Columbia Ridge Homes LLC (404 S 51st Ave, Yakima, WA 98908); FILE NUM-BER: PLP#003-19 & SEPA#041-19; LOCATION: Vicinity of N 92nd Ave & Summitview Ave.; TAX PARCEL NUMBER(S): 181319-21003, -22005, -23402, & -24009; DATE OF APPLICATION: 12/03/2019; DATE OF COMPLETENESS: 12/11/2019; PROJECT DESCRIPTION Proposal to subdivide three parcels and a portion of a fourth parcel totaling approximately 26 acres into 79 single-family residential lots in the R-1 zoning district. The proposed plat includes a Tract "A" to be subdivided and developed in a future phase. **DETERMINA- TION 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: Preliminary Long Plat for 79 single-family lots; (2) Level of Development: 79 single-family lots on 26 acres; Approx. 3 units/acre; (3) Infrastructure and public facilities: The subject property is able to be served by public streets, water garbage collection, etc.; and (4) Characteristics of development: 79 single-family homes on lots ranging from 7,839 to 21,754 square feet. 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: Preliminary Long Plat for 79 single-family lots; (2) Density of Development: 3.03 dwelling units per net residential acre; and (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, Critical Areas Permit, Traffic Concurrency; 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 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 January 8, 2020, will be considered prior to issuing the final SEPA determination. This request requires that the Planning Commission hold an open record public hearing, which is scheduled for February 12, 2020 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 (PLP#003-19, SEPA#041-19) and applicant's name (Columbia Ridge Homes) 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 RECOMMENDATION Following the public hearing, the Planning Commission will issue its recommendation to the City Council within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice once it is rendered. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall - 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Colleda Monick, Community Development Specialist, at (509) 576-6772, or email to: colleda.monick@yakimawa.gov. .

(924131) December 19, 2019

* Published on Mon. 12/23/2019.

noc. Index # H-3a

YAKIMA HERALD-REPUBLIC

El Sol de Yakima

-Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below.

Please confirm placement prior to deadline, by contacting your account rep at (509) 577-7740.

Date: 12/19/19

Account #:

Company Name:

CITY OF YAKIMA PLANNING

Contact:

ROSALINDA IBARRA, AP

Address:

129 N 2ND STREET

YAKIMA, WA 98901-2720

Telephone:

(509) 575-6164

Fax:

Ad ID: 924701

Start: 12/23/19

Stop: 12/23/19

Total Cost: \$113.15

of Inserts:

Lines: 61.0

Ad Class: 6021

Ad Class Name: **Public Legal Notices**

Account Rep: Simon Sizer

Phone # (509) 577-7740

Email: ssizer@yakimaherald.com Run Dates:

Yakima Herald-Republic

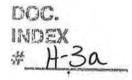
12/23/19 YakimaHerald.com

12/23/19

Ad Proof

CITY OF YAKIMA *CORRECTED* NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & **PUBLIC HEARING** DATE: 12/23/2019; FROM: Joan Davenport, AICP, Community Development Director; APPLICANT: Columbia Ridge Homes LLC (404 S 51st Ave, Yakima, WA 98908); FILE NUMBER: PLP#003-19 & SEPA#041-19; LOCATION: Vicinity 19; LOCATION: Vicinity of N 92nd Ave & Summitview Ave.; TAX PARCEL NUMBER(S): 181319-21003, -22005, -23402, & -24009; DATE OF APPLICATION: 12/03/2019; DATE OF COMPLETENES: 12/11/2019; PROJECT DESCRIPTION Proposal to **DESCRIPTION** Proposal to subdivide three parcels and a portion of a fourth parcel totaling approximately 26 acres into 79 single-family residential lots in the R-1 zoning district. The proposed plat includes a Tract "A" to be subdivided and developed in a future phase. <u>COR-</u>RECTED NOTICE OF PUB-LIC HEARING This request requires that the Planning Commission hold an open record public hearing, which is scheduled for February 12, 2020 at 3:00 p.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 (PLP#003-19, SEPA#041-19) and applicant's name (Columbia Ridge Homes) in any correspondence you submit. You can mail your comments to: Joan Dav-enport, AICP, Community Development Director, City of Yakima, Department of Community Development, 129 N. 2nd St.; Yakima, WA 98901.

(924701) December 23, 2019



Public Legal Notices

CITY OF YAKIMA *CORRECTED* NOTICE OF APPLICATION, ENVI-**RONMENTAL REVIEW, & PUBLIC HEARING** DATE: 12/23/2019; FROM: Joan Davenport, AICP, Community Development Director; APPLICANT: Columbia Ridge Homes LLC (404 S 51st Ave, Yakima, WA 98908); FILE NUMBER: PLP#003-19 & SEPA#041-19; LOCATION: Vicinity of N 92nd Ave & Summitview Ave.; TAX PARCEL NUMBER(S): 181319-21003, -22005, -23402, & -24009; DATE OF APPLICA-TION: 12/03/2019; DATE OF COMPLETENESS: 12/11/2019; PROJECT **DESCRIPTION** Proposal to subdivide three parcels and a portion of a fourth parcel totaling approximately 26 acres into 79 single-family residential lots in the R-1 zoning district. The proposed plat includes a Tract "A" to be subdivided and developed

Public Legal Notices

in a future phase. COR-RECTED NOTICE OF PUB-LIC HEARING This request requires that the Planning Commission hold an open record public hearing, which is scheduled for February 12, 2020 at 3:00 p.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 (PLP#003-19, SEPA#041-19) and applicant's name (Columbia Ridge Homes) in any correspondence you submit. You can mail your comments to: Joan Dav-enport, AICP, Community Development Director, City of Yakima, Department of Community Development, 129 N. 2nd St.; Yakima, WA 98901.

(924701) December 23, 2019



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan venport, 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:

December 19, 2019

TO:

SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners

FROM:

Joan Davenport, AICP, Community Development Director

APPLICANT:

Columbia Ridge Homes LLC (404 S 51st Ave, Yakima, WA 98908)

FILE NUMBER:

PLP#003-19 & SEPA#041-19

LOCATION: TAX PARCEL NUMBER(S): Vicinity of N 92nd Ave & Summitview Ave. 181319-21003, -22005, -23402, & -24009

DATE OF APPLICATION:
DATE OF COMPLETENESS:

December 3, 2019 December 11, 2019

PROJECT DESCRIPTION Proposal to subdivide three parcels and a portion of a fourth parcel totaling

approximately 26 acres into 79 single-family residential lots in the R-1 zoning district. The proposed plat includes a Tract "A" to be subdivided and developed in a future phase.

<u>DETERMINATION OF CONSISTENCY</u> 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: Preliminary Long Plat for 79 single-family lots
- 2. Level of Development: 79 single-family lots on 26 acres; Approx. 3 units/acre
- 3. Infrastructure and public facilities: The subject property is able to be served by public streets, water garbage collection, etc.
- 4. Characteristics of development: 79 single-family homes on lots ranging from 7,839 to 21,754 square feet.

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: Preliminary Long Plat for 79 single-family lots.
- 2. Density of Development: 3.03 dwelling units per net residential acre
- 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.

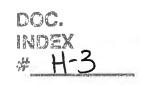
Required Permits: The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, Grading Permit, Critical Areas Permit, Traffic Concurrency

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 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 **January 8, 2020**, will be considered prior to issuing the final SEPA determination. This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **February 12, 2020 at 3:00 p.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 (PLP#003-19, SEPA#041-19) and applicant's name (Columbia Ridge Homes) 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 RECOMMENDATION Following the public hearing, the Planning Commission will issue its recommendation to the City Council within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice once it is rendered.

The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Colleda Monick, Community Development Specialist, at (509) 576-6772, or email to: colleda.monick@yakimawa.gov.

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



DEPARTMENTO DE DESARROLLO COMUNITARIO Joan L. Venport, AICP, Directora

Division de Planificación Joseph Calhoun, Gerente 129 Norte Calle 2^a, 2^o Piso, Yakima, WA 98901 ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

AVISO DE APLICACIÓN, REVISION 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: 19 de diciembre, 2019

PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes

DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario SOLICITANTE: Columbia Ridge Homes LLC (404 S 51st Ave, Yakima, WA 98908)

No. DE ARCHIVO: PLP#003-19 & SEPA#041-19

UBICACION: Vicinity of N 92nd Ave & Summitview Ave No. DE PARCELA(S): 181319-21003, -22005, -23402, & -24009

FECHA DE APLICACIÓN: 3 de diciembre, 2019 FECHA DE APLICACIÓN COMPLETA: 11 de diciembre, 2019

<u>DESCRIPCIÓN DEL PROYECTO:</u> Propuesta para subdividir tres parcelas y una porción de una cuarta parcela, total de aproximadamente 26 acres, en 79 lotes de vivienda unifamiliar en la zona residencial R-1. La subdivisión propuesta incluye "Tracto A" que se subdividirá y desarrollará en una fase futura.

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

- 1. El tipo de uso terrenal: Subdivisión Preliminar para 79 lotes residenciales de vivienda unifamiliares
 - 2. Nivel de desarrollo: 79 lotes residenciales unifamiliares en 26 acres; aprox. 3 unidades/acre
 - 3. Infraestructura e instalaciones públicas: La propiedad en cuestión puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc...
 - 4. Características del desarrollo: 79 viviendas unifamiliares en lotes que miden desde 7,839 a 21,754 pies cuadrados.

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

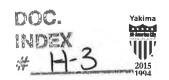
- El tipo del uso terrenal: Subdivisión Preliminar para 79 lotes residenciales de vivienda unifamiliares
- 2. Densidad del desarrollo: 3.03 unidades de vivienda por acre residencial
- 3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad en cuestión puede ser servida por 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, Permiso de Áreas Críticas. Concurrencia de Tráfico

Estudios Requeridos: N/A

Documentos Ambientales Existentes: Ninguno



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 8 de enero, 2020 serán considerados antes de emitir la decisión final sobre esta solicitud. Esta propuesta requiere una audiencia pública con registro abierto con la Comisión de Planificación. Por lo tanto, una audiencia pública se llevara a cabo el 12 de febrero, 2020 comenzando a las 3:00 p.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 (PLP#003-19, SEPA#041-19, TCO#010-19) o al nombre del solicitante (Columbia Ridge Homes) en cualquier correspondencia que envié. 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/RECOMENDACIÓN FINAL: Después de la audiencia pública, el Examinador de Audiencias emitirá su decisión o recomendación dentro de diez (10) días hábiles. Cuando la decisión final sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso.

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA. Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: ask.planning@yakimawa.gov

Adjuntes: Narrativo, Descripción del Proyecto, Lista de SEPA, Plan de Sitio, Mapa



CITY OF YAKIMA

LAND USE ACTION INSTALLATION **CERTIFICATE**



File Number:	PLP \$3-19
Applicant/Project Name:	Rainier C+ Pu Z-4
Site Address:	N92nd Ave i Summituien Que
Date of Posting:	12/16/2019
Land Use Sign ID#(s):	21 : 33
Land Use Action Sign Note: this alternate location	is installed per standards described in YMC §15.11.080(C). is installed in an alternate location on the site. on (if not pre-approved by the Planning Manager) may not be acceptable by the
The alternative location is: the required notice of applicate the Planning Division.	tion will be sent to the applicant and property owners within a 300-foot ion has received this Land Use Action Installation Certification. Failure in and return this form signed in a timely manner may cause a delay in
hereby testify that the insta- andards (see pg. 2), that the s	
pplicant's Signature	
Justin Hellem pplicant's Name (Please Print)	(SO9) 949-6557 Applicant's Phone Number
lease fill out and sign the above ce mail to ask.planning@yakimawa. treet, Yakima, WA 98901.	ertification after posting and deliver to the City of Yakima Planning Division via gov or in person/by mail to: City of Yakima, Planning Division, 129 North 2
age - 1	Revised 04/2019



REQJIREMENTS FOR POSTING OF PRIVATE PROPERTY FOR LAND USE ACTION

City of Yakima Community Development Department, Planning Division 129 N 2nd St, Yakima, WA 98901 (509) 575-6183 – ask.planning@yakimawa.gov

GENERAL INFORMATION

The Land Use Action posted signage shall serve as a method of notification to the public that a land use application has been submitted to the City for a proposed change to the property. The Land Use Action sign shall be known in this section as the "sign" referred to in YMC §15.11.080(C) as the official signage for application of the following land use matters:

- o Class 3 Public Hearings;
- o Preliminary Long Subdivisions;
- o Rezones;
- o Right-of-Way Vacations;
- o Appeals;
- o Interpretation (if required)
- o Comprehensive Plan Amendments as indicated in YMC Ch.16.10;
- o Environmental Review, except for a categorically exempt application; and,
- o Annexation of property by the City.

For the above land use matters it is required to post one sign and in some cases more than one sign on the site or in a location immediately adjacent to the site that provides visibility to motorists using adjacent streets. The Planning Manager has established standards for size, color, layout, design, and wording of the signs which the Planning Division will supply to the applicant. The Planning Division sends a reminder to the applicant and/or property owner via an insert in the notice of decision mailing to remove the land use action sign(s) and return them to the Planning Division after the appeal period has lapsed.

SIGNAGE INSTALLATION

The applicant shall install the Land Use Action sign(s) in accordance with these provisions:

- Signs shall be located at the midpoint on the street frontage from which the site is addressed or as otherwise directed by the Planning staff;
- o Signs shall be located 10 feet back from the property line;
- O Signs structurally attached to an existing building shall be exempt from the setback requirement, provided that no sign is located further than 10 feet from the property line without written approval from Planning staff;
- The top of the signs shall be positioned between 5 and 6 feet above grade;
- Signs shall be posted on the subject property so as to be clearly seen from each right-of-way providing primary vehicular access to the subject property as stated in YMC §15.11.080(C);
 and
- The sign can be easily read from the adjacent street and/or sidewalk.

T-Q T-Q



DEP. TMENT OF COMMUNITY DEVELOMENT 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

December 11, 2019

FILE NUMBERS: APPLICANT:

PLP#003-19, SEPA#041-19, TCO#010-19
Columbia Ridge Homes LLC c/o Justin Hellem

APPLICANT ADDRESS:

404 S 51st Ave., Yakima, WA 98908

PROJECT LOCATION:

N 92nd Ave. & Summitview Ave.

TAX PARCEL NO:

181319-21003, -22005, -23402 & -24009

DATE OF REQUEST:

December 3, 2019

SUBJECT:

Notice of Complete Application and Request for Additional

Information

Mr. Hellem:

The application for your Preliminary Long Plat, Environmental Review, and Transportation Concurrency for the vicinity of N 92nd Ave & Summitview Ave. was received on December 3, 2019. As of December 11, 2019, your application is considered **complete** as required by the City of Yakima's Municipal Code (YMC) and site plan checklist, as referenced in YMC § 14.20.030.

However, additional information is being requested for processing. Please submit a full scale Preliminary Plat.

Finally, a land use action sign needs to be posted at the site. Please come to the Planning Division at your earliest convenience to pick up the sign and Land Use Installation Certificate.

Please return the requested information to the Planning Division by December 26, 2019, two weeks from today. Once the additional information is received, along with the completed and signed Land Use Installation Certificate, the application will continue to be set up for public notice.

If you have any questions regarding this matter please call me at (509) 576-6772.

Sincerely.

Colleda Monick

Community Development Specialist

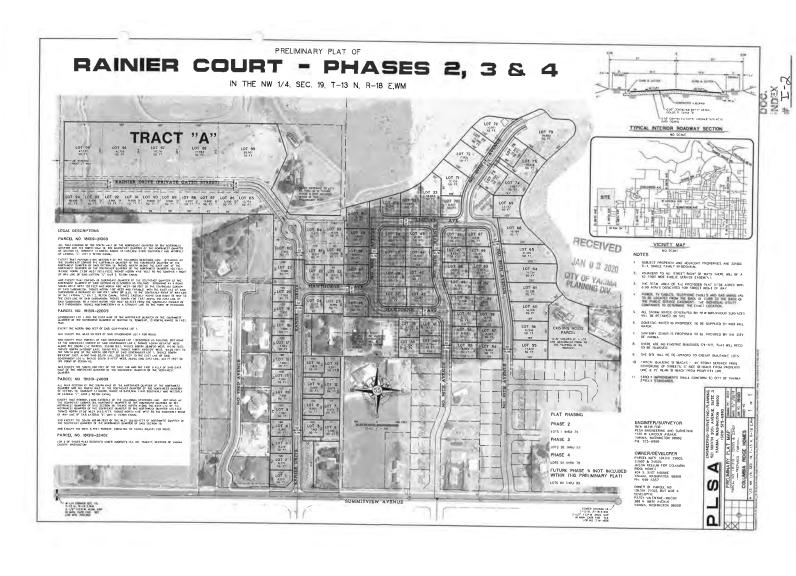
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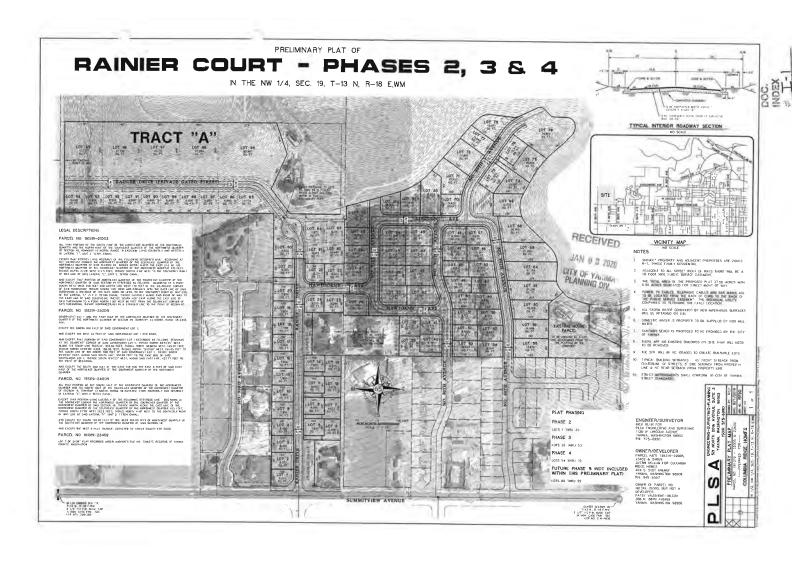
COLUMBIA RIDGE HOMES LLC – "RAINIER COURT – PHASES 2, 3 & 4" PLP#003-19 & SEPA#041-19

EXHIBIT LIST

CHAPTER I Supplemental Information

DOC INDEX#	DOCUMENT	DATE
I-1	Plat with Aerial Photography - Contour Lines	01/03/2020
I-2	Plat with Aerial Photography – No Contour Lines	01/03/2020
		-



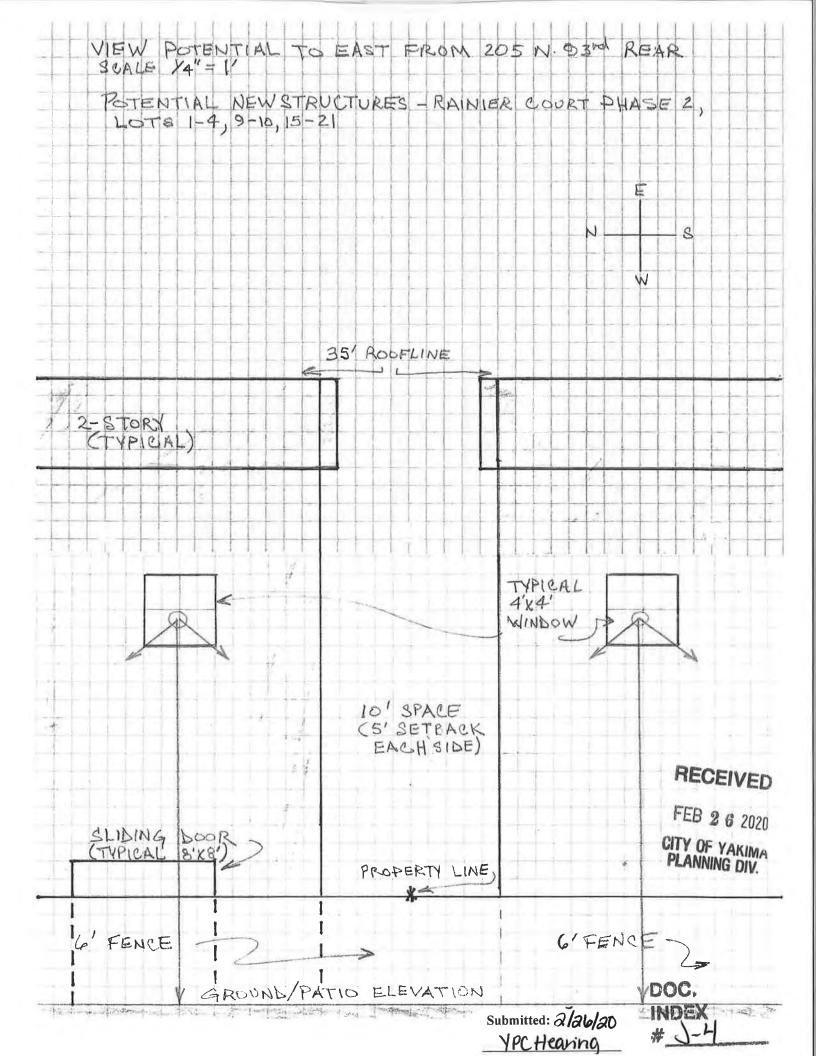


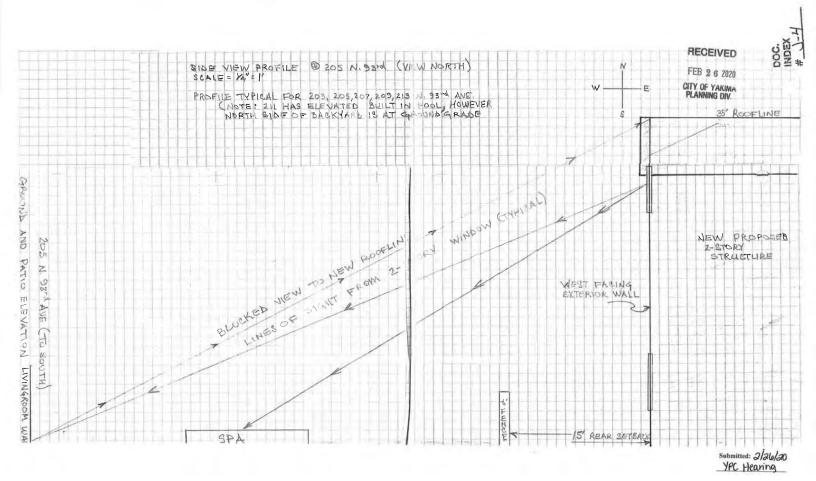
COLUMBIA RIDGE HOMES LLC – "RAINIER COURT – PHASES 2, 3 & 4" PLP#003-19 & SEPA#041-19

EXHIBIT LIST

CHAPTER J Exhibits Submitted At or After YPC Hearings

DOC INDEX#	DOCUMENT	DATE
J-1	Memo and Revised Plat submitted at Public Hearing	02/12/2020
J-2	Revised Plat submitted after Public Hearing (Updated Lot Numbers)	02/19/2020
J-3	DOE Soil Sampling & Safety Guidance (submitted by applicant's representative Tom Durant)	02/26/2020
J-4	Drawings Showing Potential View Obstruction/Privacy Issues (submitted by neighbor Wayne Morrison)	02/26/2020

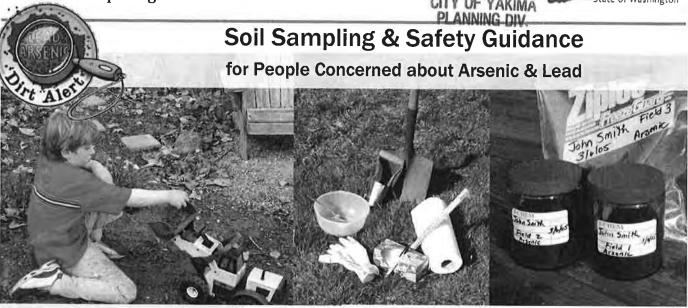




RECEIVED



Toxics Cleanup Program



Dirt Alert website www.ecology.wa.gov/DirtAlert

Contact information

Everett Smelter Sandra Matthews

Email: sandra.matthews@ecy.wa.gov

Phone: 425-649-7206

Orchard Lands Jeff Newschwander

Email: jeff.newschwander@ecv.wa.gov

Phone: 509-454-7842

Tacoma Smelter Amy Hargrove

Email: amy.hargrove@ecv.wa.gov

Phone: 360-407-6262

Upper Columbia River/Lake Roosevelt

Erika Beresovoy

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Special accommodations

To request Americans with Disabilities Act (ADA) accommodation, or printed materials in a format for the visually impaired, contact the Ecology ADA Coordinator at 360-407-6831 or ecyadacoordinator@ecy.wa.gov, or visit https://ecology.wa.gov/accessibility. People with impaired hearing may call Washington Relay Service at 711. People with speech disability may call TTY at 877-833-6341.

Who should read and use this guide?

- Everyone who plays a role in keeping children safe in counties with arsenic and lead soil pollution
- Gardeners, landscapers, construction workers, and others who frequently contact soil
- Anyone wanting to better understand the potential for harmful arsenic or lead in soil on their property or residence

Young children are more at risk than adults. They are more sensitive because their bodies are smaller and still growing. Also, they normally put their fingers and other things in their mouth, even if they are dirty.

Do I live in an affected area?

Large areas of Washington state have soil polluted with arsenic and lead from historic smelter stack emissions or lead-arsenate orchard pesticides in use in the early- to mid-1900s. Enter your address into our online map, Dirt Alert, to see if soil is potentially affected: apps.ecology.wa.gov/dirtalert/

Counties that may have polluted soil include:

- Chelan
- Kitsap
- Snohomish
- Thurston

- Douglas
- Okanogan
- Spokane
- Yakima

King

Pierce

Stevens

Other sources of arsenic and lead that can locally pollute soil include arsenic-treated wood, lead paint, and air emissions from the combustion of leaded gasoline in high-traffic areas. This guide doesn't target these types of pollution. The U.S. Environmental Protection Agency website has information about sources of lead around the home and what you can do: www.epa.gov/lead/protect-your-family-exposures-lead

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Revised August 2019

Submitted: 2/26/20 YPC Hearing



Toxics Cleanup Program



Step 3. Analyzing the soil samples

A laboratory must analyze your soil samples to identify the arsenic and lead levels. The lab can also provide a general estimate of the cost to analyze your samples. They also may offer sample jars.

Transport the samples to the lab as soon as it is convenient. In the meantime, store them in a cool, dark place until they can be delivered to the lab, preferably in a refrigerator or cooler on ice. You can deliver the samples to the lab or ship them using a parcel service.

Once the lab receives the samples, they should be able to perform the analysis and report the results to you within three to four weeks.

How do I find a lab that can complete these tests?

Analytical labs can be found online or in the yellow pages. You do not necessarily need to use a lab near your home because many labs can work with you through the mail.

Not all labs can analyze metals in soil. Ecology maintains a list of labs that are accredited by the state to perform arsenic and lead soil analyses. Ecology's Lab Search Database² can help you locate an appropriate lab to analyze your samples. If you have questions or would like Ecology to send you a current list of labs, please contact us (see page 1).

Ask lab staff the following questions:

- Can they analyze arsenic and lead in soil by SW 846 Methods 6010D, 6020B?
- Can they screen the sample to 2 millimeters (mm) if necessary?
- Can you mail samples to them?
- How much will it cost?
- How long will it take?

If the answer to the first two questions is yes, the lab should be able to accurately analyze your soil samples.

Should I have the lab analyze for both arsenic and lead?

Generally, soil samples are analyzed for both arsenic and lead to get the best understanding of metal pollution of greatest concern for people, especially young children.

What instructions should I give the lab?

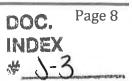
Ask the lab to:

- Analyze the samples for arsenic and lead by SW 846 Methods 6010D or 6020B.
- Thoroughly mix each sample before analysis.
- Screen the samples to remove all soil and debris greater than 2 mm. The soil grain size in the sample should be less than 2 mm, or about a tenth of an inch (for example, very coarse sand and finer). If necessary, screening may add to your cost, but it is important.
- Report the sample concentrations in units of milligrams per kilogram (mg/kg) relative to the dry weight of the soil.
- Use reporting limits no greater than 5 mg/kg arsenic and 10 mg/kg lead. The samples have to be analyzed so that very low concentrations can be determined accurately.

What should I do with the lab results?

The state cleanup level is 20 parts per million (ppm) for arsenic and 250 ppm for lead when we clean up wide-spread smelter or pesticide contamination. The lab will most likely report your arsenic and lead levels in mg/kg, which is the same as ppm. If your lab results are above these levels, please take the healthy actions described on page 10 to prevent or reduce contact with soil around your home or property as soon as possible.

We encourage you to contact Ecology or your local health department for assistance and to discuss options if your results are above the state cleanup levels.



² https://apps.ecology.wa.gov/laboratorysearch/Default.aspx



Help is available

Ecology or your local health department or district can help as you plan each sampling step. We want you to succeed in protecting people from harmful arsenic and lead in soil.

Ecology contacts and our Dirt Alert website are listed on page 1.

Can arsenic and lead cause health problems?

Arsenic and lead in soil does not pose an immediate health risk. However, long-term exposure increases the risk of certain health problems.

Arsenic can cause a variety of health problems, including heart disease, diabetes, and cancer of the bladder, lung, skin, kidney, liver, and prostate.

In children, lead can cause behavioral problems such as hyperactivity, permanent learning difficulties, and reduced physical growth. In adults, lead can increase blood pressure, affect memory, and contribute to other health problems.

How can I be exposed?

Arsenic and lead soil pollution from metal smelter or orchard pesticide sources tends to be found in the upper 3 to 18 inches of soil.

Arsenic and lead are not absorbed through the skin. You can be exposed by breathing dust or swallowing small amounts of soil and dust.

People at greatest risk are those exposed to soil on a regular basis, such as children, gardeners, construction workers, and landscapers.

You can be exposed to arsenic and lead in soil by breathing dust or swallowing small amounts of soil and dust. They are not absorbed through the skin.

See page 10 for healthy actions you can take to protect yourself and your family.



Healthy Actions





Protect yourself from arsenic and lead in soil

Wash your hands with soap.

After working or playing in the dirt, always wash your hands, especially before eating. Use plenty of soap and water — not hand sanitizer. Hand sanitizers don't remove dirt.

Take off your shoes at the door.

Use a wipe-off mat to reduce the amount of dirt and dust coming into your home. Provide a shoe rack or area for shoes at your door. Ask guests to remove their shoes, too.

Mop and vacuum once a week.

Dust with a damp cloth to reduce dust inhalation. Don't sweep with a broom — it can stir up dust. Use a vacuum with a HEPA filter or a damp mop. Keep young children out of rooms for an hour after vacuuming to let dust settle.

Wash children's toys, bedding, and pacifiers frequently.

This applies to indoor and outdoor items.

Cover or replace bare patches of soil in your yard to keep toys out of the dirt and reduce human contact.

Provide a sand box for children to dig in.

Wear shoes and gloves when gardening and working outdoors.

Grow your produce in raised beds or pots made with untreated materials. Use a scrub brush to clean dirt from under your fingernails. Dust yourself off outside and wash dirt-covered clothes separately.

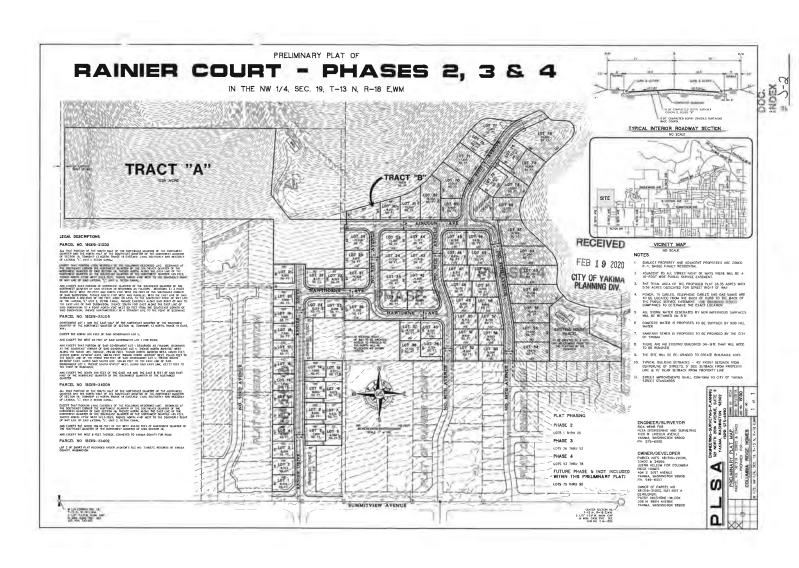
Wash all fruits and vegetables before eating.

Use a scrub brush to wash all fruits and vegetables. Peel root vegetables. Eat a diet rich in iron, calcium, and vitamin C to decrease the amount of lead your body absorbs.

Wipe your pets' paws before they enter your home and brush and bathe them regularly.

Cover up bare soil so pets don't dig and track dirt into the house. Give pets their own beds.







ENGINEERING & SURVEYING

SCOTT D. GARLAND, P.E. RICHARD L. WEHR, PLS ROBERT J. SCOTT, P.E. JOSEPH W. BAKER, PLS

THOMAS R. DURANT, PLANNING

February 12, 2020

RECEIVED

FEB 1 2 2020

CITY OF YAKIMA PLANNING DIV.

Yakima Planning Commission c/o Colleda Monick Yakima Department of Community Development 129 N. 2nd Street Yakima, WA 98901

Re: Rainier Court Phases 2, 3 & 4 Preliminary Plat; staff recommended changes

Dear Commissioners:

As requested by staff, the preliminary plat has been revised to provide a public street connection to the unopened right-of-way north of the site allowing for the rest of the unopened right-of-way for 92nd Avenue to be vacated. This is to address a concern raised by City Legal staff and included in the staff report as condition '10' which does not allow a private road to be the sole access to a public road (or in this case, public right-of-way). As revised, Lincoln Avenue would be extended west to connect to the right-of-way on the north property line, allowing for continuous public access to the properties to the north. Condition '1' in the staff report would need to be revised, because as proposed, there is no need to use the right-of-way being vacated for access.

The following are the effects of the revisions on the preliminary plat and other changes that have been made as recommended by staff. It also describes minor deviations from the preliminary plat that may occur in part to address specific design considerations.

- 1. Lincoln Avenue is a Phase 3 improvement. So, the right-of-way vacation of the northern-most portion of N. 92nd Avenue (condition '1') should be required for Phase 3.
- 2. Tract 'B' is an open area available for any of the following:
 - a. Provide an area, if necessary, to reduce the effect of the right-angle turn from Lincoln to the 92^{nd} Avenue right-of-way.
 - b. Provide a right-of-way connection for future road extension to the undeveloped property to the north.

INDEX # \- c. Accommodate sewer and water extension to the undeveloped property to the north.

Tract 'B' may become part of the right-of-way for Lincoln Avenue and Lot 31 may be enlarged by extending its property line farther west.

- 3. If the right-of-way vacation doesn't take place until Phase 3, two Phase 2 lots, 23 and 25, will be slightly narrower than shown on the preliminary plat due to the existing right-of-way along their east boundaries. Presumably, this area will be incorporated in the lots when the right-of-way is vacated.
- 4. At least one of the future Phase 5 lots will likely be accessed from Lincoln rather than Rainier Drive.
- 5. At the request of staff, the drainage swales have been labeled "drainage tracts". These tracts will be numbered on the final plat and the numbering of tracts on the final plat may not be the same as it is on the preliminary plat. There will also be one or two tracts for the future phases. Phases 3 and 4 may each have its own tract.
- 6. As advised by City staff, a turnaround, permanent or temporary is not required at the end of Lincoln Avenue extended as shown by the revised preliminary plat.

Sincerely,

Thomas R. Durant Planning Manager

Thomas ROW

RECEIVED

CITY OF YAKIMA PLANNING DIV.

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