



SEPA ENVIRONMENTAL REVIEW

(State Environmental Policy Act)

Submission Checklist

Yakima County Public Services

128 North Second Street - Fourth Floor Courthouse - Yakima, Washington 98901
(509) 574-2300 - 1-800 572-7354 - FAX (509) 574-2301 - www.co.yakima.wa.us

Form # PLN ENR 003-GC-A
Public Services

FEB 25 2016

(for staff use only)

| | |
|---|------------------|
| APPLICANT: <u>Fryxell Ranch</u> | PROJECT: _____ |
| PHONE: <u>509-837-3275</u> | CLASS: _____ |
| PROJECT DESCRIPTION (from application form): <u>Calf yard</u> | DATE SUBM: _____ |

NOTE: Your application is not considered complete for processing until all applicable items have been submitted.

NOTE: It is recommended that construction plans not be submitted until after Planning permits are obtained since your permit may be denied or changes may be require to the construction plans, resulting in wasted or additional consultant and permit fee costs.

SEE INSTRUCTIONS ON PAGE 2

| Required Item (supplied by applicant) | INTAKE STAFF COMMENTS (reviewed by Staff) | Intake Verification |
|--|---|--------------------------|
| 1. <u>Complete SEPA Application Form</u> <ul style="list-style-type: none"> Did the property owner of record sign? YES NO Is there a contact phone number listed? YES NO | List other related applications (zoning, subdivision, etc.) | <input type="checkbox"/> |
| 2. <u>Completed Environmental Checklist</u> <ul style="list-style-type: none"> Are all questions answered? YES NO Did the property owner of record sign? YES NO | | <input type="checkbox"/> |
| 3. <u>Complete written description of the project.</u> | | <input type="checkbox"/> |
| 4. <u>Site Plan</u> <ul style="list-style-type: none"> Are all Site Plan Requirements met? YES NO Are all structures shown? (see air photos) YES NO Are all Critical Areas present shown? YES NO Have reproducible copies been provided? YES NO | | <input type="checkbox"/> |
| 5. <u>Appropriate fees paid</u> | | <input type="checkbox"/> |

By signing this form you are certifying that the above information is attached and accurate.

Landowner/Representative Signature: _____

Date: 2-23-16

NOTE: Representatives must be listed on the Application Form, with their signature.



STATE ENVIRONMENTAL POLICY ACT (SEPA)
Application for Environmental Review

Form # PLU 1500 (03/15) - A
Revised 4/1/10

Yakima County Public Services
128 North Second Street - Fourth Floor Courthouse - Yakima, Washington 98901
(509) 574-2000 • 1-800-572-7354 • FAX (509) 574-2001 • www.co.yakima.wa.us

| | |
|--|---|
| <p>PROJECT INFORMATION</p> <p>PROJECT NAME: _____</p> <p>PROJECT SITE: _____</p> <p>PROJECT LOCATION: _____</p> <p>SEPA ANALYSIS REQUIRED:</p> <p><input type="checkbox"/> CLASS 1</p> <p><input type="checkbox"/> CLASS 2</p> <p><input type="checkbox"/> CLASS 3</p> <p><input type="checkbox"/> CLASS 4</p> <p><input type="checkbox"/> CLASS 5</p> <p><input type="checkbox"/> CLASS 6</p> <p><input type="checkbox"/> CLASS 7</p> <p><input type="checkbox"/> CLASS 8</p> <p><input type="checkbox"/> CLASS 9</p> <p><input type="checkbox"/> CLASS 10</p> <p><input type="checkbox"/> CLASS 11</p> <p><input type="checkbox"/> CLASS 12</p> <p><input type="checkbox"/> CLASS 13</p> <p><input type="checkbox"/> CLASS 14</p> <p><input type="checkbox"/> CLASS 15</p> <p><input type="checkbox"/> CLASS 16</p> <p><input type="checkbox"/> CLASS 17</p> <p><input type="checkbox"/> CLASS 18</p> <p><input type="checkbox"/> CLASS 19</p> <p><input type="checkbox"/> CLASS 20</p> <p><input type="checkbox"/> CLASS 21</p> <p><input type="checkbox"/> CLASS 22</p> <p><input type="checkbox"/> CLASS 23</p> <p><input type="checkbox"/> CLASS 24</p> <p><input type="checkbox"/> CLASS 25</p> <p><input type="checkbox"/> CLASS 26</p> <p><input type="checkbox"/> CLASS 27</p> <p><input type="checkbox"/> CLASS 28</p> <p><input type="checkbox"/> CLASS 29</p> <p><input type="checkbox"/> CLASS 30</p> <p><input type="checkbox"/> CLASS 31</p> <p><input type="checkbox"/> CLASS 32</p> <p><input type="checkbox"/> CLASS 33</p> <p><input type="checkbox"/> CLASS 34</p> <p><input type="checkbox"/> CLASS 35</p> <p><input type="checkbox"/> CLASS 36</p> <p><input type="checkbox"/> CLASS 37</p> <p><input type="checkbox"/> CLASS 38</p> <p><input type="checkbox"/> CLASS 39</p> <p><input type="checkbox"/> CLASS 40</p> <p><input type="checkbox"/> CLASS 41</p> <p><input type="checkbox"/> CLASS 42</p> <p><input type="checkbox"/> CLASS 43</p> <p><input type="checkbox"/> CLASS 44</p> <p><input type="checkbox"/> CLASS 45</p> <p><input type="checkbox"/> CLASS 46</p> <p><input type="checkbox"/> CLASS 47</p> <p><input type="checkbox"/> CLASS 48</p> <p><input type="checkbox"/> CLASS 49</p> <p><input type="checkbox"/> CLASS 50</p> <p><input type="checkbox"/> CLASS 51</p> <p><input type="checkbox"/> CLASS 52</p> <p><input type="checkbox"/> CLASS 53</p> <p><input type="checkbox"/> CLASS 54</p> <p><input type="checkbox"/> CLASS 55</p> <p><input type="checkbox"/> CLASS 56</p> <p><input type="checkbox"/> CLASS 57</p> <p><input type="checkbox"/> CLASS 58</p> <p><input type="checkbox"/> CLASS 59</p> <p><input type="checkbox"/> CLASS 60</p> <p><input type="checkbox"/> CLASS 61</p> <p><input type="checkbox"/> CLASS 62</p> <p><input type="checkbox"/> CLASS 63</p> <p><input type="checkbox"/> CLASS 64</p> <p><input type="checkbox"/> CLASS 65</p> <p><input type="checkbox"/> CLASS 66</p> <p><input type="checkbox"/> CLASS 67</p> <p><input type="checkbox"/> CLASS 68</p> <p><input type="checkbox"/> CLASS 69</p> <p><input type="checkbox"/> CLASS 70</p> <p><input type="checkbox"/> CLASS 71</p> <p><input type="checkbox"/> CLASS 72</p> <p><input type="checkbox"/> CLASS 73</p> <p><input type="checkbox"/> CLASS 74</p> <p><input type="checkbox"/> CLASS 75</p> <p><input type="checkbox"/> CLASS 76</p> <p><input type="checkbox"/> CLASS 77</p> <p><input type="checkbox"/> CLASS 78</p> <p><input type="checkbox"/> CLASS 79</p> <p><input type="checkbox"/> CLASS 80</p> <p><input type="checkbox"/> CLASS 81</p> <p><input type="checkbox"/> CLASS 82</p> <p><input type="checkbox"/> CLASS 83</p> <p><input type="checkbox"/> CLASS 84</p> <p><input type="checkbox"/> CLASS 85</p> <p><input type="checkbox"/> CLASS 86</p> <p><input type="checkbox"/> CLASS 87</p> <p><input type="checkbox"/> CLASS 88</p> <p><input type="checkbox"/> CLASS 89</p> <p><input type="checkbox"/> CLASS 90</p> <p><input type="checkbox"/> CLASS 91</p> <p><input type="checkbox"/> CLASS 92</p> <p><input type="checkbox"/> CLASS 93</p> <p><input type="checkbox"/> CLASS 94</p> <p><input type="checkbox"/> CLASS 95</p> <p><input type="checkbox"/> CLASS 96</p> <p><input type="checkbox"/> CLASS 97</p> <p><input type="checkbox"/> CLASS 98</p> <p><input type="checkbox"/> CLASS 99</p> <p><input type="checkbox"/> CLASS 100</p> | <p>PROPERTY INFORMATION</p> <p>Parcel Number(s):</p> <p>A. <u>230817-21001</u> Zone: <u>AG</u></p> <p>B. <u>230808-33001</u> Zone: <u>AG</u></p> <p>C. <u>230808-34001</u> Zone: <u>AG</u></p> <p>D. _____ Zone: _____</p> <p>Is there shared ownership of these parcels, or are multiple property owners parties to this development project? YES NO</p> <p>Property Address: <u>Glade Rd</u></p> <p><u>Address not assigned</u></p> <p>Nearest Community: <u>Mobster</u></p> |
|--|---|

PROJECT DESCRIPTION: (Set AI's Market expansion, 5 junk yards, residence addition, new shop, etc.)
Fryslan Ranch call yard

APPLICANT INFORMATION

By signing this form, I hereby state as true that all ownership interests of the property have reviewed the proposal as presented in the application materials and support the proposed change(s) in land use. Please also identify any persons that may act as an agent on your behalf. The agent is empowered to represent the owner.

Property Owner: Fryslan Ranch Day Phone: (509) 837-3275
 Company (if any): _____ Owner of Above Parcel(s) A B C D
 Address: 650 Hornby Rd Grandview State: WA ZIP: 98950
 Email: office@windmillestates.net
 Signature: [Signature] Date: 2-23-16

Representative / Owner: Rued Veldhuis Day Phone: (509) 531-8311
 Company (if any): Fryslan Ranch Owner of Above Parcel(s) A B C D
 Address: 650 Hornby Rd Grandview State: WA ZIP: 98930
 Email: office@windmillestates.net
 Signature: [Signature] Date: 2-23-16

If there are additional property owners, provide an attachment in the same format and with the same declaration.



SEPA ENVIRONMENTAL CHECKLIST SUBMITTAL SUPPLEMENTAL

Form # PLM ENR 800-851-A
Revised: 8/12/14

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

WAC 197-11-960 Environmental checklist.

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

(For Staff Use Only)

DATE: _____

REVIEWED BY: _____

PROJECT #: _____

CASE #: _____

RELATED FILES: _____

A. BACKGROUND

STAFF USE ONLY

1. Name of proposed project, if applicable:

Fryslan Calf Yard

2. Name of applicant:

Fryslan Ranch

3. Address and phone number of applicant and contact person:

650 Hornby Road Grandview WA 98930

Round Veldhuis

4. Date checklist prepared:

19 Feb 2016

5. Agency requesting checklist:

Yakima County Planning

6. Proposed timing or schedule (including phasing, if applicable):

Construction to start when permits are secured

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

None at this time.

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

Type II Land Use permits, CAFO

SEPA.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No active applications. Similar application for larger scope project was submitted in April 2005 as PRJ 2015-0350

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

Building Permits, Conditional Use Permit, Grading Permit

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

Build New Bovine cattle Feed lot for raising replacements dairy cattle and related cattle markets including:

Project affects about 30.2 acres on three parcels totaling 213.09 A

Build about 16 A of cattle corrals

Allocate about 5.75 acres for Calf Hutches

Cover about 1.5 acres with gravel for truck maneuvering.

Cover about 2 acres with asphalt concrete for feed lay down and feeding alleys.

Move about 70,000 yards of soil for corral grading

Build one to four buildings totaling less than 15,000 SF for various functions including equipment maintenance, formula mixing, break area, restrooms and sick cattle shelter. Details to be determined.

Build one approx. 5 million gallon waste water storage pond, about 2.5 A

Grade storm water collection and capture.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Address: Glade Road (address not assigned)

Sections 08, 17 and 18, Township 23 East, Range 08 North

Located about 2 miles Southeast from Mabton WA

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.....

Generally flat with slopes to North about 3 percent.

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

Localized slopes about 6 percent to the south.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Silt-Loams, specifically: Warden Silt Loam #177 & 179 (about 90%), Esquatzel Silt loam #33 (about 10 %), per Soil Survey of Yakima County Area, Washington, published by the US Dept. of Ag. Soil Conservation Service.

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

None Identified

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Minor cuts and fills to establish desired Corral grading. Estimated volume over about 30 acres 70,000 Cu Yd.

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

No

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

Affecting 3 parcels, totaling 213.09 acres, actual affected area about 30.2 acres.

| | | |
|--------------------------|---|----------|
| Building Roofs | 15,000 SF (30.2acres/43560sf/acre = | 1.1 % |
| Calf Hutch roofs | 48,000 SF | = 3.6 % |
| Paving about | 150,000 SF estimate for transit and feed alleys | = 11.4 % |
| Total Impervious Surface | | = 16.1 % |

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

None

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction equipment motor exhaust, limited fugitive soil dust. During normal operations, some fugitive feed and soil dust, equipment motor exhaust, and emissions associated with bovine calves

b. Are there any offsite sources of emissions or odor that may affect your proposal? If so, generally describe.

None

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

Apply best practices for minimizing animal smells as much as practical. Keep equipment motors in good repair. The remote location of the feed lot will contribute toward minimizing complaints.

3. Water

a. Surface:

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

Mabton West Lateral Irrigation Canal

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

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

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

No

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

No.

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

No

b. Ground:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Yes – Water for stock watering, and cleaning formula bottles. Drawn from one of four wells. Water drawn for domestic purposes. Approximately 30 acre-feet per year, about 25,000 gallons per day

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Human waste processed by an on-site sewer systems approved by Yakima County Public Health.

Animal waste is collected and processed as according to an approved Dairy Nutrient Management Plan.

c. Water runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water is the only conceivable source of run off. Most storm events will be absorbed by the dry corral surface soil and evaporated. For more severe storm events, corrals and paved surfaces will be graded to facilitate collection and routing to the waste water pond. Most of the waste water will evaporate in the pond. Excessive waste water due to unusual wet years will be dispersed according to an approved Dairy Nutrient Management Plan. Water from high ground to the south will by the natural contours be diverted around the operation.

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

No. The waste water storage pond will be an engineered structure considering the soil permeability, climate, and other relevant factors. It will also be lined with minimum 60 mil synthetic liner. The vadose is deep providing good protection and treatment in the event of a liner leak.

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

No

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

Yes, The waste water pond is located in a gully not designated a Type 5 stream. Diversion features will be provided to prevent over filling the pond due to a flash flood south of the Feed Lot.

4. Plants

a. Check the types of vegetation found on the site:

— Deciduous tree: Alder, maple, aspen, other

— Evergreen tree: Fir, cedar, pine, other

x- Shrubs

X- Grass

—Pasture

—Crop or grain

— Orchards, vineyards or other permanent crops.

— Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other

— Water plants: Water lily, eelgrass, milfoil, other

— Other types of vegetation

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

All the natural vegetation located on the affected area will be removed about 30 acres.

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

None identified

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

None

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

Typical for Yakima Valley, including Kosha, Tumble weed, and others.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: Hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: Bass, salmon, trout, herring, shellfish, other:

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

None identified

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

Yes, the parcel is part of mapped priority shrub-steppe habitat shown on the WDFW Priority Habitat and Species. This designation qualifies this area as a critical area.

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

60-80 acres will be designated a conservation easement to mitigate the loss of shrub-steppe habitat. Specific details are to be negotiated.

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

None identified

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric power for motors, lighting, and control. Conventional petroleum fueled internal combustion engines for equipment and vehicles.

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

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

High efficiency lighting, and use of High efficiency motors.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Yes, Water contaminated with animal waste material is natural but a potentially serious contaminant to surface and ground water. It has high BOD, High e-coli counts, and high levels of phosphorous. For this reason potential contaminated waste water will be captured and treated in accordance with an approved Dairy Nutrient Management Plan.

1) Describe any known or possible contamination at the site from present or past uses.

None known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Bovine manure contaminated storm water. The design will provide for collection and processing in accordance with an approved Dairy Nutrient Management Plan.

4) Describe special emergency services that might be required.

No new services required.

5) Proposed measures to reduce or control environmental health hazards, if any:

Provide design features to collect and transfer manure contaminated storm water to a storage pond for dispersion like dairy waste.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Bovine Animal noise. Equipment operation and motor noise. Traffic noise from deliveries, pickups and employee commutes.

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

Keep equipment and vehicle exhaust systems in good repair.
Minimize operations during non-typical working hours.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is undeveloped AG resource without irrigation water rights. Adjacent properties to north are irrigated crop land and hobby farms. There are 5 residents within 1/2 mile of the proposed feed lot. There is one similar feed lot to the west about 3/4 mile. Adjacent properties south are undeveloped dry lands, some engaged in wheat production. This feedlot could be offensive to nearby residences, but they should be accustomed to fugitive odors by merit of two CAFO size dairies about 1 mile east of this proposed feed lot. Odiferous emissions from this feedlot will be less than those released by the nearby dairies.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No, this property is undeveloped Ag resource.

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

No

c. Describe any structures on the site.

Two residences and some small sheds.

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

AG

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

Agriculture resource

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

N/A

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

No.

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

10-15 full time employees.

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

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

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

None

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

None

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

About 24 feet, structural rolled metal siding.

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

None Identified

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

None

11. Light and glare

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

Night corral lighting.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing offsite sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

Select low-trespass, high-efficiency luminaires. For night lighting.

12. Recreation

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

None Identified

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

No

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

None

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Is there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None identified, but the project planners are aware that artifacts of interest to the Yakima Nation may be found.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

If artifacts are found, the project will be halted until their significance is determined.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

Road access to the Feedlot is provided from Glade Road (Mabton – Bickleton Road). Glade Road is a paved county road. From Glade Road access to county arterials, state and federal highways can be made. See Site Plan

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

Employee parking is provided on site alongside the shop and other convenient locations about 25 spaces will be provided on site.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

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

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

About 40 vehicle trips per day including employee commutes, pick-ups and deliveries. About one third of these trips will be passenger cars. Most of these trips will be trucks.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

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

None

15. Public services

a. Would the project result in an increased need for public services (for example: Fire protection, police protection, public transit health care, schools, other)? If so, generally describe.

No

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

None

16. Utilities

a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity from Benton Rural Electric Association (BREA)

C. SIGNATURE

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

Signature: _____

Date Submitted: _____

2-23-16



MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

FINAL
Revised 10/06/15

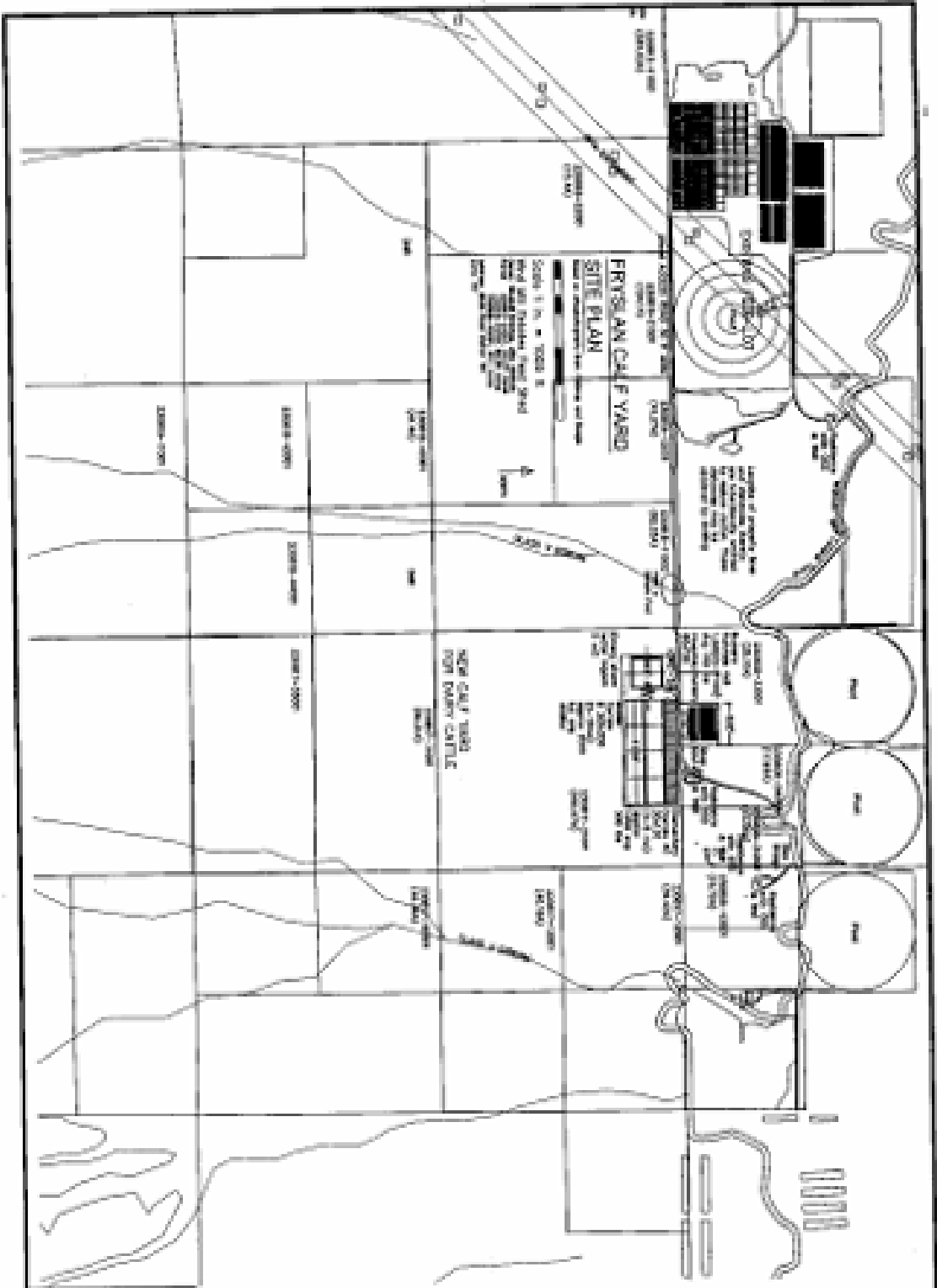
Land Use Actions

Yakima County Public Services

128 North Second Street - Fourth Floor Courthouse - Yakima, Washington 99001
(509) 574-2300 - 1-800 572-7354 - FAX (509) 574-2301 - www.co.yakima.wa.us

This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need information or assistance please contact the Public Services at (509) 574-2300.

| Required Site Plan Information | |
|--------------------------------|--|
| 1 | <input checked="" type="checkbox"/> Paper size shall be 8.5 x 11 or 11 x 17. If multiple pages, provide an index sheet showing the entire site. Grid paper or picture backgrounds are not acceptable, the map must be reproducible |
| 2 | <input checked="" type="checkbox"/> Blue or Black Ink, in order that they may be photocopied. |
| 3 | <input checked="" type="checkbox"/> North Arrow (north should be pointing to the top of the page) |
| 4 | <input checked="" type="checkbox"/> Legend to include: |
| | <input type="checkbox"/> <i>Owner/Applicant Name</i> |
| | <input checked="" type="checkbox"/> <i>Date the Site Plan was drawn.</i> |
| | <input checked="" type="checkbox"/> <i>Name, address and telephone number of the person preparing the site plan</i> |
| | <input checked="" type="checkbox"/> <i>Tax Parcel Number</i> |
| | <input checked="" type="checkbox"/> <i>Standard engineering scale of the drawing (at least 1" = 200 ft.)</i> |
| 5 | <input checked="" type="checkbox"/> Property line dimensions of all lot(s) involved in the project. <i>Scaled</i> |
| 6 | <input checked="" type="checkbox"/> The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site. |
| 7 | <input checked="" type="checkbox"/> Location of new and/or expanded public and private utility infrastructure. <i>NA</i> |
| 8 | <input checked="" type="checkbox"/> Streets and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt). |
| 9 | <input checked="" type="checkbox"/> Location, dimension and design of off-street parking facilities and points of ingress (to) and egress (from). |
| 10 | <input checked="" type="checkbox"/> Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths. <i>NA</i> |
| 11 | <input checked="" type="checkbox"/> Location, shape, size, gross floor area, height and types of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage. <i>SCALE</i> |
| 12 | <input checked="" type="checkbox"/> Location and dimensions of all proposed exterior land uses. |
| 13 | <input checked="" type="checkbox"/> The distance from existing and proposed structures to the centerline of state, county, or private access roads. <i>SCALE</i> |
| 14 | <input checked="" type="checkbox"/> Location of structures on the adjoining lots, which may cause compatibility issues. <i>NA</i> |
| 15 | <input checked="" type="checkbox"/> All major man-made and natural physical features such as railroads, canals, streams, creeks, drainage ditches, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways, the 100-year base flood elevations etc. on-site or adjacent to the site. (*Boundaries of the 10 and 25-year floodplain using the flood risk maps as provided by Yakima County as part of a mandatory pre-application meeting.) |
| 16 | <input checked="" type="checkbox"/> Description of the extent to which any watercourse will be altered or relocated as a result of the proposal. <i>NA</i> |
| 17 | <input checked="" type="checkbox"/> Proposed location and dimensions of community and other open space. <i>NA</i> |
| 18 | <input checked="" type="checkbox"/> Existing and proposed landscaping, site screening, street trees and stormwater drainage facilities. |
| 19 | <input checked="" type="checkbox"/> Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone. |
| 20 | <input checked="" type="checkbox"/> Proposed contours and grading as they affect lot layout, streets, and drainage ways. |
| 21 | <input checked="" type="checkbox"/> Location of proposed or existing drain field area, extension area, and tank area as well as replacement areas and distances to structures and property lines |
| 22 | <input checked="" type="checkbox"/> Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development. <i>NA</i> |
| 23 | <input checked="" type="checkbox"/> Within a UGA, Master Planned Resort or Rural Settlement show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site. <i>NA</i> |



B7 ENGINEERING
 PO Box 687
 1214 Eastway Drive
 Surryville Pa 17354
 (717) 837-0872

FRYSLAN RANCHES
 Calf Yard
 B7 Job 14122

Revisions:
 15 Dec 2015
 23 Feb 2016

Sheet:
 1
 Drawn by:
 TWB

