

File

YAKIMA COUNTY HEARING EXAMINER**October 23, 2025****HEARING EXHIBIT LIST***File Nos.: CUP2025-00028_ESP2025-00005_SEP2025-00014**Planner: David Lukaczer – Planner III*

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YAKIMA COUNTY PLANNING DIVISION
**Findings and Recommendation
Of the Administrative Official**

In the matter of the application by	)	File No. CUP2025-00028
	)	ESP2025-00005
Blanca Gonzalez on behalf of	)	SEP2025-00014
Rosalinda Mendoza	)	
	)	
For a Type 3 Review of a Daycare Center,	)	
Gymnasium/Exercise Facility, and	)	
Community Center	)	
	)	
At 2700 Old Naches Highway	)	

I. INTRODUCTION

The applicant is proposing the establishment of a multiple-use facility within the Agricultural (AG) zoning district. The facility will include a daycare center, community center and a gymnasium/exercise facility, and will utilize four existing structures located on the property that were most recently utilized as an elementary school. In addition to the application to establish the proposed land uses, the applicant has submitted an application for review under the State Environmental Policy Act (SEPA), and requested a Type 1 adjustment to the 150-foot Especially Sensitive Land Use (ESLU) setbacks as permitted under YCC 19.35.020(6)(d)(ii).

II. SUMMARY OF RECOMMENDATION

Because the application to establish a multi-use facility serving a daycare center, gymnasium/exercise facility, and community center is supported by evidence and analysis allowing favorable consideration of the application under the Yakima County Code (YCC) 19.30.80, the Administrative Official recommends approval of Blanca Gonzalez' application, subject to conditions to assure compliance with **Horizon 2040** and pertinent development criteria, standards and regulation. Those conditions are set out in Section V below.

III. FINDINGS

Based on the application, comments received during the comment period, and a review of the pertinent provisions of **Horizon 2040** (The Yakima County Comprehensive Plan) and the Yakima County Code (Title 19 YCC), the Administrative Official makes the Findings set out in this Section III. Any finding more properly determined to be a conclusion is deemed to be such.

1. PROPERTY INFORMATION:

Project Name:	Mendoza Daycare, Community Center, and Gym
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Zoning Designation: Agriculture (AG)
Future Land Use Designation: Agricultural Resource
Subject Parcel Number(s): 181429-33011
Property Acreage: 7.12 Acres
Property Location: 2700 Old Naches Highway, Naches. The proposal is located on the southwestern side of Old Naches Highway; approximately 0.15 miles northwest of the intersection of Old Naches Highway and Rolling Hills Drive; 0.34 miles north of the unincorporated community of Glead, Washington.
Property Owner: Rosalinda Mendoza
Mailing Address: 1306 West Mead Avenue,
Yakima, WA 98902
Applicant/Agent: Blanca Gonzales
Mailing Address: 3807 Webster Ave,
Apt. A
Yakima, WA 98902

2. PROPERTY DESCRIPTION:

The subject property is approximately 7.12 acres in size and is generally flat. The property was previously home to the Lower Naches Primary School, a public elementary school previously operated by the Naches Valley School District that suspended operations following the conclusion of the 2016 school year. Existing structures on the property include two large institutional structures that were previously utilized as classroom facilities for the school which have been identified as 'Building A' (approximately 18,407 Sq. Ft. in size) and 'Building B' (approximately 15,330 Sq. Ft. in size), an old gymnasium building 'Building C' (approximately 5,000 Sq. Ft. in size), and multiple accessory structures that were previously utilized by the school. Based on County records, all structures were constructed prior to 1974, and permits were not required at the time of construction.

3. PROJECT DESCRIPTION:

The applicant has proposed to redevelop the existing facilities associated with the previous Lower Naches Primary School facilities located at 2700 Old Naches Highway outside of the unincorporated community of Glead, Washington. The proposal includes the conversion of 'Building B,' an approximately 15,330 Sq. Ft. institutional building that previously included classrooms, a cafeteria, and other facilities associated with the school, into a daycare center serving ninety (90) students and six (6) employees. The daycare center is expected to operate Monday to Friday between 5 AM and 5 PM. 'Building C' which previously served as the school's gymnasium, will be converted into a community center operated by a non-profit organization, which will be operated on the weekend and provide a variety of public services to the community. Services provided may include science fairs and other educational workshops, as well as host community events and recreational events, such as those associated with sports, dance, and music. In order to accommodate the limited capacity of the septic facilities serving the property, the community center will only operate on the weekends when the proposed daycare center is not in operation, and hours of operation will be tailored to the specific events and services provided.

In addition to the proposed daycare center, community center, and gymnasium/exercise facility being reviewed under this application, the applicant is pursuing the conversion of 'Building A,' an approximately 18,407 Sq. Ft. institutional building previously utilized for classroom facilities, alongside two smaller buildings (buildings 'E' and 'D'), into temporary farmworker housing (H2A housing), which is currently being reviewed separately by the Washington State Department of Health. While the proposed H2A housing is being reviewed separately, and is not being considered as a part of the submitted development application, the applicant has requested a Type 1 ESLU setback reduction

to accommodate both the proposed uses authorized through the requested conditional use permit, as well as the temporary farmworker housing in order to meet the ESLU setback requirements of YCC 19.18.205 as outlined in the County's letter dated June 11, 2025 issued under H2A2025-00001.

All proposed uses of the property are expected to be served by water service provided by the City of Yakima's municipal water system, which operates a twelve (12) inch water line off of North Gleed Road, and a private onsite septic system. Three parking lots will be established to accommodate these uses, which will provide a total of 64 parking spaces serving the property.

4. ZONING AND COMPREHENSIVE PLAN DESIGNATION:

The site is within the Agricultural (AG) zoning district, and within the Agricultural Resource designation of the Yakima County Comprehensive Plan (*Horizon 2040*). "The purpose of the Agriculture (AG) district is to preserve and maintain areas for the continued practice of agriculture by limiting the creation of small lots, permitting only those new uses that are compatible with agricultural activities, protection of agricultural lands of long-term commercial significance, and providing measures to notify and separate especially sensitive land uses from customary and innovative agricultural land management practices. The AG district implements the Comprehensive Plan that calls for the preservation of agricultural lands."

Surrounding properties range from 0.46 acres to 21 acres in size and are primarily located in the AG zoning district. These surrounding properties are generally in agricultural use, with some clustered residential development located to the northwest of the subject property. While not directly adjacent to the subject property, properties located to the northeast of the subject property are located within Yakima County's Rural-10/5 (R10/5) zoning district and Rural Self Sufficient comprehensive plan designation, and has been developed with low density residential properties that range in size from two (2) to five (5) acres in size.

The Yakima County Comprehensive Plan (*Horizon 2040*) includes Goals and Policies that are intended to support the development of Land Uses in areas designated for Agricultural Resource development such as:

Goal LU-ER-AG 1: Maintain and enhance productive agricultural lands and discourage uses that are incompatible with farming activities.

Policy LU-ER-AG 1.1: Encourage conservation of the County's high quality agricultural lands for productive agricultural use and protect the opportunity for these lands to support the widest variety of agricultural crops.

Policy LU-ER-AG 1.2: Land uses on commercial agricultural lands should include all standard agricultural practices and supporting activities, including farm worker housing and use of water resources for irrigation.

Policy LU-ER-AG 1.3: Continue to allow agriculturally-related industry on agricultural resource lands where such use requires an agricultural location.

Policy LU-ER-AG 1.4: Non-agricultural uses shall not be allowed in agricultural resource areas without site-specific review subject to standards related to 1) protections needed for agricultural uses and 2) the nature of the proposed nonagricultural use.

Policy LU-ER-AG 1.5: Allow for accessory uses, including non-agricultural accessory uses that support, promote, or sustain agricultural operations and production. Such accessory uses may include bed & breakfasts, boarding houses, restaurants, event

facilities and other amenities that are determined to support agriculturally related entrepreneurial efforts.

Policy LU-ER-AG 1.8: Require as part of development approval a declarative covenant or plat note to disclose the presence of agricultural activities in the area when property is within 500 feet of an existing agricultural zone. The notification shall disclose that the property is nearby or adjacent to land where farm operations and generally accepted agricultural and management practices are present (as defined under YCC Chapter 6.22, Right-to-Farm) and will be subject to a variety of activities that may not be compatible with non-farm or residential development.

Policy LU-ER-AG 1.20: Commercial agricultural land considered desirable for acquisition for public recreational, scenic and park purposes should first be evaluated for its impact on a viable agricultural industry.

***Staff Finding:** The proposed redevelopment of an existing institutional facility constructed prior to establishment of the Yakima County Comprehensive Plan and Yakima County land use and/or zoning regulations instituted under the Yakima County Code (YCC) is generally consistent with the Yakima County Comprehensive Plan (Horizon 2040).*

The subject property has been previously developed, with the construction of multiple structures, and the paving of the majority of the property, which significantly limits the agricultural viability of the subject property. The applicant is proposing to utilize the existing improvements to establish the proposed daycare center, gymnasium/exercise facility, and community center, as well as the proposed parking facility and other associated facilities, which will not impact the ability of agricultural lands to support the widest variety of agricultural crops, or expand potentially incompatible non-agricultural commercial uses into areas of agricultural production not previously utilized for similar uses.

Daycare centers, gymnasiums/exercise facilities, and community centers are all considered to be 'Type 3' land uses within the AG zoning district, which are considered to be "Not generally appropriate throughout the zoning district," and are subject to review by the Yakima County Hearing Examiner through approval of a Type 3 CUP.

While establishment of a daycare center, gymnasium/exercise facility, and/or community center may impact surrounding agricultural properties, the existing facilities were previously utilized as an elementary school, which resulted in similar impacts, including (but not limited to) the presence of an 'Especially Sensitive Land Use' in close proximity to viable agricultural lands, traffic accessing the subject property via Old Naches Highway and/or North Gleed Road, as well as increased noise. These impacts have been reviewed as a part of the Type 3 Conditional Use Permit, and County Staff has determined that, as conditioned within this report, the proposed non-agricultural commercial use of the property, as described within the provided application, will be consistent with, and provide protection for, adjacent agricultural uses, and not expand the previous footprint of the elementary school.

In order to recognize the proposed facility's proximity to established agricultural uses, the applicant has applied for a Type 1 ESLU setback reduction to change the use of the existing structure(s) on the property, which is discussed further under Finding 9.d.2, and will be required to record a declarative covenant acknowledging the facility's proximity to agricultural lands, and the request to reduce the ESLU setbacks that are intended to protect the adjacent agricultural lands. Should the CUP be approved, a condition of approval requiring the recording of this declarative covenant prior to establishment of any of the new uses has been recommended, which is consistent with Policy LU-ER-AG 1.8 of the Comprehensive Plan.

5. HEARING EXAMINER JURISDICTION:

The proposal is subject to the Yakima County Code (Title 19). Table 19.14 of Allowable Land Uses designates daycare centers, gymnasiums/exercise facilities, and community centers, as defined by Section 19.01.070 of Title 19, as uses requiring Type 3 review in the AG zoning district.

Type 3 applications are quasi-judicial actions which require an open record hearing by the Hearing Examiner. The Examiner's written decision constitutes the final decision. Public notice will be provided on Type 3 actions.

6. NOTICE OF APPLICATION:

After the application was submitted, an internal notice of project review was emailed to representatives of the Building and Fire Safety Division, the Environmental and Natural Resources Planning Section, the Water Resources Division, the Yakima County Roads Department, and the Yakima Health District. Comments are attached to this decision for further review and are addressed in the findings below.

A Notice of Application, Notice of Completeness, Notice of Future Hearing and Notice of Environmental Review was mailed to adjoining property owners on August 1, 2025 with a comment period ending on August 15, 2025. Notice of Final SEPA and notice for the public hearing on September 4, 2025, and an additional Amended Preliminary SEPA and notice for the public hearing was issued on September 20, 2025 in order to correct a procedural error and to ensure notice was provided in accordance with the applicable ordinance requirements in the following ways:

Mailing of hearing notice to property owners w/in 300 feet:	September 4, 2025
Mailing of amended hearing notice to property owners w/in 300 feet:	September 20, 2025
Publishing of future hearing in the Yakima Herald-Republic:	September 20, 2025
Preliminary Threshold Determination mailed:	September 20, 2025
Publishing of Preliminary SEPA and Hearing notice in the Yakima Herald-Republic:	September 20, 2025
Posting of hearing notice on the property:	October 7, 2025
Final Threshold Determination mailed:	October 14, 2025

7. COMMENTS:

Comments were received during the comment periods and are summarized below:

City of Yakima

Project Description – Mendoza Daycare, Community Center, and Gym

The following are general comments regarding the existing site conditions for the above referenced project:

- The property is served by a dead end 12" public waterline off of N. Gleed Rd. There is an existing 2" water service and meter serving the property.
- There are two existing Fire Hydrants on site.
- Maximum available fire flow from the dead end 12" waterline is 2000 gpm.
- Site is not within the City of Yakima's irrigation service area.

The following are Conditions of Approval and potential requirements based on the Yakima Municipal Code:

- Water service/meter requirements dependent on fixture count/flow demand requirement for the site. Domestic Charge (7.56.050) and Distribution Connection Charge (7.56.055). Base Irrigation Charge (7.56.060) shall apply if using domestic water for irrigation. Installation Charges (7.68.043). Installations and/or relocations shall be completed by City of Yakima at the owner's expense. Contact Emilio Lopez (575-6196) for costs and to coordinate work.

Staff findings: Comments from the City of Yakima were provided regarding the proposed connection to their municipal water system and are addressed further in Finding 4.e.xi. The applicant will be required to receive approval from the City of Yakima's Water/Irrigation Division for connection to their system and connect to the system prior to their system prior to issuance of any associated building permit(s) and/or establishment of the daycare center, community center, and/or gymnasium/exercise facility. Please see Attachment E to review the full comment received, and contact Chad Redick with the City of Yakima's Water/Irrigation Division with any questions regarding the required water connection process.

Washington State Department of Ecology

The Washington State Department of Ecology provided comments regarding their Toxics Cleanup Program, noting that historical aerial photos indicate that the subject property was occupied by orchard when the pesticide lead arsenate was applied, which often resulted in shallow soil contamination from lead and/or arsenic. Comments from ecology indicate that they do not require soil sampling for this project, however there is a high likelihood that this property has soil with elevated concentrations of lead and arsenic and provided resources for the applicant to consider through their website.

Staff Findings: The applicant is encouraged to review the full comments submitted by the Washington State Department of Ecology attached to this report as Attachment F and contact Hector Casique with the department's Toxic's Cleanup Program if they have any questions.

8. ENVIRONMENTAL REVIEW:

The Yakima County State Environmental Policy Act (SEPA) Responsible Official conducted a review of the application under the provisions of SEPA under County File Number SEP2025-00014. A Determination of Non-Significance was issued on October 14, 2025.

9. REVIEW CRITERIA AND THEIR APPLICATION TO THE PROPOSAL:

For Type 3 or 4 reviews, the Administrative Official is charged to prepare written findings and conclusions stating specific reasons, upon which the decision or recommendation to approve, approve with conditions or deny the application is based. The minimum criteria required to be considered under YCC 19.30.080(7) are set out and analyzed in turn below.

- a. The present and future needs of the community will be adequately served by the proposed development, and the community as a whole will be benefited rather than injured;

Staff finding: The applicant has proposed the establishment of a daycare center serving ninety (90) students, alongside a community center operated by a non-profit that will provide opportunities for community festivals, programing, sports/fitness programs, and other similar community-orientated uses. The proposed development will utilize an existing

institutional property that has remained vacant since the closure of the Naches Valley Primary School that was located on the property until 2016. The redevelopment of the property will benefit the surrounding community through the provision of a variety of events and programming, as well as by establishing a daycare center that will serve the surrounding community and help address Wahington State's (and Yakima County) shortage of licensed daycare centers.

In order to ensure that the community center is established in a manner consistent with the definition provided within YCC Chapter 19.01, which states that,

"Community center" means a facility owned and operated by a public agency or nonprofit corporation, provided, that the principal use of the facility is for public assistance, community improvement or public assembly," and to ensure the community center is operated in a manner consistent with the needs of the surrounding community, a condition of approval requiring the property owner identify the non-profit organization that will operate the community center, and provide evidence that this non-profit organization is a registered IRC 501(c) non-profit organization, or are otherwise designated as being an established, non-profit organization, prior to establishing the community center.

Additionally, in order to ensure that the proposed daycare is operated in a manner consistent with State law, a condition of approval has been recommended that the applicant must provide adequate evidence that they have received all appropriate permitting from the Washington State Department of Children, Youth, and Families (DCYF) to operate as Licensed Child Care & Early Learning Provider prior to the establishment of the daycare center, and an ongoing condition of approval that all teachers, and other staff associated with the operation of the daycare facility, must receive (and maintain) all applicable credentials required to operate the proposed daycare center, for the life of the daycare center.

Based on review of the proposed development, as outlined above, the Yakima County Planning Official has determined that the community as a whole will be benefited by the establishment of the proposed daycare center, community center, and gymnasium/exercise facility, so long as the conditions of approval recommended below are met.

- b. The proposed use is compatible with neighborhood land uses, the goals, objectives and policies of the Comprehensive Plan, and the legislative intent of the zoning district;

Staff finding: *This criterion has been reviewed under Finding 4 of this report, and staff is recommending a finding that the proposed use of the existing facilities as a daycare center, gymnasium/exercise facility, and community center is compatible with land uses, as well as the goals, objectives, and policies of the Comprehensive Plan, and legislative intent of the zoning district. The proposal is for the redevelopment of an elementary school and is no less compatible with neighboring land uses than the prior use of the property and will not result in any additional incomparability with the neighboring land uses, including surrounding agricultural and residential uses.*

- c. The site of the proposed use is adequate in size and shape to accommodate the proposed use;

Staff finding: *The subject property is approximately 7.12 acres in size, and access is provided by existing accesses off of Old Naches Highway and North Gleed Road. The proposed uses will be established within existing structure(s) on the property that are appropriate to serve the proposed uses, and that have previously been utilized for similar uses.*

- d. All setbacks, spaces, walls and fences, parking, loading, sitescreening, landscaping and other features required by this Title;

- i. **Yards, Lots, Open Space and Off-Street Parking and Loading Spaces:** (YCC 19.10.040(2)(a)) "Yards or lots created after the effective date of this Title shall meet at least the minimum requirements established by this Title and shall not be smaller than the minimum standards established in Chapters 19.10 through 19.18. The lot size, width, depth, shape and orientation shall be in accordance with the applicable zoning laws."

Staff Finding: No open space is proposed as a part of the proposed development.

- ii. **Setbacks, Easements and Right-of-Way:** (YCC 19.10.040(6) and 19.30.080(7)(d)) Table 19.11.010-2 lists the standard minimum setbacks of buildings or other structures in the AG zoning district. Designated classified roads like Rural Major Collectors require a twenty-five (25) foot setback from the planned edge of right-of-way (ROW) for structures. Interior side and rear property lines require a 10' setback for primary structures. Daycare centers and other places of assembly are considered an especially sensitive land use (ESLU), therefore an ESLU setback of 150' from surrounding agricultural properties are also required.

Staff Finding: Based on the submitted site plan, no new construction has been proposed, and the existing structures on the property are generally consistent with the structural setbacks established under YCC 19.10.040(6) and YCC Table 19.11.010-2.

While the proposed development will not meet the required 150-foot ESLU setbacks, YCC 19.35.020(6)(d)(ii) permits new structures and/or uses that are considered to be an alteration, expansion or replacement of a dwelling or other especially sensitive land use lawfully existing prior to February 8, 2000 or was formally approved afterward; the ESLU setbacks can be adjusted by the Yakima County Building Official in consultation with the Administrative Official following review of a Type 1 ESLU setback reduction application, so long as the proposed alteration maintains the maximum practicable setback from the nearby or adjoining resource-designated lot as demonstrated by the proposed floor plan. The applicant has applied for a Type 1 ESLU setback reduction application, as the proposed development is to change the use of several existing structures previously used as an elementary school (which is a use considered to be an ESLU), which will include the establishment of a playground located to the east of the proposed daycare facilities and is being reviewed concurrently with the CUP application. The requested adjustment to the County's ESLU setbacks would permit the establishment of ESLUs (including the proposed daycare center, community center, gymnasium/exercise facility, as well as the temporary farmworker housing currently being reviewed by the Washington State Department of Health) between 20- and 130-feet, as shown on the attached site plan (See Attachment C).

Based on review of the application, the Yakima County reviewing official has determined that the proposed development would be considered to be an alteration of an existing elementary school, which was originally established prior to February 8, 2000, and that any minor expansion(s) proposed (such as the playground), will maintain the maximum practical setback from the nearby or

adjoining resource-designated lot, as demonstrated by the provided site plan and associated application materials.

Based on these findings, staff has determined that the proposed development is generally consistent with YCC 19.35.020(6)(d)(ii), and are recommending that the Yakima County Hearing Examiner approve the requested ESLU setback adjustment being reviewed concurrently, subject to a condition of approval requiring the applicant to record a declarative covenant acknowledging the proximity of the proposed ESLUs to agricultural property, and the approval of an adjustment to the setbacks required from these adjacent properties.

- iii. **Fences, Walls and Recreational Screens:** (YCC 19.10.040(9)) The provisions of YCC 19.10.040(9) “shall govern the location and height of fences and walls, to allow access to properties by utility employees and emergency response personnel and to maintain good appearance of residential areas and visual access along residential streets and between lots.” The height of a fence includes the fence and all attachments, including posts and barbed wire at the top but excluding ornaments 12 inches or less in height. In the AG zoning district, maximum fence height is not specified for nonresidential uses in the AG zoning district, so long as no fence, hedge or wall exceeding two and one-half feet in height is placed in the vision clearance triangles established under Yakima County Code.

Staff Finding: The applicant is proposing to maintain the existing six (6) foot tall chain link fence located on the property and construct a new four (4) foot tall chain link fence around the playground. This is consistent with the standards established within this provision.

- iv. **Parking and Loading Standards.** (YCC Chapter 19.22) In accordance with YCC 19.30.080(7)(d) the proposed development shall comply with the parking requirements of YCC 19.22.020. No off-street parking or loading spaces shall be placed, constructed, located, relocated, or modified without first receiving a development permit from the Reviewing Official. All off-street parking and vehicle storage shall be in conformance with YCC 19.22.

1. **Timing:** (YCC 19.22.030) “All parking and loading required by this Title shall be installed prior to occupancy or commencement of use. Where compliance with this requirement is not possible, the Reviewing Official may grant an appropriate delay under YCC Section 16B.07.050(2).”

Staff Finding: Parking will be required to be in place prior to the issuance of the Certificate of Occupancy.

2. **Calculation of Parking Standards:** (YCC 19.22.050) YCC Table 19.22-2 A commercial daycare center is a listed use in Table 19.22-2 and requires two (2) parking spaces per every employee. A community center is not a listed use therefore in accordance with YCC 19.22.050(2) the calculations are based upon square footage. As the proposed community center will provide a variety of uses, with a focus on sports, fitness, and community events, the most similar use to a community center on Table 19.22-2 is “Exercise Facility,” which requires 1 space/200 square feet of floor area.

Land Use	Unit Measurement	Table 19.22-2 Standard	Calculated Parking Requirements
Commercial Day Care Facility	Six (6) employees	2 spaces for every employee	12 parking spaces
Community Center	5,000 Sq. Ft.	4 spaces per every 1000 Sq. Ft.	25 Parking Spaces
			Total Parking Spaces required: 37 parking spaces

Staff Finding: The applicant is proposing the establishment of a commercial daycare facility that will have a total of six (6) employees. Based on the YCC Table 19.22-2 standards for commercial daycare facilities, which requires two (2) parking spaces to be provided for every employee of the daycare facility, a total of twelve parking spaces serving the proposed daycare center being established as a part of this application.

YCC 19.22.050(2) indicates that the Reviewing Official can make a determination to evaluate a proposed land use based closely on similar land uses listed in Table 19.22-1, and notes that if there is none, the Reviewing Official may reference the Recommended Parking Ratio Requirements developed by the Institute of Transportation Engineers (ITE). Based on review of the proposed use of the approximately 5,000 Sq. Ft. old gymnasium being converted into a community center, the Reviewing Official has determined that there is no singular use found on YCC Table 19.22-2, as (based on the narrative) the applicant is proposing the utilization of the community center for a variety of potential uses, which cannot necessarily be delineated as a part of this application, with portion(s) of the property likely being utilized for a variety of community-related uses.

The Recommended Parking Ratio Requirements developed by the Institute of Transportation Engineers (ITE) provides an estimate that a 'recreational community center' may be served by a parking facility providing four (4) parking spaces per 1,000 Sq. Ft. of floor area on a weekend, or 2.07 stalls per 1,000 Sq. Ft. of floor area on a weekday. As the proposed community center will only be operational during the weekend, the reviewing official has determined that the most appropriate standard to reflect the proposed use of the property would be the four (4) parking spaces per 1,000 Sq. Ft. of floor area estimate provided by the ITE for a community center operated on the weekend, which would require a total of twenty (20) parking stalls to serve the proposed community center.

Based on the submitted site plan, a total of sixty-two (62) parking spaces are proposed serving both uses, which exceeds the minimum of thirty-seven (37) parking spaces required. A recommended condition of approval requiring the applicant to install all proposed and/or required parking

facilities associated with this development prior to establishment of either proposed use has been included as a part of this report.

3. Location and Design of Parking and Loading Facilities: (YCC 19.22.060) Off-street loading and unloading spaces and parking for truck queueing is required for any commercial use requiring loading or unloading from trucks or other large vehicles.

Staff Finding: The applicant has provided a site plan identifying three separate parking facilities serving the proposed uses. With parking lot number one being located along Old Naches Highway, and parking lots numbers 2 and 3 surrounding the proposed community center, and just to the west of the proposed daycare center. No loading and/or unloading spaces or truck queueing facilities are required to serve the proposed uses of the property. The proposal is generally consistent with County Code and should provide adequate and appropriate parking facilities in close proximity to both uses.

4. Construction and Maintenance: (YCC 19.22.070) All off-street parking lots, driveways, travel ways, parking aisles, vehicle storage and vehicle sales lots having a capacity of three or more vehicles, shall be constructed in the following manner:
 - a. Surfacing: (YCC 19.22.070(1)) All parking and loading spaces and related access drives, maneuvering, and vehicle storage areas shall be built to standards approved by the Review Official as follows:
 - i. Rural Standards. Parking facilities within all other rural zones shall be surfaced with a minimum of screened gravel or crushed rock, or better, except that the Reviewing Official may require paving and/or landscaping of the parking facility when necessary to protect the public health or safety.
 - b. Grading and Drainage: (YCC 19.22.070(2)) Parking areas shall be graded and drained so all surface water is disposed of on-site. Grading and drainage facilities shall be designed according to accepted engineering standards, YCC Title 12.10 and the Stormwater Management Manual for Eastern Washington, which will require review by the Public Services Director or designee.
 - c. Wheel Stops and Curbs: (YCC 19.22.070(3))
 - i. The front of a parking space with a curb that is improved with groundcover landscape material, instead of asphalt or concrete pavement; may be counted toward landscape or open space area requirements.
 - ii. The perimeter of a parking or loading area and access and maneuvering drives associated with them shall be improved with a curb, rail or equivalent so vehicles do not extend over a property line, sidewalk or public or private street.
 - d. Lighting: (YCC 19.22.070(5)) Lighting shall be provided to illuminate any off-street parking or loading space used at night. When provided, lighting shall be directed to reflect away from adjacent and abutting properties and comply with Subsection 19.10.040(10). Parking lots adjacent to residential districts or uses

shall be designed with down-shielding and luminaries creating no lighting pollution upon those properties.

- e. Landscaping of Parking Areas: (YCC 19.22.070(6)) Parking facilities must be landscaped under the standards listed in Chapter 19.21.
- f. Maintenance: (YCC 19.22.070(7)) The owner or lessee of a required parking area shall maintain the drainage facilities, landscaping, and irrigation facilities in conformance with the standards of this Chapter and the approved site plan.

Staff Finding: Yakima County Code requires the parking and travel ways in the Ag Zoning District to be a "minimum of screened gravel or crushed rock, or better" (YCC 19.22.070(1)(b)). The applicants will be required to build the parking lot, driveway, travel ways, and parking aisles to the standards outlined in YCC 19.22.070 prior to the issuance of the Certificate of Occupancy as a condition of this decision.

- v. Sitescreening and Landscaping: YCC 19.21 requires sitescreening and landscaping in certain areas to implement the legislative intent established in YCC 19.21.010.

Staff Finding: YCC 19.21 does not require sitescreening or landscaping within the Ag Zoning District, therefore the applicants meet this requirement.

Staff finding: As outlined above, the Planning Official has determined that the proposal, as conditioned within this report, will be consistent with all setbacks, spaces, walls and fences, parking, loading, sitescreening, landscaping and other features required by YCC Title 19.

- e. The proposed use complies with other development and performance standards of the zoning district and this Title;

- i. **Conformity with All Regulations Required:** (YCC 19.10.040(1)) "Any development, structure, or part shall conform to all of the regulations specified in this Title for the situation and zoning district in which they are located in order to be authorized, erected, constructed, reconstructed, moved or structurally altered."

Staff Finding: As conditioned within this report, the Yakima County Planning Official has determined that the proposed development will conform with all applicable regulations

- ii. **Access Required:** (YCC 19.10.040(3)) "All new development shall have a minimum of 20 feet of lot frontage upon a public road or be served by an access easement conforming to the dimensional requirements of Sections 19.23.040 and 19.23.050 to provide for access to the development. The approach location shall be reviewed by the County Engineer for compliance with YCC Chapter 10.08. Approach connections to other public roads are subject to review by the applicable agency. Verification of legal access and a valid road approach permit shall be required prior to final approval of any permit granted under this Title."

The Yakima County Roads Department provided the following comments: "This proposal meets the definition of "Development" in Section 19.01.070 YCC. Parcel 18142933011 has frontage to Old Naches Highway which is an FCC 07 Rural Major Collector Road. A road of this classification requires 70 feet of right of way

dedication, 35 feet on each side of centerline. There is currently 30 feet of right of way dedication across the frontage of this parcel. Per 19.23.030(2) YCC Right-of-way adjacent to and within all development must be dedicated. The applicant shall execute and record a quit claim deed to Yakima County for a 5-foot strip of land across the Old Naches Highway frontage of the subject parcel in this development, the purpose of which is for county road right of way.

Yakima County Roads has no record of a Road Approach Permit for the parcel in this proposal. Per Sections 10.08.020 and 19.10.040 YCC, the applicant shall obtain a RAP from the Yakima County Transportation Division for all existing unpermitted access(es) to the County roadway system. The fact that the road approach application is in conjunction with a CUP must be disclosed to the applicant at the time of application. No future building permits can be issued without the completion and approval of a RAP. It should also be noted that the unpermitted approach on the east side of the parcel will need to be brought up to code being a hard surfaced commercial approach.”

Staff Finding: The applicant has been in contact with the Yakima County Roads Department, and it is Yakima County Planning’s understanding that they are working with the Roads Department to receive approval of a Road Approach Permit, and that the subject property owner has dedicated the 5 -foot strip of land required to provide Old Naches Highway with the appropriate right-of-way to serve as a rural major collector road.

Legal access is provided by direct access to both Old Naches Highway and North Glead Road. Based on the submitted narrative, primary commercial access will be through the western access off of Old Naches Highway. This is consistent with ensuring that legal access is maintained as required by these criteria.

- iii. **Land Uses:** (YCC 19.10.040(4)) “Uses allowed within a zoning district are listed as Type 1, 2, 3, or 4 uses in the Allowable Land Uses Table 19.14-1 within Chapter 19.14.”

Staff Finding: All uses proposed as a part of this application are considered ‘Type 3’ uses in the AG zoning district as indicated by YCC Table 19.14-1, subject to approval of a Type 3 CUP.

- iv. **Building and Fire Safety Permits Required:** (YCC 19.10.040(5)) “No building or other structure shall be erected, moved, added to or structurally altered without a permit issued by the Building Official under RCW 19.27 and YCC Title 13. No building permit shall be issued except in conformity with this Title.”

The Yakima County Building and Fire Safety Division provided the following comments:

- Richard Hembree, Assistant Building Official: “Based upon the information submitted, proposals to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed require Building, Fire, Mechanical and/or Plumbing Permits (IBC, S.105.1). All construction is required to comply with all applicable provisions of the current adopted International Building Codes (IBC, S.101.2) with Washington State Amendments and Washington State Energy Code-Commercial (WSEC-C, S.C101.2). Building permits and Building Codes

are based on the building's use and construction type. The entire site, which includes buildings, structures, facilities, elements, and spaces, temporary or permanent, is required by code to be fully accessible to individuals with disabilities (IBC, S.1103.1). A complete building code compliance plan review will be performed when construction drawings are submitted for building permits.

Adopted applicable Washington State and Yakima County Amended Codes:

Building: International Building Code (IBC).

Mechanical: International Mechanical Code (IMC).

Plumbing: Uniform Plumbing Code.

Fire: International Fire Code (IFC).

Existing Buildings: International Existing Building Code (IEBC).

Energy Codes: Washington State Energy Code-Commercial (WSEC-C).

Accessibility (Commercial): International Building Code (IBC), Chapter 11, Appendix E and ICC A117.1 Accessible and Usable Buildings and Facilities.

Electrical: Washington State Department of Labor and Industries."

- Mayra Romo, Project Coordinator: "Buildings were constructed prior to 1974 - permits were not required. A change of use permit will be required for each building on the parcel. All submittals are to comply with the current adopted International Building Code with Washington State Amendments as well as the current adopted Washington State Energy Compliance Code as well as supplemental permits."
- Doug Wertz, Yakima County Fire Marshal: "Based on the information submitted, all new construction and modifications to existing structures require fire permits. All construction or use changes must comply with all applicable provisions of the currently adopted International Fire Codes with Washington State Amendments and the currently adopted Yakima County Ordinances. Fire Permits and Codes are based on the building's use and construction type."

***Staff Finding:** Based on comments from the Yakima County Building and Fire Safety Division, the applicant will be required to apply for change of use permit(s) for each individual building associated with the proposed development, which may also require approval of associated fire safety permitting. Conditions of approval reflecting these requirements have been included within the report, and the applicant shall contact the Yakima County Building and Fire Safety Division at (509) 574-2300 if they have any questions.*

- v. **Vision Clearance Triangles at Intersections and Driveways:** (YCC 19.10.040(7)(b)) "A vision clearance triangle shall be maintained at all driveways and curbcuts, and the intersection of an alley with a public street for vision and safety purposes. The vision clearance triangle shall measure 15 feet along the perpendicular street curb lines or pavement edge, or travel lane of the public street and 15 feet along the driveway or alley, as illustrated below. The third side of the triangle shall be a straight line connecting the 15 foot sides described above. No sign or associated landscaping shall be placed within this triangle so as to materially impede vision between the heights of two and one-half and ten feet above the centerline grade of the streets."

***Staff Finding:** The applicant is not proposing the construction of any additional structures located within the vision clearance triangle associated with any of the*

existing driveways. As conditioned within this recommendation, the applicant will be responsible for receiving a road approach permit reviewing all existing and/or new driveways associated with the proposed uses, which will be reviewed for compliance with County standards for commercial accesses, and will ensure that drivers are capable of safely entering and exiting the property, and the applicants will be required to ensure that vision clearance triangles are maintained in accordance with YCC 19.10.040(7).

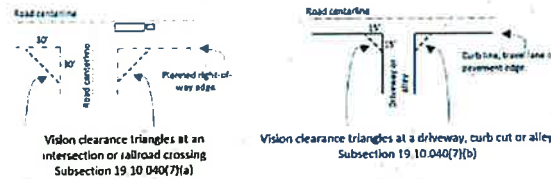


Figure 19.10.040-2. Plan views of vision clearance triangles, within areas that must be clear between heights of 2.5 and 10.0 feet.

- vi. **Maximum Lot Coverage and Building Height:** (YCC 19.10.040(8)(a) & Table 19.12.010-2) Building height is considered to be the vertical distance from grade plane to the average height of the highest roof surface. The maximum building height is intended to maintain building and structure heights that are compatible with the character and intent of the zoning district. Lot coverage is the percentage of the area of a lot covered by buildings, accessory structures, or other impervious surfaces. According to Table 19.11.010-2, the maximum building height and maximum lot coverage are not defined in the AG zoning district.

Staff Finding: Maximum building height and lot coverage are not defined in the AG zoning district, and the applicant is not proposing increasing the height of the existing buildings on the property, or the lot coverage associated with the subject property.

- vii. **Exterior Lighting:** (YCC 19.10.040(10)) "Exterior lighting is regulated to minimize light pollution to neighboring properties and encourage true-color, full-spectrum light rendition in projects. Exterior lighting for all uses and signs shall be directed downward and otherwise arranged, fully shaded, screened, shielded, and of a design that results in the light being directed onto the site and of an intensity or brightness that does not reflect or cause glare or light intrusion into any adjacent or nearby residential use or interfere with the safe operation of motor vehicles." Figures YCC 19.10.040-3 and -4 of the Yakima County Code contain examples of exterior lighting sources and fixtures.

Staff Finding: No new outdoor lighting is proposed as a part of this development. Outdoor lighting installed in the future will be required to be directed downward and otherwise arranged, fully shaded, screened, shielded, and of a design that results in the light being directed onto the site and of an intensity or brightness that does not reflect or cause glare or light intrusion into any adjacent or nearby residential use or interfere with the safe operation of motor vehicles, consistent with this standard.

- viii. **Floodplain Development:** (YCC 19.10.040(11)) "A pre-application meeting and a Flood Hazard Permit application is required for all new development in floodplains in order to minimize and mitigate potential adverse impacts to property and infrastructure while reducing risks to public health and safety."

The Yakima County Flood/Hazard Reviewer provided the following comments: “Based on current FEMA mapping and GIS overlay, the entire parcel is outside the FEMA-designated 100-year floodplain/floodway. Flood-resistant materials and construction methods are not required.”

Staff Finding: Based on Yakima County mapping, no FEMA-designated floodplain and/or floodway has been identified on the subject property. No pre-application meeting or additional review will be required at this time.

- ix. **Stormwater Requirements:** YCC 19.10.040(12) Stormwater quality and quantity concerns for project permits can be addressed through YCC Chapter 12.10, the State Environmental Policy Act environmental review process, or through the requirements of the Washington Department of Ecology. This is to ensure public and private development projects comply with National Pollution Discharge Elimination System (NPDES) permit requirements under the Federal Clean Water Act (CWA) where applicable.

The Yakima County Water Resources Division provided the following comments: “Ongoing conditions.

- * Stormwater must be retained on site.
- * Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.”

Staff Finding: Conditions of approval requiring the applicant to retain all stormwater on site and to ensure that any natural drainages located on the property are not altered or impeded and that upland drainage must be conveyed through the property have been recommended as a part of this report.

- x. **Signs:** YCC Chapter 19.20. According to YCC 19.20.030(1), “All on-premises signs are accessory uses and shall be subject to the same procedural and review requirements as the principal use, except that new signs accessory to existing or approved uses may be reviewed as modifications to existing or approved uses under Section 19.35.030.” All proposed signs are subject to the review procedures of Title 19 and the standards of Chapter 19.20, which include Table 19.20-1 Type of Signs Permitted, Table 19.20-2 Number of Signs Permitted, Table 19.20-3 Maximum Area per Sign Face, and Table 19.20-4 Sign Height and Setbacks.

Staff Finding: Based on the submitted application, the applicant is proposing the installation of one approximately 35 Sq. Ft freestanding pole sign, which will be approximately 15 feet tall. YCC Table 19.20-1 (Type of Signs Permitted) allows for freestanding signs to be permitted alongside of an approved use in the AG zoning district. YCC Table 19.20-2 (Number of Signs Permitted) allows for a maximum of one freestanding sign to be permitted per street frontage in the AG zoning district, while YCC Tables 19.20-2 and 19.20-3 permits a maximum sign area of 32 Sq. Ft, and a maximum sign height of 10 Ft.

Based on these findings, the applicant may install an on-premises, freestanding sign as proposed, but will be required to modify the height and dimensions of the proposed sign to comply with these standards, limiting the sign area to a maximum of 32 Sq. Ft, and the height of the final sign to a maximum of 10 Ft. A Condition of Approval has been recommended as a part of this report that the applicant provide a Final Site Plan identifying the location of the final sign, alongside plans

demonstrating that the sign will comply with the maximum sign area and height standards as listed above prior to installation of the sign.

- xi. **Sewer and Water:** YCC Title 19.25. Per YCC Table 19.25-1, proposals that include up to two new connections in the AG zoning district have 3 options for water in order of priority: Existing public water system, new public water system, and an individual well. Proposals with 2 or more connections in the AG zoning district have 2 options for sewage disposal: a County sewer system, and an individual on-site septic system.

Regarding water rights, YCC 12.08.050 states that “All applicants for a building permit or other development permit requiring potable water must provide evidence of an adequate water supply to the county prior to the issuance of the permit . . .”

The Yakima Health District provided the following comments: “Septic: The existing septic systems will need to be reviewed and potentially expanded to serve this project as proposed. Contact the Yakima Health District Help Desk to apply for a septic clearance at 509-249-6508 or yhd.help.desk@co.yakima.wa.us.

Daycare: Daycares are licensed by the Washington State Department of Children, Youth, and Families. Contact DCYF for permitting requirements. A septic approval letter from YHD will be required as part of the approval process through DCYF. Contact the Yakima Health District Help Desk to apply for a daycare review at 509-249-6508 or yhd.help.desk@co.yakima.wa.us.

Water: This project is served by City of Yakima water. YHD has no concerns regarding this water source.

Food: If food will be provided (daycare, concessions stand, etc), a permit would be required from YHD. Contact the Yakima Health District Help Desk for more information at 509-249-6508 or yhd.help.desk@co.yakima.wa.us.”

The City of Yakima Water/Irrigation Division provided the following comments: “The following are general comments regarding the existing site conditions for the above referenced project:

- The property is served by a dead end 12” public waterline off of N. Gleed Rd. There is an existing 2” water service and meter serving the property.
- There are two existing Fire Hydrants on site.
- Maximum available fire flow from the dead end 12” waterline is 2000 gpm.
- Site is not within the City of Yakima’s irrigation service area.

The following are Conditions of Approval and potential requirements based on the Yakima Municipal Code:

- Water service/meter requirements dependent on fixture count/flow demand requirement for the site. Domestic Charge (7.56.050) and Distribution Connection Charge (7.56.055). Base Irrigation Charge (7.56.060) shall apply if using domestic water for irrigation. Installation Charges (7.68.043). Installations and/or relocations shall be completed

by City of Yakima at the owner's expense. Contact Emilio Lopez (575-6196) for costs and to coordinate work.

Staff finding: The applicant provided a letter from the City of Yakima indicating that their municipal water system has the capacity and ability to serve the proposed development, and is proposing to connect to the 12-inch water line off of North Gleed Road operated by the City of Yakima's system. Based on comments received from the City of Yakima, the applicant will be responsible to applying – and receiving approval – for connection to the City of Yakima's municipal water system prior to the establishment of the proposed uses associated with this development. A condition of approval reflecting these requirements has been recommended as part of this report.

Based on comments received from the Yakima Health District, the existing septic systems will need to be reviewed and potentially expanded to serve this project as proposed. A condition of approval requiring the applicant to receive approval of their septic system from the Yakima Health District prior to establishment of the proposed use(s).

- f. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

Staff finding: Based on comments received from the Yakima County Roads Department, the existing County roads are capable of servicing the proposed uses, and are generally adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use of the subject property, and an additional five (5) feet of right-of-way has been dedicated along the subject property's northeastern property line to ensure that the right-of-way associated with Old Naches Highway is consistent with County Road standards for its functional classification. Conditions of approval requiring the applicant to receive approval of a RAP prior to issuance of all associated building permit(s) have been added to this recommendation.

- g. The proposed use will have no substantial adverse effect on abutting property or the permitted use thereof;

Staff finding: The proposed uses associated with this development application will primarily utilize existing structures and/or use areas associated with the subject property. Additional traffic, noise, and similar features may occur as a result of the proposed use of the property but is expected to be generally consistent with the historical use of the property as an elementary school. Additionally, notice has been provided to neighboring property owners, as well as outside agencies, and no comments from neighboring property owners were received that suggested that the proposed development may result in substantial adverse effect on neighboring properties, or their permitted use(s).

- h. In the case of residential uses, the housing density of the development is consistent with the existing zoning densities, or the Comprehensive Plan, and that all other aspects of the development are consistent with the public health, safety, and general welfare for the development and for adjacent properties; and

Staff finding: No residential development is proposed as a result of this development permit. This criterion is not applicable.

- i. The development complies with all criteria in Chapter 19.18 applicable to the proposed use, unless otherwise administratively adjusted.

Staff finding: YCC Chapter 19.18 provides standards associated with specific use(s). Daycare centers, community centers, and gymnasiums/exercise facilities are not uses with specific standards within YCC Chapter 19.18, and as such this criterion is not applicable.

Consistency Analysis (YCC 16B.06.020)

1. As part of project review, the reviewing official will determine if a proposed project is consistent with Yakima County's applicable development regulations or, in the absence of applicable regulations, the adopted Yakima County Comprehensive Plan. Consistency should be determined in the project review process by considering four factors found in applicable plans and regulations (RCW 36.70B.040). They are as follows:

- a. The type of land use;

*Staff Finding: According to YCC Table 19.14-1 Allowable Land Uses, daycare centers, community centers, and/or gymnasiums/exercise facilities are classified as a Type 3 use in the Ag Zoning District. Type 3 uses are considered not generally appropriate throughout a zoning district and therefore require Hearing Examiner review. With Type 3 uses, an open record public hearing is required to provide agencies and neighboring property owners with an additional opportunity to present issues or concerns that can be evaluated by the Hearing Examiner. This land use has been reviewed for consistency with the surrounding area and can be determined consistent with the Comprehensive Plan – **Horizon 2040** and with Title 19, provided all required conditions are met.*

- b. The level of development, such as units per acre or other measures of density;

Staff Finding: The proposal does not increase residential density. The level of development of the proposal will be consistent with the density requirements of the Ag Zoning District.

- c. Infrastructure, including public facilities and services needed to serve the development;

Staff Finding: Public facilities are available and adequate for the proposed use, with access to both county-maintained public roads, as well as a municipal water system managed by the City of Yakima. Where public infrastructure is not available, such as for sewage disposal, private facilities will be established serving the proposed use(s) and will be required to be reviewed as required to ensure compliance with local, state, and/or federal regulations.

- d. The characteristics of the development, such as development standards.

Staff Finding: As conditioned, the character of the development will be consistent and compatible with applicable development standards and the purpose and intent of the Ag Zoning District, providing all conditions stipulated are met and all state requirements as applicable are continually adhered to.

IV. CONCLUSIONS.

1. The application materials and received comments include evidence and analysis that supports a conclusion that the proposed Land Use, if appropriately conditioned, is consistent with YCC 19.18.060 and the general development standards in Title 19 YCC.
2. Except, as otherwise expressly provided, a Reviewing Official is authorized by YCC 19.30.100 to impose conditions on an approval to assure compliance with Title 19 YCC and other relevant provisions of Yakima County Code. This recommendation contains a set of proposed conditions that largely serve this purpose. Any approval should include those conditions, subject to adjustments based on the results of the open record hearing. Similarly, conditions that mitigate for material impacts identified in the Findings should also be included in the approval.

3. The Findings above and these Conclusions support a recommendation for approval of a Conditional Use Permit establishing a daycare center, community center, and gymnasium/exercise facility application, as well as the associated request for a Type 1 Adjustment to the ESLU setbacks accommodating the proposed development.

V. RECOMMENDATION.

Based on the findings, analysis, and conclusions above, the Administrative Official recommends Approval of the application by Blanca Gonzalez to establish the proposed daycare center, community center, and gymnasium/exercise facility, which consists of the redevelopment of a previous elementary school facility, and the change of the subject property's use, as described in application CUP2025-00028 and ESP2025-00005, subject to the following conditions:

VI. CONDITIONS (NEXT STEPS).

The conditions of approval must be completed within (3) three years of the date of the Hearing Examiner's decision. Please note that the Hearing Examiner's decision and time limit pertain to this conditional use action authorized for this approved land use only and does not include timelines associated with other permits (for example building permits). Failure to comply with all conditions will result in the revocation of this permit. The Hearing Examiner's Final Decision includes the following conditions and the above findings as described.

1. The applicant shall apply for all Building and Fire Life Safety permits for the proposed structures, sign, and site preparation. All permits for the proposed structures, sign, and site preparation must be issued, inspected, and finalized prior to occupancy. The applicant shall ensure that the project meets all ADA requirements. Please contact the Yakima County Public Services Department: Building and Fire Safety Division at (509) 574-2300.
2. The applicants shall complete all necessary permits from the Yakima Health District for the septic system. Contact the Yakima Health District help desk at 509-249-6508 or yhd.help.desk@co.yakima.wa.us for information regarding the required forms and process. Verification of approval shall be submitted to the Planning Division.
3. A Final Site Plan shall be submitted to the Yakima County Planning Division for review and approval. The final site plan should identify the location of the sign proposed as a part of this development application.
4. The applicant shall record the attached (Attachment G) "Setback Reduction for Especially Sensitive Land Uses" declarative covenant acknowledging that the proposed use(s) of the property will not meet the 150-foot agricultural setback required under YCC 19.18.205(2)(a), and that the occupants of said property may be subject to increased levels of noise, dust, smoke, odors, traffic, spray drift, and other undesirable effects resulting from normal practices and activities carried out on the adjacent resource designated property.

The following conditions must be met prior to the issuance of the Certificate of Occupancy or the commencement of use. Failure to comply with these conditions can result in the revocation of this permit.

5. The applicant shall identify the non-profit organization that will operate the community center and provide evidence that this non-profit organization is a registered IRC 501(c) non-profit organization, or are otherwise designated as being an established, non-profit organization, prior to establishing the community center.

6. The applicant shall receive all necessary approvals from the Washington State Department of Children, Youth, and Families to operate the proposed daycare center, and provide the Yakima County Planning Division with written confirmation that all necessary permit(s) and/or approvals have been issued prior to the commencement of the proposed daycare center.
7. The applicants are required to connect to the City of Yakima's Water System. Any applicable fees must be paid. The applicants shall provide written verification from the City of Yakima's Water System to the Planning Division indicating this condition has been met.
8. The applicants are required to install all required water lines according to the requirements of the City of Yakima Water System. All applicable inspections, approvals shall be completed, easements provided according to the requirements of the water district and all fees due at the time of connection shall be paid, and the applicants shall provide written verification from the City of Yakima Water System to the Planning Division indicating this condition has been met.
9. The applicant shall provide a minimum of 37 and no more than 62 parking spaces. The parking facilities shall be developed and maintained to rural standards in accordance with YCC 19.22.070. The parking spaces shall comply with applicable local, state, and federal standards regarding accessible parking for disabled persons (YCC 19.22.050 and RCW 19.27.031.). The applicants shall build all new parking spaces, driveways, travel ways, and parking aisles to the standards outlined in YCC 19.22.070.

The following are ongoing conditions that apply for the life of the permitted use. Failure at any time to comply with these conditions can result in the revocation of this permit.

10. The applicant shall comply with Yakima County Public Services Building and Fire & Life Safety requirements for large public gatherings associated with the proposed community center. On days of large events, the applicant shall provide emergency vehicle ingress and egress, emergency egress or escape routes, emergency medical services, directing of both attendees and vehicles including the parking of vehicles, and crowd managers.
11. The applicant is required to comply with the noise regulations as stated under Yakima County Code Chapter 6.28 (Noise Control).
12. Operations of the daycare center shall be limited to those between 6:00 am and 6:00 pm Monday through Friday.
13. Operations of the Community Center shall occur between 6:00 PM Friday and 6:00 am Monday.
14. All teachers, and other staff associated with the operation of the daycare facility, must receive (and maintain) all applicable credentials required to operate the proposed daycare center, for the life of the use. The daycare center shall maintain records of applicable credentials.
15. The project shall be completed in conformance with and shall not extend beyond the application materials (which include but is not limited to site plan, narrative, forms, and plans) submitted with the application referenced as file number CUP2025-00028 and ESP2025-00005. Any changes may require a modification to this authorization or result in the revocation of this permit. If changes are planned in the future, please contact the Yakima County Public Services Department: Planning Division at (509) 574-2300 for assistance with the permitting process.
16. Exterior lighting for all uses and signs shall be directed downward and otherwise arranged, fully shaded, screened, shielded, and of a design that results in the light being directed onto the site and of an intensity or brightness that does not reflect or cause glare or light intrusion into any adjacent

or nearby residential use or interfere with the safe operation of motor vehicles in accordance with YCC 19.10.040(10). For further information please contact the Yakima County Public Services Department: Planning Division at 509-574-2300.

17. The applicants shall ensure that a vision clearance triangle as described in YCC 19.10.040(7)(b) is maintained at all accesses onto both Old Naches Highway and North Glead Road.
18. The owners, their grantees and assignees in interest shall meet the terms of Compliance, Extensions, Expirations, and Reinstatement requirements per YCC 16B.07.050 (see Attachment A). The applicant shall complete all required conditions, submit documentation that all conditions were met, and request County inspection or review to determine that the requirements have been fulfilled within the timeframe specified in the decision and any authorized extensions. For further information please contact the Yakima County Public Services Department: Planning Division at 509-574-2300.
19. The applicants shall not alter or impede any natural drainageways. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250. For further information please contact the Yakima County Public Services Department: Water Resources Division at 509-574-2300.

Attachments:

- A) YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement
- B) Internal Comments
- C) Submitted site plan
- D) YCC Table 19.22-3 - Minimum Parking Space, Aisle and Lot Dimensions
- E) Comment email from the City of Yakima submitted on September 15, 2025
- F) Comment received from the Washington State Department of Ecology on August 14, 2025
- G) "Setback Reduction for Especially Sensitive Land Uses" declarative covenant
- H) Communication with the applicant

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, nation origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.



Compliance, Extension, Expiration and Reinstatement (YCC 16B.07.050)

- (1) Compliance with Conditions and Safeguards of Project Permit. It is the affirmative duty of a project permit holder and the land owner (as applicant) to comply with any conditions made a part of the terms under which the approval of a project permit was granted as authorized by Yakima County Code. The applicant shall complete all required conditions, submit documentation that all conditions were met and request County inspection or review to determine that the requirements have been fulfilled within the timeframe specified in the decision and any authorized extensions. When the conditions of the project permit have been met within the timeframe specified by the decision and any subsequent extension authorized by the applicable code, the applicant shall provide a letter certifying that the conditions were met to the Administrative Official to document compliance.
- (2) Extension of Any Approved Project Permit. A valid project permit, other than a preliminary plat, may be extended one time only for up to one additional year by action of the Administrative Official.
 - (a) Requests for extensions shall be made in writing, shall be submitted to the Planning Division prior to the expiration date and shall be accompanied by the final approved site plan showing the location and size of any development or work already completed on the project. Such extension request shall present a timeline that identifies when each of the conditions of the decision has or will be completed and shall detail unique and special circumstances that prohibited the commencement or completion, or both, of the use authorized.
 - (b) The Administrative Official shall review the request without public notice or hearing and issue the decision within fourteen days from the receipt of the completed request. The Administrative Official may:
 - (i) Approve the extension based on a work schedule provided by the applicant to assure the work will be completed according to a modified schedule, or
 - (ii) Disapprove the extension.
 - (c) The Administrative Official shall mail the decision to the applicant and shall specify the decision as final unless appealed to the Hearing Examiner under the provisions of Chapter 16B.09 of this Title. Conditions of approval listed previously in the notice of decision issued pursuant to 16B.07.010 through 16B.07.030 of this Chapter may be appealed only according to the procedures and time periods specified in YCC 16B.09.010 and are not subject to appeal again following any decision or determination of the Administrative Official made under this Section 16B.07.050.

Attachment: A 1/2

- (3) Failure to Complete Approved Permit Conditions within Specified Timeframe and Failure to Comply with Permit Decisions or Conditions.
- (a) Expiration. If compliance with the terms of the project permit approval has not occurred within the timeframe specified by the decision and any subsequent extension authorized by the applicable code, the project shall be considered expired by time limitation and the land use approval shall be null and void. Expiration of a project permit granted pursuant to Yakima County Code shall not be subject to appeal.
 - (b) Violations. A project permit issued or processed pursuant to any applicable Title listed in YCC 16B.01.020 will be deemed in violation of this Code if it is ascertained that the application included any false information material to the project permit approval, or if it develops that the conditions and safeguards made a part of the terms under which the approval was granted are not being maintained. Such violations of project permit approval shall be subject to Chapter 16B.11 and other remedies available to Yakima County under any applicable law to enforce conditions of permit approvals, remedy land use and code violations or abate those violations including without limitation YCC Title 13.
 - (c) Compliance Agreement. The applicant and the County may enter into a compliance agreement to complete the required conditions subject to appropriate fees to compensate the County in preparing, recording and implementing the compliance agreement. On terms acceptable to the Administrative Official, in his or her sole discretion, the County may offer an extension of time to complete the required conditions of approval subject to appropriate fees to compensate the County in preparing, recording and implementing any such compliance agreement; provided, however, that no compliance agreement may be used in lieu of the permit process to remove or negotiate conditions of approval.
- (4) Reinstatement. Where a project permit has expired, the applicant may apply to have the permit reinstated and the work authorized by the original permit can be recommenced, provided the following are met:
- (a) The applicant submits a written request not more than sixty days after the original permit or authorized extension expired.
 - (b) The applicant provides a timeline for successful achievement of all conditions upon which the Administrative Official can agree.
 - (c) The codes under which the original permit was issued and other laws which are enforced by Yakima County have not been amended in any manner which affects the work authorized by the original permit.
 - (d) No changes have been made or will be made in the original plans and specifications for such work.
 - (e) The applicant submits a reinstatement fee. The fee for a reinstated permit shall be seventy percent of the amount required for a new project permit pursuant to YCC Title 20.
 - (f) Where the request for reinstatement does not comply with all of the preceding criteria in this Subsection, a new project permit application must be submitted and processed as a new project, at full permit fees.



Yakima County Public Services

Workflow Comments

128 North 2nd Street * Fourth Floor, Courthouse * Yakima, WA 9890
(509) 574-2300 * FAX (509) 574-2301

Attachment: B1/6

CUP2025-00028

Date Printed: 10/14/2025

Workflow History

Task	Status	Comment	Date	Staff
Address Review	Complete	Parcel is already addressed 2700 Old Naches Highway. There are no addressing requirements in conjunction with this application.	6/23/2025	Jamie West
Building Review	Complete	Based upon the information submitted, proposals to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed require Building, Fire, Mechanical and/or Plumbing Permits (IBC, S.105.1). All construction is required to comply with all applicable provisions of the current adopted International Building Codes (IBC, S.101.2) with Washington State Amendments and Washington State Energy Code-Commercial (WSEC-C, S.C101.2). Building permits and Building Codes are based on the building's use and construction type. The entire site, which includes buildings, structures, facilities, elements, and spaces, temporary or permanent, is required by code to be fully accessible to individuals with disabilities (IBC, S.1103.1). A complete building code compliance plan review will be performed when construction drawings are submitted for building permits. Adopted applicable Washington State and Yakima County Amended Codes: Building: International Building Code (IBC). Mechanical: International Mechanical Code (IMC). Plumbing: Uniform Plumbing Code. Fire: International Fire Code (IFC). Existing Buildings: International Existing Building Code (IEBC). Energy Codes: Washington State Energy Code-Commercial (WSEC-C). Accessibility (Commercial): International Building Code (IBC), Chapter 11, Appendix E and ICC A117.1 Accessible and Usable Buildings and Facilities. Electrical: Washington State Department of Labor and Industries.	6/3/2025	Richard Hembree
Code Enforcement Review	Complete		6/6/2025	Janna Jackson
Current Planning Review	Complete w/Conditions	Based on review of the application materials, the proposed CUP application is complete for review under	7/18/2025	David Lukaczer

YCC 19.30.060 and is generally consistent with the requirements of the AG zoning district. Potential impacts associated with the proposed subdivision, as well as a deeper review of compliance with the Yakima County Code, will be completed following the required public notice and comment period, and will be addressed as a part of the final decision. Conditions of approval, where appropriate, will be included in the decision.

Current Planning Review	Incomplete	1) The submitted site plan does not provide the required information for this project. A checklist was attached in the application with site plan requirements – please review a copy of the site plan checklist attached to this letter and submit a revised site plan that shows: • A playground referenced in the application and narrative is not shown on the provided site plan. Submit a revised site plan that shows the playground area; • Show the location of parking stalls and driving aisles on the site plan or a separate circulation plan; and • The location of the septic facilities should be updated to reflect its accurate location, as indicated in the attached June 11, 2025 email from Blanca Gonzales.	6/23/2025	David Lukaczer
Env. Planning Review	Complete		6/23/2025	David Lukaczer
Fire Review	Complete	FIRE: Based on the information submitted, all new construction and modifications to existing structures require fire permits. All construction or use changes must comply with all applicable provisions of the currently adopted International Fire Codes with Washington State Amendments and the currently adopted Yakima County Ordinances. Fire Permits and Codes are based on the building's use and construction type.	6/3/2025	Douglas Werts
Flood/Hazard Review	Complete	Based on current FEMA mapping and GIS overlay, the entire parcel is outside the FEMA-designated 100-year floodplain/floodway. Flood-resistant materials and construction methods are not required.	6/3/2025	Richard Hembree
Health Dist. Review	Complete w/Conditions	Septic: The existing septic systems will need to be reviewed and potentially expanded to serve this project as proposed. Contact the Yakima Health District Help Desk to apply for a septic clearance at 509-249-6508 or yhd.help.desk@co.yakima.wa.us. Daycare: Daycares are licensed by the Washington State Department of Children, Youth, and Families. Contact DCYF for permitting requirements. A septic approval letter from YHD will be required as part of the approval process through DCYF. Contact the Yakima Health District Help Desk to apply for a daycare review at 509-249-6508 or yhd.help.desk@co.yakima.wa.us. Water: This project is served by City of Yakima water. YHD has no concerns regarding this water source. Food: If food will be provided (daycare, concessions stand, etc), a permit would be required from YHD. Contact the Yakima Health District Help Desk for more information at 509-249-6508 or yhd.help.desk@co.yakima.wa.us.	6/12/2025	Kait Wolterstorff
Long Range Planning Review	Comments Not Required		6/23/2025	Aaron Cohen

PC Building Review	Complete w/Conditions	Buildings were constructed prior to 1974 - permits were not required. A change of use permit will be required for each building on the parcel. All submittals are to comply with the current adopted International Building Code with Washington State Amendments as well as the current adopted Washington State Energy Compliance Code as well as supplemental permits.	6/23/2025	Jessica Pearson
Transportation Review	Complete w/Conditions	Conditions 1 The applicant shall execute and record a quit claim deed to Yakima County for a 5-foot strip of land across the Old Naches Highway frontage of the subject parcel in this development, the purpose of which is for county road right of way. 2 The applicant shall obtain a road approach permit for the subject parcel. Comments This proposal meets the definition of "Development" in Section 19.01.070 YCC. Parcel 18142933011 has frontage to Old Naches Highway which is an FCC 07 Rural Major Collector Road. A road of this classification requires 70 feet of right of way dedication, 35 feet on each side of centerline. There is currently 30 feet of right of way dedication across the frontage of this parcel. Per 19.23.030(2) YCC Right-of-way adjacent to and within all development must be dedicated. The applicant shall execute and record a quit claim deed to Yakima County for a 5-foot strip of land across the Old Naches Highway frontage of the subject parcel in this development, the purpose of which is for county road right of way. Yakima County Roads has no record of a Road Approach Permit for the parcel in this proposal. Per Sections 10.08.020 and 19.10.040 YCC, the applicant shall obtain a RAP from the Yakima County Transportation Division for all existing unpermitted access(es) to the County roadway system. The fact that the road approach application is in conjunction with a CUP must be disclosed to the applicant at the time of application. No future building permits can be issued without the completion and approval of a RAP. It should also be noted that the unpermitted approach on the east side of the parcel will need to be brought up to code being a hard surfaced commercial approach.	6/5/2025	Victor Shaul
Utilities Review	Comments Not Required	Utilities Dept. has no comments on this review.	6/10/2025	Jose Campos
Water Resources Review	Complete w/Conditions	Ongoing conditions. * Stormwater must be retained on site. * Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.	6/3/2025	Nellie Soptich



Yakima County Public Services

Workflow Comments

SEP2025-00014

128 North 2nd Street * Fourth Floor, Courthouse * Yakima, WA 9890
(509) 574-2300 * FAX (509) 574-2301

Date Printed: 10/14/2025

Workflow History

Task	Status	Comment	Date	Staff
Address Review	Complete	Proposal has no impact on address assignment.	6/23/2025	Jamie West
Building Review	Complete	Based upon the information submitted, proposals to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed require Building, Fire, Mechanical and/or Plumbing Permits (IBC, S.105.1). All construction is required to comply with all applicable provisions of the current adopted International Building Codes (IBC, S.101.2) with Washington State Amendments and Washington State Energy Code-Commercial (WSEC-C, S.C101.2). Building permits and Building Codes are based on the building's use and construction type. The entire site, which includes buildings, structures, facilities, elements, and spaces, temporary or permanent, is required by code to be fully accessible to individuals with disabilities (IBC, S.1103.1). A complete building code compliance plan review will be performed when construction drawings are submitted for building permits. Adopted applicable Washington State and Yakima County Amended Codes: Building: International Building Code (IBC). Mechanical: International Mechanical Code (IMC). Plumbing: Uniform Plumbing Code. Fire: International Fire Code (IFC). Existing Buildings: International Existing Building Code (IEBC). Energy Codes: Washington State Energy Code-Commercial (WSEC-C). Accessibility (Commercial): International Building Code (IBC), Chapter 11, Appendix E and ICC A117.1 Accessible and Usable Buildings and Facilities. Electrical: Washington State Department of Labor and Industries.	6/3/2025	Richard Hembree
Code Enforcement Review	Complete		6/6/2025	Janna Jackson
Current Planning Review	Incomplete	1) The submitted site plan does not provide the required information for this project. A checklist was attached in the application with site plan requirements – please review a conv of the site plan checklist attached to this	6/23/2025	David Lukaczer

letter and submit a revised site plan that shows:

- A playground referenced in the application and narrative is not shown on the provided site plan. Submit a revised site plan that shows the playground area;
- Show the location of parking stalls and driving aisles on the site plan or a separate circulation plan; and
- The location of the septic facilities should be updated to reflect its accurate location, as indicated in the attached June 11, 2025 email from Blanca Gonzales.

Current Planning Review	Complete		7/18/2025	David Lukaczer
Env. Planning Review	Complete		6/23/2025	David Lukaczer
Fire Review	Complete	FIRE: Based on the information submitted, all new construction and modifications to existing structures require fire permits. All construction or use changes must comply with all applicable provisions of the currently adopted International Fire Codes with Washington State Amendments and the currently adopted Yakima County Ordinances. Fire Permits and Codes are based on the building's use and construction type.	6/3/2025	Douglas Werts
Flood/Hazard Review	Complete	Based on current FEMA mapping and GIS overlay, the entire parcel is outside the FEMA-designated 100-year floodplain/floodway. Flood-resistant materials and construction methods are not required.	6/3/2025	Richard Hembree
Health Dist. Review	Complete w/Conditions	Septic: The existing septic systems will need to be reviewed and potentially expanded to serve this project as proposed. Contact the Yakima Health District Help Desk to apply for a septic clearance at 509-249-6508 or yhd.help.desk@co.yakima.wa.us. Daycare: Daycares are licensed by the Washington State Department of Children, Youth, and Families. Contact DCYF for permitting requirements. A septic approval letter from YHD will be required as part of the approval process through DCYF. Contact the Yakima Health District Help Desk to apply for a daycare review at 509-249-6508 or yhd.help.desk@co.yakima.wa.us. Water: This project is served by City of Yakima water. YHD has no concerns regarding this water source. Food: If food will be provided (daycare, concessions stand, etc), a permit would be required from YHD. Contact the Yakima Health District Help Desk for more information at 509-249-6508 or yhd.help.desk@co.yakima.wa.us.	6/12/2025	Kait Wolterstorff
Long Range Planning Review	Comments Not Required		6/23/2025	Aaron Cohen
PC Building Review	Complete w/Conditions	Buildings were constructed prior to 1974 - permits were not required. A change of use permit will be required for each building on the parcel. All submittals are to comply with the current adopted International Building Code with Washington State Amendments as well as the current adopted Washington State Energy Compliance Code as well as supplemental permits.	6/23/2025	Jessica Pearson
Transportation Review	Complete	See CUP2025-00028	6/10/2025	Victor Shaul

Utilities Review	Comments Not Required	Utilities Dept. has no comments on this review.	6/10/2025	Jose Campos
Water Resources Review	Complete w/Conditions	Ongoing conditions. * Stormwater must be retained on site. * Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.	6/3/2025	Nellie Soptich

JUL 08 2025

Case No.: CVP25-028
Assigned To: DML
ESP25-002
SEP25-014



SCALE 1: 130

A, E, D: H2A HOUSING

B: DAYCARE

C: COMMUNITY CENTER

F: MAINTENANCE BUILDING

G: SMALL SHED (SCALE 1:50)

150 FT EXISTING SETBACKS



FRONT SETBACKS



75 PROPOSED SETBACKS



PROPOSED FENCE



PARKING

LABELED AS "P"

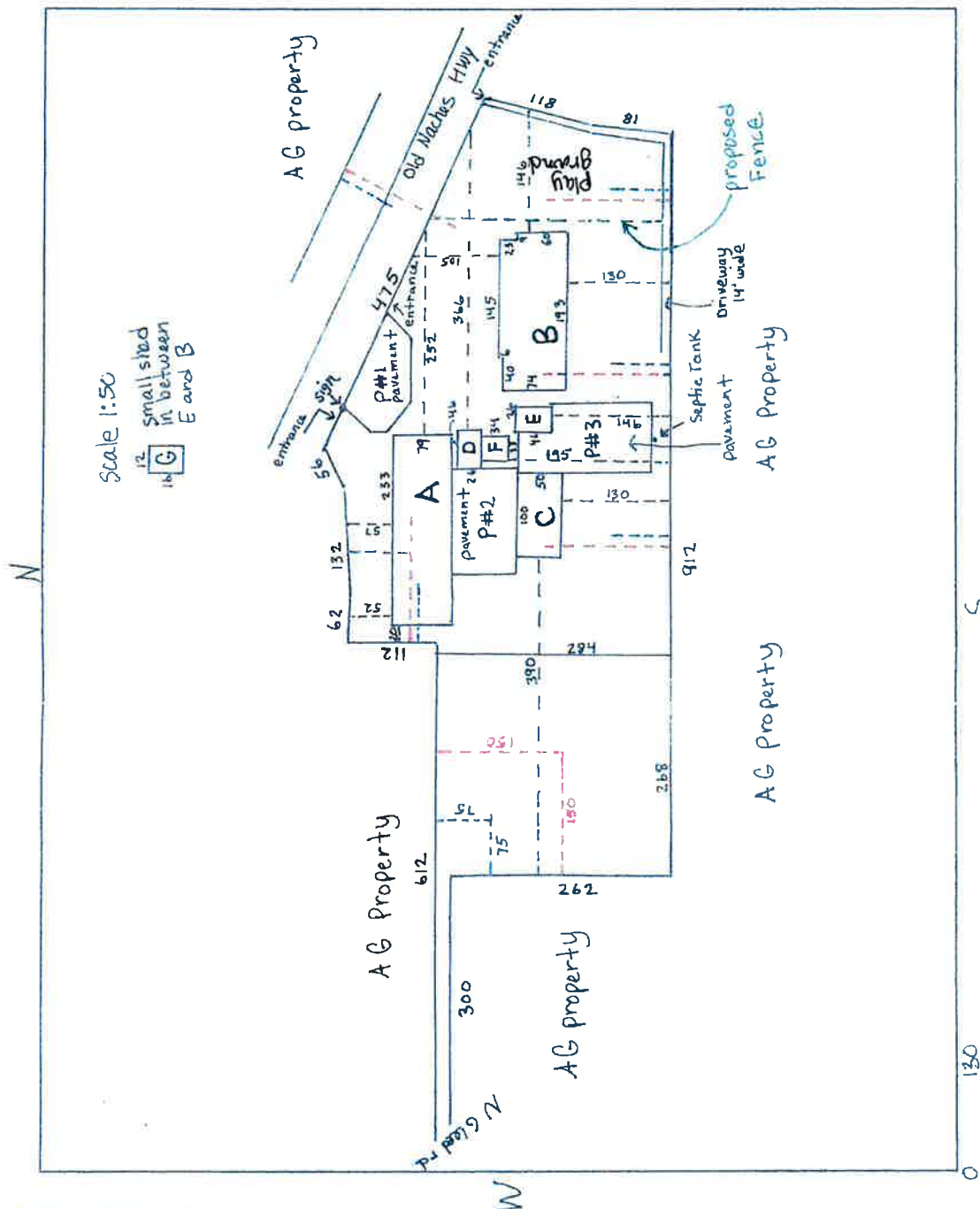


REQUIRED ATTACHMENT:

YAKIMA COUNTY GENERAL SITE PLAN

Note: Producing the site plan from this template is preferred, however, the template can be substituted for your own drawing (computer aided is acceptable).

Site plan must be drawn with blue or black ink



LOT COVERAGE CALCULATION

- Dimension(s) of existing structure(s)
- Building addition/new structure(s) dimension(s)
- Existing paved area(s) (driveways, walkways, patios, etc.) TOTAL
- Proposed paved area(s)
- Total Impervious Surface ($a+b+c+d = e$)
- Lot Size (1 acre = 43,560 sq ft)
- Lot coverage ($e/f \times 100 = g$)

MAP SCALE (check one)

- ☐ Preferred Scale: 1 inch on the map = 20 ft on the ground ☒ Custom Scale: 1 inch = 15.30
*Square is 0.25' by 0.25'

*Square is 0.25" by 0.25"

PARKING CALCULATION (Reference Table 19.22 in YCC 19.22)

Spaces required: 89
 Spaces provided: 89 Surface Type.

LOT INFORMATION

Parcel #(s): 181429-33011
Site Address: 2700 Old Naches Highway

BACKGROUND INFORMATION

Owner Name: Rosalinda Mendoza
Site Plan Created by: Blanca Gonzales
Address: 1306 W. Mead Ave. Yakima, WA, 9890
Contact Phone: 509-494- Date Created: 4-28-25

2218

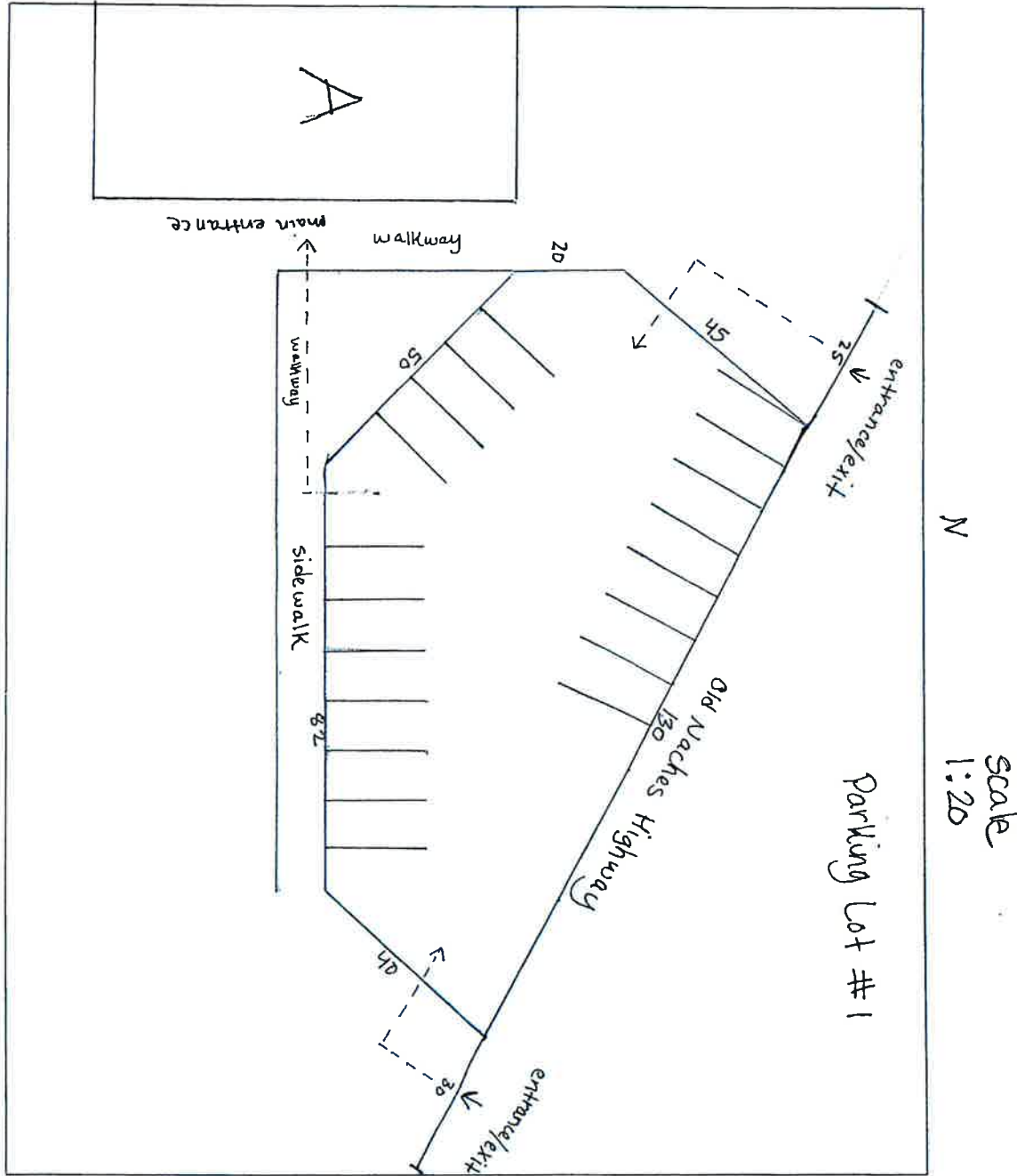


REQUIRED ATTACHMENT:

YAKIMA COUNTY GENERAL SITE PLAN

Note: Producing the site plan from this template is preferred, however, the template can be substituted for your own drawing (computer aided is acceptable).

Site plan must be drawn with blue or black ink



LOT COVERAGE CALCULATION

- a) Dimension(s) of existing structure(s) _____ SQ FT
- b) Building addition/new structure(s) dimension(s) _____ SQ FT
- c) Existing paved area(s) (driveways, walkways, patios, etc.) TOTAL _____ SQ FT
- d) Proposed paved area(s) _____ SQ FT
- e) Total Impervious Surface (a+b+c+d = e) _____ SQ FT
- f) Lot Size (1 acre = 43,560 sq ft) _____ SQ FT
- g) Lot coverage (e/f x 100 = g) _____ %

MAP SCALE (check one)

- ☐ Preferred Scale: 1 inch on the map = 20 ft on the ground ☐ Custom Scale: 1 inch = _____
- *Square is 0.25" by 0.25"

PARKING CALCULATION (Reference Table 19.22 in YCC 19.22)

Spaces required: _____
Spaces provided: _____ Surface Type: _____

LOT INFORMATION

Parcel #(s): _____
Site Address: _____

BACKGROUND INFORMATION

Owner Name: _____
Site Plan Created by: _____
Address: _____
Contact Phone: () _____ Date Created: _____

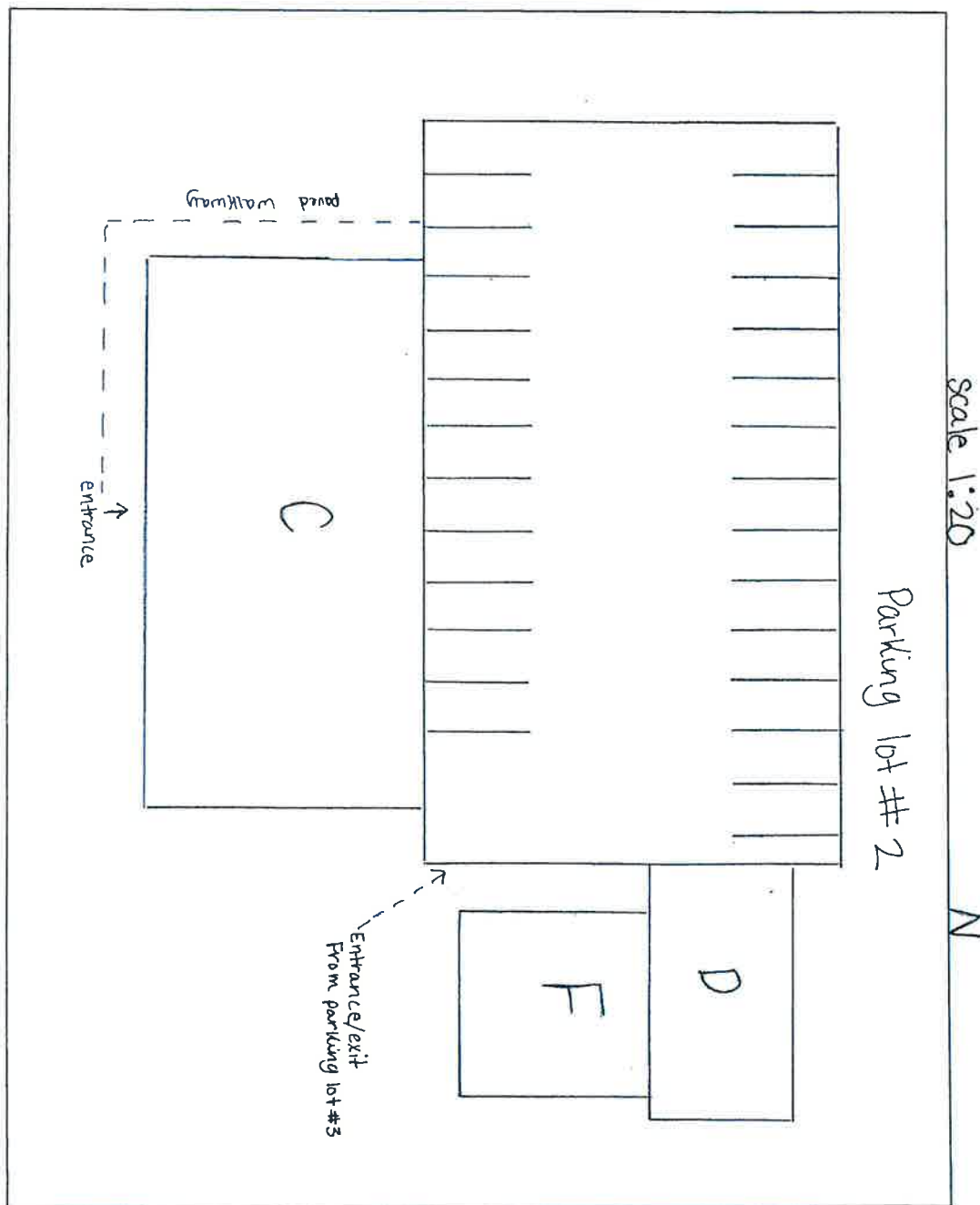


REQUIRED ATTACHMENT:

YAKIMA COUNTY GENERAL SITE PLAN

Note: Producing the site plan from this template is preferred, however, the template can be substituted for your own drawing (computer aided is acceptable).

Site plan must be drawn with blue or black ink



LOT COVERAGE CALCULATION

- a) Dimension(s) of existing structure(s) _____ SQ FT
b) Building addition/new structure(s) dimension(s) _____ SQ FT
c) Existing paved area(s) (driveways, walkways, patios, etc.) TOTAL _____ SQ FT
d) Proposed paved area(s) _____ SQ FT
e) Total Impervious Surface (a+b+c+d = e) _____ SQ FT
f) Lot Size (1 acre = 43,560 sq ft) _____ SQ FT
g) Lot coverage (e/f x 100 = g) _____ %

MAP SCALE (check one)

- ☐ Preferred Scale: 1 inch on the map = 20 ft on the ground ☐ Custom Scale: 1 inch = _____
*Square is 0.25" by 0.25"

PARKING CALCULATION (Reference Table 19.22 in YCC 19.22)

Spaces required: _____
Spaces provided: _____ Surface Type: _____

LOT INFORMATION

Parcel #(s): _____
Site Address: _____

BACKGROUND INFORMATION

Owner Name: _____
Site Plan Created by: _____
Address: _____
Contact Phone: (_____) _____ Date Created: _____



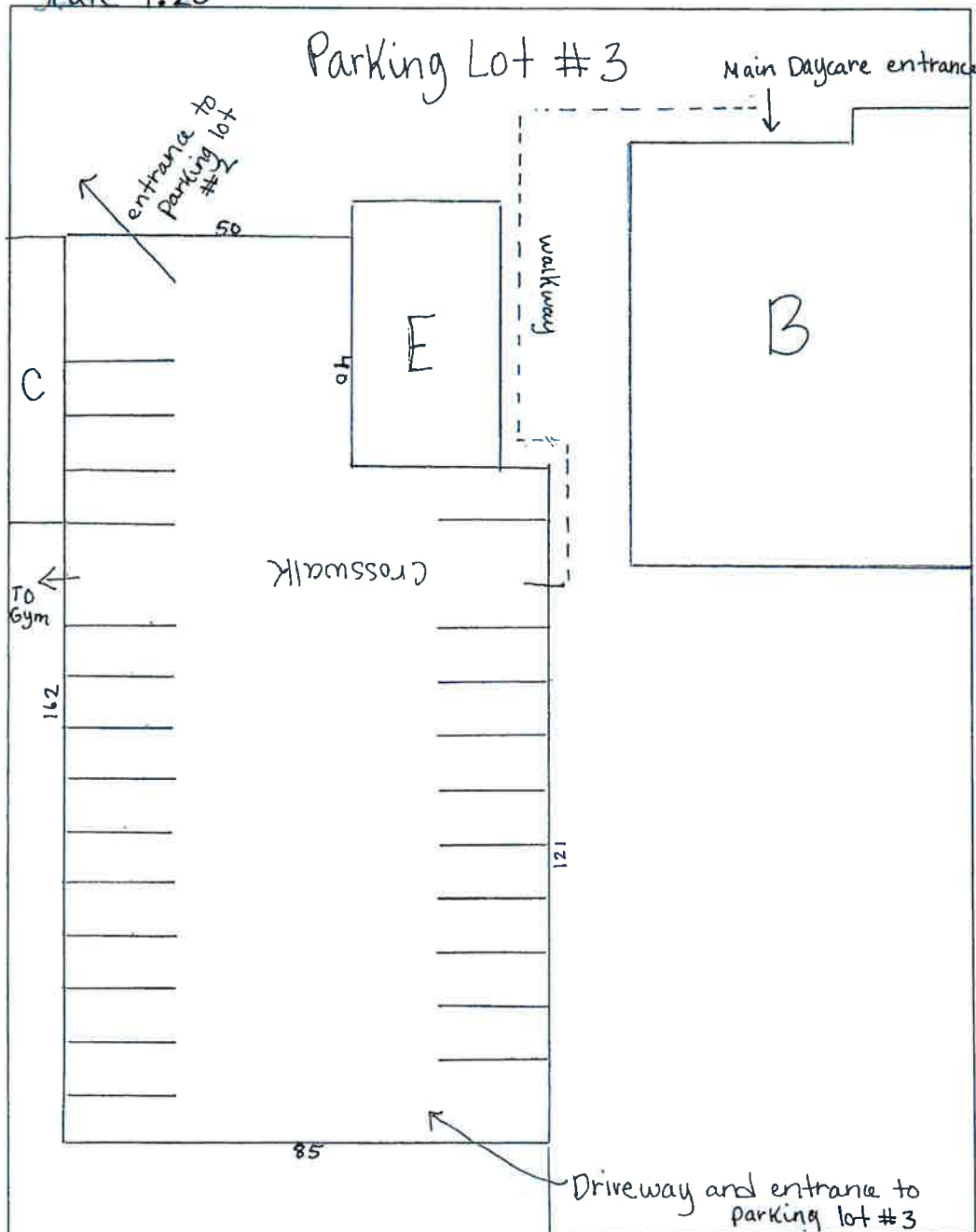
REQUIRED ATTACHMENT:

YAKIMA COUNTY GENERAL SITE PLAN

Note: Producing the site plan from this template is preferred, however, the template can be substituted for your own drawing (computer aided is acceptable).

scale 1:20

Site plan must be drawn with blue or black ink



LOT COVERAGE CALCULATION

- a) Dimension(s) of existing structure(s) _____ SQ. FT
- b) Building addition/new structure(s) dimension(s) _____ SQ. FT
- c) Existing paved area(s) (driveways, walkways, patios, etc.) TOTAL _____ SQ. FT
- d) Proposed paved area(s) _____ SQ. FT
- e) Total Impervious Surface (a+b+c+d = e) _____ SQ. FT
- f) Lot Size (1 acre = 43,560 sq ft) _____ SQ. FT
- g) Lot coverage (e/f x 100 = g) _____ %

MAP SCALE (check one)

☐ Preferred Scale: 1 inch on the map = 20 ft on the ground ☐ Custom Scale: 1 inch = _____

*Square is 0.25" by 0.25"

PARKING CALCULATION (Reference Table 19.22 in YCC 19.22)

Spaces required: _____

Spaces provided: _____ Surface Type: _____

LOT INFORMATION

Parcel #(s): _____

Site Address: _____

BACKGROUND INFORMATION

Owner Name: _____

Site Plan Created by: _____

Address: _____

Contact Phone: (_____) _____ Date Created: _____

Table 19.22-3. Minimum Parking Space, Aisle and Lot Dimensions

A	Angle along Curb	0°		30°	45°	60°	90°
B	Type	Standard	Compact	Standard	Standard	Standard	Standard
C	Stall Width	9'	8'	9'	9'	9'	9'
D	Curb Length per Car	23'		18'	12' 7"	10' 4"	9'
E	Stall Depth	8'		17' 3"	19' 8"	21'	19'
F	Min. Aisle Width	12'		11'	13'	18'	24'
G	Lot Width 1 Row + 1 Aisle (2-way)	20'		28' 4"	32' 10"	39'	43'
H	Sq. Ft. per Car	460		510	420	407	387
I	Lot Width 2 Rows + 1 Driveway	28'		45' 6"	52' 5"	60'	62'
J	Sq. Ft. per Car	322		411	336	313	279
K	Lot Width 3 Rows + 2 Driveways	48'		66' 2"	79'	95'	105'
L	Sq. Ft. per Car	368		397	376	330	315
M	Lot Width 4 Rows + 2 Driveways	56'		83' 6"	98' 10"	116'	124'
N	Sq. Ft. per Car	322		376	315	305	279

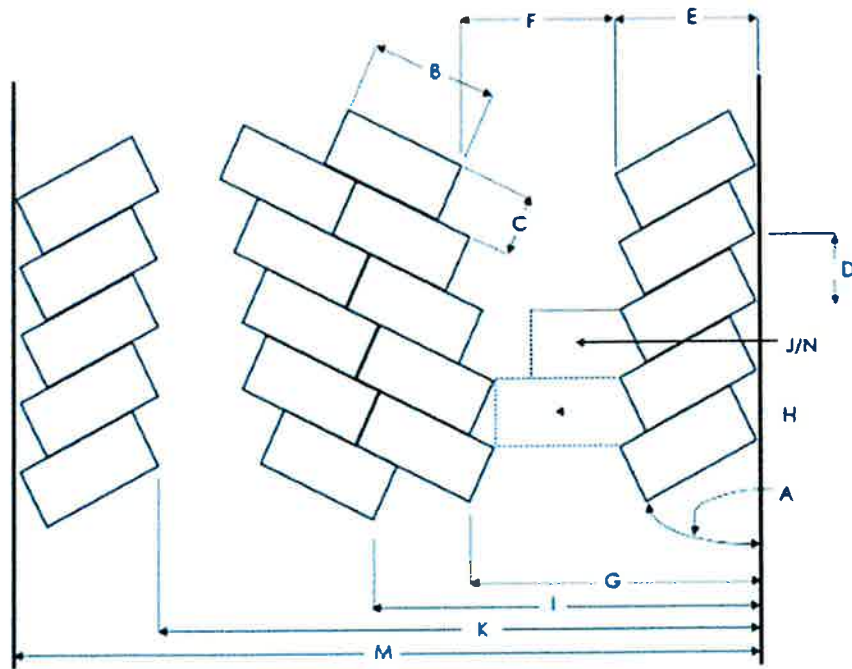


Figure 19.22-1. Minimum parking space dimensions and aisle widths.



Attachment: E

Water / Irrigation Division

Working Together Toward Excellence in Service and Quality

2301 Fruitvale Blvd.
Yakima, WA 98902

Yakima County Public Services (19)
City of Yakima Comment

SEP 15 2025

SEP 25-005/

Case No.: WP25-028/ESP25-005

Assigned To: David

DATE: September 15, 2025
TO: David Lukaczer, Yakima County
FROM: Chad Redick, Water/Irrigation Engineer
RE: CUP2025-00028/ ESP2025-00005/ SEP2025-00014 – MENDOZA DAYCARE
2700 OLD NACHES HWY (181429-33011)

Project Description – Mendoza Daycare, Community Center, and Gym

The following are general comments regarding the existing site conditions for the above referenced project:

- The property is served by a dead end 12" public waterline off of N. Gleed Rd. There is an existing 2" water service and meter serving the property.
- There are two existing Fire Hydrants on site.
- Maximum available fire flow from the dead end 12" waterline is 2000 gpm.
- Site is not within the City of Yakima's irrigation service area.

The following are Conditions of Approval and potential requirements based on the Yakima Municipal Code:

- Water service/meter requirements dependent on fixture count/flow demand requirement for the site. Domestic Charge (7.56.050) and Distribution Connection Charge (7.56.055). Base Irrigation Charge (7.56.060) shall apply if using domestic water for irrigation. Installation Charges (7.68.043). Installations and/or relocations shall be completed by City of Yakima at the owner's expense. Contact Emilio Lopez (575-6196) for costs and to coordinate work.

Chad Redick – Water/Irrigation Engineer
(509) 575-6204 Fax (509) 575-6187
chad.redick@yakimawa.gov

Attachment: F¹/₂



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

Public Services

AUG 15 2025

Received By: CO

Yakima County Public Services ()

AUG 15 2025

Case No.: CUP25-028/SEP25-014 ^{ESP25-004}

Assigned To: David

August 14, 2025

David Lukaczer
Yakima County Public Services
128 North Second Street
Yakima WA, 98901

RE: SEPA 202503224; CUP2025-00028, ESP2025-00002, SEP25-00014

Dear David Lukaczer:

Thank you for the opportunity to comment on the Prethreshold Consultation for the Mendoza Daycare, Community Center, Gym, and Outdoor Recreation CUP. We have reviewed the documents and have the following comments.

Toxics Cleanup Program

Historical aerial photos indicate this property was within an area occupied by orchard when the pesticide lead arsenate was applied, often resulting in shallow soil contamination from lead and/or arsenic.

Ecology doesn't require soil sampling for this project; however, this property may have soil with elevated concentrations of lead and arsenic. Additional information, including precautions you can take to reduce exposure, is available at Ecology's [Dirt Alert](#) website.

Please contact Hector Casique, Project Manager, at (509) 208-1288 or email Hector.Casique@ecy.wa.gov, for further information or questions.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

2/2

Yakima County Public Services
August 14, 2025
Page 2 of 2

Sincerely,



Amber Johnson
SEPA Coordinator
Central Region Office
509-723-5677
crosepa@ecy.wa.gov

RETURN TO: Yakima County Planning Division
Courthouse 4th Floor
Yakima, WA 98901

Attachment: 6

DECLARATION OF COVENANT
Setback Reduction for Especially Sensitive Land Uses

Permit Number: CUP2025-00028 / SEP2025-00014

Variance: ESP2025-00005

Parcel Number: 181429-33011

Owner(s)/Grantor(s): Southcreek Investments LLC

Grantee: The Public

The undersigned owner of the property legally described as follows: (see attached legal descriptions)

Portions of the SW 1/4 of the SW 1/4 of Section 29, Township 14 North, Range 18 E.W.M.

And

Portions of the NW 1/4 of the SW 1/4 of Section 29, Township 14 North, Range 18 E.W.M.

I do hereby affirm that we have been advised that the proposed residence on said property does not meet the 150-foot Agricultural setback as required under YCC 19.18.205(2)(a). The resource setback has been reduced as depicted on the approved site plan under permit file CUP2025-00028 and SEP2025-00014.

As such, the occupants of said property may be subject to increased levels of noise, dust, smoke, odors, traffic, spray drift, and other undesirable effects resulting from normal practices and activities carried out on the adjacent resource designated property.

Now, therefore, in consideration of granting a setback reduction to allow construction of the single-family residence in the proposed location, the owners do hereby forever waive on behalf of themselves and their grantees and assignees all rights to seek redress for any adverse effects to said property, or its occupants, due to the reduced setback.

Owner

Owner

STATE OF WASHINGTON)
COUNTY OF YAKIMA)

On this day personally appeared before me, _____, to me known as the individual(s) described herein and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein stated.

Given under my hand and official seal this _____ day of _____, 20____

Notary Public in and for the State of Washington,
residing at _____
Expires: _____

David Lukaczer

From: Blanca G <blancag@wcayakima.org>
Sent: Tuesday, October 14, 2025 10:23 AM
To: David Lukaczer
Subject: Dermination of Non-Significance

Attachment: H

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Good morning David,

I received the recommendations this morning. I was reviewing it and went online to retrieve the "**Final DNS**," however, I did not see it with all of the other attachments. The last attachment on the list is the notice for the hearing. ***Is there a way a copy of the "Final DNS" can be emailed to me?***

Also, is there anything else I need to do to prepare for the hearing?

Thank you

Blanca Gonzales

David Lukaczer

From: Blanca G <blancag@wcayakima.org>
Sent: Monday, October 13, 2025 1:08 PM
To: David Lukaczer
Subject: Re: Recommendations Inquiry

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

I am going to receive that by mail or email?

Blanca Gonzales
Sent from my iPhone

> On Oct 13, 2025, at 1:07 PM, Blanca G <blancag@wcayakima.org> wrote:
>
> Hello David,
>
> I have not received the "recommendations" for project yet.
>
> Thank you
> Blanca Gonzales
> Sent from my iPhone

David Lukaczer

From: Blanca G <blancag@wcayakima.org>
Sent: Tuesday, September 30, 2025 9:04 AM
To: David Lukaczer
Subject: Posting Board

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Good morning David,

I wasn't able to pick the board on Friday, but I will stop by today.

Thank you!

Blanca Gonzales

David Lukaczer

From: Blanca G <blancag@wcayakima.org>
Sent: Thursday, September 25, 2025 9:13 AM
To: David Lukaczer
Subject: Re: Posting Board

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Ok, thank you for that information. When will I get the recommendations?

On Thu, Sep 25, 2025 at 8:35 AM David Lukaczer <David.Lukaczer@co.yakima.wa.us> wrote:

Hi Blanca,

The recommendation is a staff report provided to the Hearing Examiner that outlines staff's recommendation regarding the proposed development, as well as any conditions of approval that may be recommended. It will outline our review of the case, and its compliance with County Code, and helps the hearing examiner review the case. The Hearing Examiner will use it, as well as testimony during the hearing, the outstanding record (which includes the application, our correspondence, and any other documents generated as a result of the case) to make the final decision (which may, or may not, ultimately reflect the recommendation).

So, if there are items you disagree with in the recommendation, it is generally to the applicant's best interest to raise them during the public hearing, and provide them with your rationale as to why you feel those requirements are not applicable to your project.

Thank You,



David Lukaczer

Planner III – Current Planning

Yakima County Public Services

128 N 2nd St, 4th Floor

Yakima, WA 98901

Phone: 509-574-2300

If you are wanting to submit any documentation related to an existing application, check the status of an existing application, or are wanting to submit a new application for review please visit the Public Services online permitting portal at: <https://aca-prod.accela.com/YAKIMACO>. Please note, not all Planning applications can be applied for on-line. If the application type you are wishing to apply for does not appear as an option then you can either e-mail your application materials to Planning_Info@co.yakima.wa.us or you can come into the Public Services Department office and meet with a staff member. Public Services Department office hours are Monday – Friday from 8:00 am – 4:00 pm and we are located on the 4th Floor of the Yakima County Courthouse at 128 N. 2nd Street, Yakima, WA 98901.

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From: Blanca G <blancag@wcayakima.org>
Sent: Tuesday, September 23, 2025 5:47 PM
To: David Lukaczer <David.Lukaczer@co.yakima.wa.us>
Subject: Re: Posting Board

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

What is the recommendation about or in regards to? Anything specific?

Sent from my iPhone

On Sep 23, 2025, at 3:40 PM, David Lukaczer <David.Lukaczer@co.yakima.wa.us> wrote:

Hi Blanca,

Once you pick up the sign, it will have to be posted, alongside the posting certification and photo(s) of the sign having been posted must be returned by 4PM on October 8th. We are working on putting together the recommendation that will be issued by October 9th, 2025.

During the public hearing, you and/or the property owner will have the opportunity to provide any comments you may have, and/or identify any conditions of approval and/or findings outlined within the recommendation you may want to address before the hearing examiner.

Please let me know if you have any additional questions.

Respectfully,

<image001.png>

David Luhaczer

Planner III – Current
Planning

Yakima County Public
Services

128 N 2nd St, 4th Floor

Yakima, WA 98901

Phone: 509-574-2300

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From: Blanca G <blancag@wcayakima.org>
Sent: Monday, September 22, 2025 10:17 AM
To: David Lukaczer <David.Lukaczer@co.yakima.wa.us>
Subject: Posting Board

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Good morning David,

I will be picking up the posting board this Friday. I meant to pick it up last week, but didn't make it.

Is there anything else that needs to be done while we wait for the hearing?

Thank you

Blanca Gonzales

David Lukaczer

From: Blanca G <blancag@wcayakima.org>
Sent: Wednesday, September 17, 2025 12:57 PM
To: David Lukaczer
Cc: wonderkidsllc@yahoo.com
Subject: Re: CUP2025-00028/ESP2025-00005/SEP2025-00014 Public Hearing Rescheduling

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Will do, thank you!

On Wed, Sep 17, 2025 at 12:25 PM David Lukaczer <David.Lukaczer@co.yakima.wa.us> wrote:

Hi Blanca,

Thank you. Yes, if you could return the old one, that would be appreciated.

Thank You,



David Lukaczer

Planner III – Current Planning

Yakima County Public Services

128 N 2nd St, 4th Floor

Yakima, WA 98901

Phone: 509-574-2300

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From: Blanca G <blancag@wcayakima.org>
Sent: Wednesday, September 17, 2025 10:34 AM
To: David Lukaczer <David.Lukaczer@co.yakima.wa.us>
Cc: wonderkidsllc@yahoo.com
Subject: Re: CUP2025-00028/ESP2025-00005/SEP2025-00014 Public Hearing Rescheduling

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Thank you, David,

I will stop by this week to pick up the posting board. Would you like me to return the one I have?

Blanca

On Wed, Sep 17, 2025 at 10:05 AM David Lukaczer <David.Lukaczer@co.yakima.wa.us> wrote:

Good Morning,

Thank you for your patience. As discussed yesterday, Yakima County has rescheduled the public hearing for CUP2025-00028/ESP2025-00005/SEP2025-00014 for Thursday October 23, 2025 at 9:30 AM. Notice will be mailed out on Friday, with legal notice posted in the Yakima Herald this Saturday (9/20/2025). Un updated

posting board is available at the Yakima County Public Services Department. Please let us know if you will be unable to pick up and post the notice on the property by October 8, 2025.

Thank You,



David Lukacger

Planner III – Current Planning

Yakima County Public Services

128 N 2nd St, 4th Floor

Yakima, WA 98901

Phone: 509-574-2300

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David Lukaczer

From: Blanca G <blancag@wcayakima.org>
Sent: Thursday, September 4, 2025 4:05 PM
To: David Lukaczer
Subject: Re: CUP2025-00028 / ESP2025-00005 / SEP2025-00014 Posting Instructions

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Awesome, thank you so much! But it needs to be posted 2 weeks before hearing, correct?

On Thu, Sep 4, 2025 at 2:58 PM David Lukaczer <David.Lukaczer@co.yakima.wa.us> wrote:

Blanca,

You can certainly pick it up tomorrow. It will be with our front desk clerk, so while I will be out of the office most of the day, they should be able to provide you with the sign.

Thank You,



David Lukaczer

Planner III – Current Planning

Yakima County Public Services

128 N 2nd St, 4th Floor

Yakima, WA 98901

Phone: 509-574-2300

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From: Blanca G <blancag@wcayakima.org>
Sent: Thursday, September 4, 2025 2:41 PM
To: David Lukaczer <David.Lukaczer@co.yakima.wa.us>
Subject: Re: CUP2025-00028 / ESP2025-00005 / SEP2025-00014 Posting Instructions

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Thank you. Can I pick that up tomorrow?

Sent from my iPhone

On Sep 4, 2025, at 2:38 PM, David Lukaczer <David.Lukaczer@co.yakima.wa.us> wrote:

Hi Blanca,

The posting materials have been put together and are ready for you to pick up. The poster has to be posted in a manner that is visible from Old Naches Highway, and the sign posting procedures and certification document provided alongside the sign must be signed, returned with photos of the posted notice.

Thank You,

<image001.png>

David Lukaczer

Planner III – Current
Planning

Yakima County Public
Services

128 N 2nd St, 4th Floor

Yakima, WA 98901

Phone: 509-574-2300

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<SIGN POSTING PROCEDURES AND CERTIFICATION.pdf>

David Lukaczer

From: Blanca G <blancag@wcayakima.org>
Sent: Thursday, August 28, 2025 10:24 AM
To: David Lukaczer
Subject: Court Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Good morning David,

Sorry, I missed your call. Yes, October 16th at 9am will work for us.

When will we receive the sign to put up on the property?

Thank you

Blanca Gonzales

David Lukaczer

From: Blanca G <blancag@wcayakima.org>
Sent: Monday, August 25, 2025 1:47 PM
To: David Lukaczer
Subject: Re: Review Status Inquiry

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Thank you David. I will contact Rosalinda and see if there is a day that does not work for her.

Also, would I be able to get a a copy of the Road Approach Permit? Thank you.

Blanca
Sent from my iPhone

On Aug 25, 2025, at 9:28 AM, David Lukaczer <David.Lukaczer@co.yakima.wa.us> wrote:

Hi Blanca,

Thank you for reaching out. We only received one comment regarding this project so far, which is attached to this email. The next step is to schedule the hearing and issue the notice of hearing and preliminary SEPA determination. My expectation is that we will be in contact to schedule the hearing by the end of the week, but if there are any upcoming dates that you and/or the property owner would not be available to participate in the public hearing, we would appreciate you letting us know.

Thank You,

<image001.png>

David Lukaczer

Planner III – Current
Planning
Yakima County Public
Services
128 N 2nd St, 4th Floor
Yakima, WA 98901
Phone: 509-574-2300

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From: Blanca G <blancag@wcayakima.org>
Sent: Monday, August 25, 2025 8:41 AM
To: David Lukaczer <David.Lukaczer@co.yakima.wa.us>
Subject: Review Status Inquiry

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Good morning David,

I just wanted to check where we are in terms of the review. I believe this is the 2nd week of the **second comment period**, is that correct? Is there anything we need to do at this point, or are we still waiting? Is there a place I can check to see the **status of the review or public comments/interests**?

Thank you for your assistance.

Blanca Gonzales

<CUP25-028 DOE Comment Letter.pdf>

David Lukaczer

From: Blanca G <blancag@wcayakima.org>
Sent: Friday, August 1, 2025 3:37 PM
To: David Lukaczer
Subject: Re: Parking Lot Site Plans Submission and H2A Requirements

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Thank you for the update!
Sent from my iPhone

On Aug 1, 2025, at 1:50 PM, David Lukaczer <David.Lukaczer@co.yakima.wa.us> wrote:

Hi Blanca,

Just wanted to let you know that notice was sent out today for this land use application, and you should receive it in the mail shortly.

Please let us know if you have any questions.

Respectfully,

<image001.png>

David Lukaczer

Planner III – Current
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Yakima County Public
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128 N 2nd St, 4th Floor
Yakima, WA 98901
Phone: 509-574-2300

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From: Blanca G <blancag@wcayakima.org>
Sent: Wednesday, July 30, 2025 2:15 PM
To: David Lukaczer <David.Lukaczer@co.yakima.wa.us>
Subject: Re: Parking Lot Site Plans Submission and H2A Requirements

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Thank you for the update.

On Wed, Jul 30, 2025 at 11:02 AM David Lukaczer <David.Lukaczer@co.yakima.wa.us> wrote:

Hi Blanca,

We are working on putting together the notice and hope to have it sent out by the end of the week. This will be the first of 2 notices sent out. The notice will be mailed to you and the property owner.

We try to keep you informed as the process progresses. The first notice will be mailed to surrounding property owners, interested agencies, and the applicant/owner. Once the associated comment period ends, we will provide any comments received to you, and will determine whether we need any additional information to address these comments. Assuming we can move forward at that point, we will issue our SEPA determination and open up the second comment period. We would also likely look at scheduling the public hearing at this time (assuming we can move forward).

Thank You,

<image001.png>

David Lukaczer

Planner III – Current
Planning

Yakima County Public
Services

128 N 2nd St, 4th Floor

Yakima, WA 98901

Phone: 509-574-2300

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From: Blanca G <blancag@wcayakima.org>

Sent: Wednesday, July 30, 2025 11:04 AM

To: David Lukaczer <David.Lukaczer@co.yakima.wa.us>

Subject: Re: Parking Lot Site Plans Submission and H2A Requirements

Good morning David,

Could you please let me know how I will be informed when the public notice is sent out? Additionally, will I receive updates on the process as it proceeds?

Thank you

Blanca Gonzales

On Mon, Jul 21, 2025 at 8:04 AM David Lukaczer <David.Lukaczer@co.yakima.wa.us> wrote:

Hi Blanca,

Yakima County will send out public notice to your neighbors and interested outside agencies, and there will be a two-week comment period. This notice will also start the SEPA notice process. Typically following the conclusion of the comment period, the County will let you know if we need additional information, or if we can schedule the hearing and issue the final SEPA determination will be issued, and a second notice will be sent out (and posted in the Yakima Herald) at that time. You also will have to post a notice on the property at that time (we provide you with the notice and a notice board).

Typically, the County will release a staff report two weeks before the public hearing, which will include a recommendation to the hearing examiner.

Thank You,

<image001.png>

David Lukaczer

Planner III – Current
Planning

Yakima County Public
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128 N 2nd St, 4th Floor

Yakima, WA 98901

Phone: 509-574-2300

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From: Blanca G <blancag@wcayakima.org>

Sent: Friday, July 18, 2025 12:09 PM

To: David Lukaczer <David.Lukaczer@co.yakima.wa.us>

Subject: Re: Parking Lot Site Plans Submission and H2A Requirements

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

That is great news! Thank you! I will make the formal request and fill out setback application.

So Yakima County will send out public notices??? What follows after that? I know we need to send notices to neighbors and then put in Yakima Herald before hearing. Is that correct?

Blanca Gonzales

Sent from my iPhone

On Jul 18, 2025, at 10:02 AM, David Lukaczer
<David.Lukaczer@co.yakima.wa.us> wrote:

Blanca and Rosalinda,

We have determined that the submitted applications are complete, and will be moving forward with putting together and sending out public notice.

Additionally, as the outdoor recreation facility is no longer being proposed, we will not require a type 2 ESLU setback adjustment, as the proposed adjustment will only require a Type 1 ESLU setback adjustment. If you would like, we can process a partial (80%) refund of the Type 2 ESLU setback reduction fee. If you would like to move forward with this refund, we will need a written request for a refund and to withdraw the Type 2 ESLU setback reduction application signed by the property owner, and we will require the attached Type 1 ESLU setback reduction application filled out and submitted alongside the applicable \$195 fee

Please let us know if you have any questions, or need any clarification regarding the status of this project.

Respectfully,

<image001.png>

David Lukaczer

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Yakima County Public
Services

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Yakima, WA 98901

Phone: 509-574-2300

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From: Blanca G <blancag@wcayakima.org>

Sent: Thursday, July 10, 2025 10:37 AM

To: David Lukaczer <David.Lukaczer@co.yakima.wa.us>; Rosalinda Mendoza
<wonderkidsllc@yahoo.com>

Subject: Parking Lot Site Plans Submission and H2A Requirements

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Good morning David,

I wanted to inform you that on Tuesday morning, I submitted the parking lot site plans along with a copy of the original site plan. The correct location of the septic tank is labeled, and I indicated where the daycare center playground is located.

Regarding the H2A requirements, we have submitted the "**Road Access**" application and the "**Quit Claim Deed**."

Is there anything else that needs to be done on our end in the meantime? ***I want to ensure there aren't any pending tasks that I need to take care of urgently.***

Thank you for your assistance.

Blanca Gonzales

<BFS Type 1 Resource Setback Adj. 1-30-25 [FILLABLE].pdf>

David Lukaczer

From: Blanca G <blancag@wcayakima.org>
Sent: Monday, July 7, 2025 11:01 AM
To: Jase Testerman
Cc: Rosalinda Mendoza; David Lukaczer
Subject: Follow-Up on Legal Description Request

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Good morning Jase,

I hope you had a wonderful festive weekend.

I wanted to follow up regarding the **retrieval of the "legal description"** for the 5-foot strip of land along Old Naches Highway for **parcel number 181429-33011**.

I reached out to Jim Bell and have been in communication with him; however, he seemed confused as to why this isn't something the Yakima Planning Department could prepare for us. He mentioned he would reach out to you to discuss. **Has he contacted you?**

I just want to ensure we are on the same page so we can get the description as soon as possible and then submit the quit claim deed.

Thank you so much for your assistance.

Blanca Gonzales

David Lukaczer

From: Blanca G <blancag@wcayakima.org>
Sent: Thursday, June 26, 2025 5:27 PM
To: David Lukaczer
Subject: Re: YCC Parking Requirements

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Sounds good. See you then. Thank you!

On Thu, Jun 26, 2025 at 5:00 PM David Lukaczer <David.Lukaczer@co.yakima.wa.us> wrote:

Blanca,

Wednesday at 1PM would work for us. Please let me know if you have any additional questions.

Respectfully,



David Lukaczer

Planner III – Current Planning

Yakima County Public Services

128 N 2nd St, 4th Floor

Yakima, WA 98901

Phone: 509-574-2300

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From: Blanca G <blancag@wcayakima.org>
Sent: Thursday, June 26, 2025 4:59 PM
To: David Lukaczer <David.Lukaczer@co.yakima.wa.us>
Subject: Re: YCC Parking Requirements

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Wednesday works for me. Would 1 pm work for you?

Thank you

On Thu, Jun 26, 2025 at 3:01 PM David Lukaczer <David.Lukaczer@co.yakima.wa.us> wrote:

Hi Blanca,

I would be available next Wednesday and Thursday if you would like to come in sometime in the afternoon. Please let me know if either date would work for you.

Thank You,



David Lukaczer

Planner III – Current Planning

Yakima County Public Services

128 N 2nd St, 4th Floor

Yakima, WA 98901

Phone: 509-574-2300

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From: Blanca G <blancag@wcayakima.org>
Sent: Thursday, June 26, 2025 12:23 PM
To: David Lukaczer <David.Lukaczer@co.yakima.wa.us>
Subject: Re: YCC Parking Requirements

Thank you for the information. Who would be the correct person to make an appointment with to come in and discuss the parking situation?

Thank you

Blanca Gonzales

On Thu, Jun 26, 2025 at 11:19 AM David Lukaczer <David.Lukaczer@co.yakima.wa.us> wrote:

Hi Blanca,

Please see attached for the County's standards for parking spaces.

Thank You,



David Lukaczer

Planner III – Current Planning

Yakima County Public Services

128 N 2nd St, 4th Floor

Yakima, WA 98901

Phone: 509-574-2300

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From: Blanca G <blancag@wcayakima.org>
Sent: Wednesday, June 25, 2025 12:32 PM
To: David Lukaczer <David.Lukaczer@co.yakima.wa.us>
Subject: YCC Parking Requirements

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Hello David,

Would you be able to outline the specific YCC I need to follow so that parking meets the standards for our proposal? I received the letter from Bryon, and I will need to outline each stall on a separate site plan.

Thank you

Blanca Gonzales

David Lukaczer

From: Blanca G <blancag@wcayakima.org>
Sent: Tuesday, June 24, 2025 2:02 PM
To: David Lukaczer; Bryon Ross
Subject: CUP Application Process

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Good morning, David and Bryon,

I received the letter this morning about what is needed to complete the application and review. I do have some questions. I will need to make some minor changes regarding the ***number of people who will occupy the buildings*** and as well as the ***corresponding days***. Would this present a potential issue? And is there anything formal on my end I would need to do to make those changes, or can we just make them as needed when we are getting ready to license?

I will be waiting for your response.

Thank you for your assistance.

Blanca Gonzales

David Lukaczer

From: Victor Shaul
Sent: Tuesday, June 24, 2025 11:08 AM
To: David Lukaczer; Blanca G
Subject: RE: Inquiry Regarding Quit Claim Deed

Hi David,

You are correct.

Victor Shaul
Yakima County Roads



Victor Shaul
Engineering Technician III
509.574.2300
Victor.shaul@co.yakima.wa.us
128 N 2nd Street, 4th Floor
[Yakima County Roads Website](#)
Register for Public Services
online permitting portal
[here](#).

From: David Lukaczer <David.Lukaczer@co.yakima.wa.us>
Sent: Tuesday, June 24, 2025 9:29 AM
To: Blanca G <blancag@wcayakima.org>; Victor Shaul <victor.shaul@co.yakima.wa.us>
Subject: RE: Inquiry Regarding Quit Claim Deed

Blanca,

My understanding is that once the property is dedicated as right-of-way through a quit claim deed, it would no longer be associated with the subject property, and would be under the County's ownership, however Victor with our Roads Department may be able to provide additional information regarding the RoW dedication process.

Thank You,



David Lukaczer

Planner III – Current Planning
Yakima County Public Services
128 N 2nd St, 4th Floor
Yakima, WA 98901
Phone: 509-574-2300

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From: Blanca G <blancag@wcayakima.org>
Sent: Sunday, June 22, 2025 5:04 PM
To: David Lukaczer <David.Lukaczer@co.yakima.wa.us>
Subject: Inquiry Regarding Quit Claim Deed

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Hello David,

I want to ensure I communicate with the correct person regarding the "***quit claim deed.***"

I understand that comments in the EAC meeting were made by Victor Shaul. Could you please direct this email to him?

I would like to know if the 5-foot strip along Old Naches Highway would be considered a gift to the county, and whether the owner would have to pay taxes on it.

Thank you again for your help.

Blanca Gonzales

David Lukaczer

From: Blanca G <blancag@wcayakima.org>
Sent: Monday, June 16, 2025 4:02 PM
To: David Lukaczer
Subject: Re: Application Review

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Thank you, David.

I was able to get the information I needed via LNI.

Thank you

On Mon, Jun 16, 2025 at 3:24 PM David Lukaczer <David.Lukaczer@co.yakima.wa.us> wrote:
Good Afternoon Blanca,

I am a bit confused with your questions here, but I will try my best to assist you. You may apply for other associated permits (such as the road approach permit, building permits, etc) now, however in some cases they may not issue the associated permits until after the land use permit has been processed and approved. That said, you do not need to apply for additional permits to move forward with the land use permits (i.e. the Conditional Use Permit, ESLU setback adjustment permit, and SEPA permit). We are currently in the process of reviewing the applications internally for completeness and will be providing you with any comment and/or additional requirements that may be required before moving forward, hopefully by the end of this week or early next week.

If you could specify what you were told was required to continue to move forward with the review, I may be able to provide more specific advice/information.

Respectfully,

David Lukaczer
Planner III - Current Planning
Yakima County Public Services
128 N 2nd St, 4th Floor
Yakima, WA 98901
Phone: 509-574-2300

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-----Original Message-----

From: Blanca G <blancag@wcayakima.org>
Sent: Friday, June 13, 2025 2:49 PM
To: David Lukaczer <David.Lukaczer@co.yakima.wa.us>
Subject: Application Review

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Hello David,

I went in today to submit a road approach permit. I learned there are several things are needed to continue to process the review. Some of those were on the EAC notes. I was under the impression that came after the review.

I am confused. Can you provide some clarification for me?

I am under the impression that permits and other inspections cannot be completed until we have the approval of the city and after the review. I thought the applications I submitted were all that were needed for the review.

On the application I put what we are proposing, so it is apparent that a lot of measures will still have to be taken once we have approval.

I just want to make sure I am moving in the right direction and providing the department with everything that is needed in a timely manner.

I would like to meet in person if it necessary. Would you suggest I wait until I receive the letter from the

city stating what I need?

Thank you

Blanca Gonzales

Sent from my iPhone

David Lukaczer

From: Blanca G <blancag@wcayakima.org>
Sent: Friday, June 13, 2025 7:51 AM
To: David Lukaczer
Subject: Re: Site Plan and Septic Tank

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Thank you for letting me know.

On Thu, Jun 12, 2025 at 1:53 PM David Lukaczer <David.Lukaczer@co.yakima.wa.us> wrote:

Hi Blanca,

Based off my preliminary review of the application materials, we expect to send a notice of incompleteness requesting clarification regarding the land use application(s). This request has not been finalized; however it may be a good idea to hold off on changes to the site plan until we issue that notice and you can make all of the adjustments at once.

Thank You,



David Lukaczer

Planner III – Current Planning

Yakima County Public Services

128 N 2nd St, 4th Floor

Yakima, WA 98901

Phone: 509-574-2300

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From: Blanca G <blancag@wcayakima.org>
Sent: Wednesday, June 11, 2025 3:37 PM
To: David Lukaczer <David.Lukaczer@co.yakima.wa.us>
Subject: Site Plan and Septic Tank

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Hello David,

I realized I may have been incorrect in the location of the septic tank on the site plan I submitted. Will this be a big issue on your end? Or is that information that I can update once the application has been reviewed by all necessary departments?

Thank you

Blanca Gonzales



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

DATE: October 14, 2025

TO: Rosalinda Mendoza, Blanca Gonzales, Parties of Record, and Interested Agencies

FROM: David Lukaczer, Yakima County Public Services Department: Planning Division

SUBJ: Record Nos.: CUP2025-00028 / ESP2025-00005 / SEP2025-00014 – Mendoza Daycare, Community Center, and Gym
Final Threshold Determination - Determination of Non-Significance (DNS)

Project Description: Blanca Gonzalez has submitted a Type 3 Conditional Use Permit (CUP) and a Type 1 Especially Sensitive Land Use (ESLU) Setback Adjustment (ESP) application requesting authorization to establish a Daycare Center, Community Center, and Gymnasium/Exercise facility within a previously vacated school facility. The subject property is located within the Agricultural (AG) Zoning District. Based on the application materials, municipal water service is available and will serve all uses associated with the project, and an existing individual on-site septic facility will be utilized for waste treatment services. No new structures are expected to be constructed, as the proposed use of the property will utilize the existing buildings that previously served the school, and as such the proposal meets the criteria for a Type 1 reduction to the ESLU setbacks established under YCC 19.35.020(6)(d)(ii).

This notice is issued pursuant to Yakima County Code Chapter 16B.07 and RCW 36.70B.130

Issuance of SEPA Threshold Determination: Enclosed is the Final Threshold Determination – Determination of Non-Significance for the proposed project. The Yakima County Planning Division has retained the Threshold Determination and determined that the project will not have a probable significant adverse impact on the environment, provided the required mitigation is performed.

The Final DNS can be viewed online at the Accela Citizen Access Permit Portal, at <https://aca-prod.accela.com/YAKIMACO> (select the Planning tab, enter the record number(s) in the search box and hit enter or Search, select the Record Info drop down arrow, and then select Attachments) or you can view a copy of the determination at the Planning Division on the 4th floor of the Courthouse. This Final DNS is issued under WAC 197-11-340.

Appeal procedures:

In accordance with Title 16B, Chapter 16B.09 of the Yakima County Code, any person of standing pursuant to 16B.09.020 may appeal the Administrative Official's determination to the Yakima County Hearing Examiner. A notice of such appeal must be filed in writing and delivered to the Planning Division on the 4th Floor of the Yakima County Courthouse, Yakima, Washington **on or before 4:00 p.m., October 28, 2025**. The filing of an appeal does not stay the effectiveness or effective date of any enforcement action or decision of violation including cancellations and revocations of permits or approvals. The appeal must be in writing, using the appropriate forms,

①

FILED
HEARING EXAMINER
EXH # 1 DATE 10/14/25
FILE NO. CUP25-0028

accompanied by the appeal fee, and contain the following information:

- A. The appellant's name, address, and telephone number.
- B. Appellant's statement establishing standing to initiate the appeal under Section 16B.09.020 of this Chapter;
- C. An identification of the specific proposal and specific actions, omissions, conditions or determinations for which appeal is sought;
- D. Appellant's statement of the particular grounds for the appeal, setting forth the principal points of appeal and addressing why the appellant believes the decision to be wrong; and
- E. The desired outcome or relief sought by the appellant.
- F. SEPA appeals shall additionally contain the information required by YCC 16B.06.070(4).

If you have any questions on this proposal, please call **David Lukaczer, Planner III**, at (509) 574-2300 or 1-800-572-7354 ext. 2300.

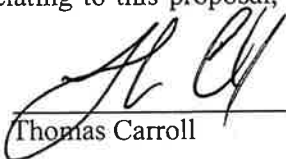
Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

2

FINAL
DETERMINATION OF NON-SIGNIFICANCE
(Notice of Action)

1. **Description of Proposal:** The Yakima County Planning Division has received a request to establish a Daycare Center, Community Center, and Gymnasium/Exercise facility and 56-space parking facility within a previously vacated school facility, utilizing municipal water service provided by the City of Yakima and an existing septic facility serving the proposed use(s).
2. **File Number:** CUP2025-00028 / ESP2025-00005 / SEP2025-00014
3.

Owner: Rosalinda Mendoza 1306 West Mead Ave. Yakima, WA 98902	Proponent: Blanca Gonzales 3807 Webster Ave. Apt. A Yakima, WA 98902
--	--
4. **Location of Proposal:** 2700 Old Naches Highway, Naches. The proposal is located on the southwestern side of Old Naches Highway; approximately 0.15 miles northwest of the intersection of Old Naches Highway and Rolling Hills Drive; 0.34 miles north of the unincorporated community of Glead, Washington. (Parcel Number 181429-33011)
5. **Lead Agency:** Yakima County Planning Division
6. **Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a careful review of the completed environmental checklist, and other information on file with the lead agency. To view the application materials online to go <https://yakimacountypermits.us> (select Planning tab, enter record number(s) in the search box and hit enter, select the record info drop down, and then select attachments) or you can view a copy of the determination at the Planning Division on the 4th floor of the Courthouse. Environmental documents include the SEPA checklist, this threshold determination, and submittal materials.
7. **Comment and Appeal Information:** This Final DNS is issued under WAC 197-11-340. There is no further comment on it. You may appeal this SEPA threshold determination to Yakima County Hearings Examiner within 14 days. For information on the appeal processes, or on other issues relating to this proposal, contact David Lukaczer, Planner III, at (509) 574-2300.
8. **SEPA Responsible Official:** 
Thomas Carroll
9. **Address:** 128 N. 2nd St.
4th Floor Courthouse
Yakima, WA 98901
10. **Date:** October 14, 2025

Marivel Garcia Jason Earles
Tua Vang
Jase Testerman David
Haws Troy Havens
Ivan Klingele Jack Wells
Nellie Soptich

wonderkidsllc@yahoo.com

blancag@wcayakima.org

Department of Ecology
crosepacoordinator@ecy.wa.gov

Rosalinda Mendoza
1306 West Mead Avenue
Yakima, WA. 98902

Blanca Gonzales
3807 Webster Avenue Apt. A
Yakima, WA. 98902

Yakima-Tieton Irrigation Dist.
Attn: Richard Dieker
470 Camp 4 Rd.
Yakima, WA 98908

AGENCY MAILING LIST
HIGHLIGHTED = EMAILED

CUP2025-00028/ESP2025-
00005/SEP2025-00014
10/14/2025 3 LABELS (4)

Lacie Berry

From: ECY RE SEPA REGISTER <separegister@ecy.wa.gov>
Sent: Tuesday, October 14, 2025 9:24 AM
To: Lacie Berry
Subject: FW: 202503917 Central SEPA record submitted

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Hi Lacie,

This is a rare occasion where we attach to based on SEPA process. This final/retained notice has been added to [202503917 - Yakima County](#), with a subtype of retained. Your submittal has been deleted, no further action.

Sincerely,

Amber Johnson (she/her)

SEPA/ERTS Coordinator

Department of Ecology, Central Region Office

Ph. 509-723-5677

From: NoReply@ecy.wa.gov <NoReply@ecy.wa.gov>
Sent: Tuesday, October 14, 2025 8:45 AM
To: ECY RE SEPA REGISTER <separegister@ecy.wa.gov>
Subject: 202503917 Central SEPA record submitted

Lacie Berry from Yakima County

has submitted a Central region [SEPA record for you to review](#).

Lead Agency File Number: CUP2025-00028, ESP2025-00002, SEP25-00014.

From: Lacie Berry

Email: Lacie.Berry@co.yakima.wa.us

Phone number: (509) 574-2300 Ext. 2300

5

Lacie Berry

From: NoReply@ecy.wa.gov
Sent: Tuesday, October 14, 2025 8:45 AM
To: Lacie Berry
Subject: Your SEPA Record Has Been Submitted!

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

The Department of Ecology has received a new SEPA record from Lacie Berry at Yakima County with a File Number of: CUP2025-00028, ESP2025-00002, SEP25-00014.
Your record is being reviewed by an administrator.

From: Lacie Berry
Email: Lacie.Berry@co.yakima.wa.us
Phone number: (509) 574-2300 Ext. 2300

(6)

Lacie Berry

From: Lacie Berry
Sent: Tuesday, October 14, 2025 8:04 AM
To: Marivel Garcia; Jason Earles; Tua Vang; Jase Testerman; David Haws; Troy Havens; Ivan Klingele; Jack Wells; Nellie Soptich
Subject: CUP2025-00028-ESP2025-00005-SEP2025-00014 Final Threshold Determination
Attachments: CUP2025-00028-ESP2025-00005-SEP2025-00014 Final Threshold Determination.pdf



Lacie M. Berry

Planning Office Specialist
Yakima County Public Services
128 N 2nd St, 4th Floor
Yakima, WA 98901
Phone: 509-574-2300

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⑦

Lacie Berry

From: Lacie Berry
Sent: Tuesday, October 14, 2025 8:04 AM
To: wonderkidsllc@yahoo.com; 'blancag@wcayakima.org'; crosepacoordinator@ecy.wa.gov
Subject: CUP2025-00028-ESP2025-00005-SEP2025-00014 Final Threshold Determination
Attachments: CUP2025-00028-ESP2025-00005-SEP2025-00014 Final Threshold Determination.pdf



Lacie M. Berry

Planning Office Specialist
Yakima County Public Services
128 N 2nd St, 4th Floor
Yakima, WA 98901
Phone: 509-574-2300

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⑧

FILE NO.: CUP2025-00028 ESP2025-00005 SEP2025-00014
FINAL THRESHOLD DETERMINATION

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Lacie Berry, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched FINAL THRESHOLD DETERMINATION true and correct copy of which is enclosed here-with FINAL THRESHOLD DETERMINATION was addressed to the applicant, agent, and parties of record pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 14th day of October, 2025.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 14th day of October 2025.


Lacie Berry
Office Specialist

FILED
HEARING EXAMINER
EXH # 2 DATE 10-14-25
FILE NO. CMP25-028

SIGN POSTING PROCEDURES AND CERTIFICATION

Case No: CUP 2025-00028 / ESP 2025-00005 / SEP 2025-00014
Assigned To: David Lukacz

The applicant is required to post one or more public hearing notification signs at the site of the land use proposal. The applicant is responsible for obtaining the sign(s) from the Yakima County Planning Division and for posting and maintaining the sign(s) as prescribed below (YCC 16B.05.030 (4)):

1. The sign(s) shall be placed on the property a minimum of 15 days before the scheduled public hearing date;
2. If the public hearing is continued, delayed, or postponed, the sign(s) shall be replaced or amended to accurately describe the new date, place, and time for the public hearing;
3. If the property has more than one (1) street frontage, a sign shall be placed facing each street;
4. If the property under consideration does not have any abutting street, consult with the Planning Division staff regarding the appropriate location for the sign(s);
5. The sign(s) shall be firmly affixed on the property in a place visible from the adjoining streets;
 - a. The sign(s) shall be placed within five (5) feet of the public right-of-way; and
 - b. The sign(s) shall be a minimum of two (2) feet above the ground;
 - c. The sign(s) shall be positioned to have no visual obstructions and to be readily seen;
6. The status of the sign(s) should be checked frequently and fallen or destroyed sign(s) shall immediately be replaced; new sign(s) are available from the Planning Division if needed for an additional fee; and
7. The sign(s) shall be posted and maintained throughout the approval process and then removed by the applicant within five (5) days after the public hearing.
The sign board(s) shall be returned to the Planning Division no later than 7 days after the hearing date or a reimbursement fee for the board will be added to the final billing.

Fifteen (15) days prior to the public hearing the applicant is required to certify that the sign(s) have been posted and maintained as required. Applicants are also required to submit a photo showing the posted sign(s) as viewed from the abutting street(s). Failure to comply with these requirements will cause the public hearing to be canceled and rescheduled for a later date.

THE FOLLOWING CERTIFICATION IS TO BE COMPLETED AND SUBMITTED TO THE PLANNING DIVISION A MINIMUM OF 15 DAYS PRIOR TO THE PUBLIC HEARING.

I, Blanca Gonzales (printed name) hereby state that I have received a copy of the Sign Posting Procedures and that the required sign(s) have been posted and maintained as prescribed in the Sign Posting Procedures.

Signature of Applicant

Date

10-07-2025

For Official Use Only:

Case Number: CUP2025-00028 / ESP2025-00005 / SEP2025-00014
Planner: David Lukacz

Date Received:

10/7/2025

(10)

FILED

HEARING EXAMINER

EXH #

3

DATE

10-7-25

FILE NO.

CUP 25-028

David Lukaczer

From: Blanca G <blancag@wcayakima.org>
Sent: Tuesday, October 7, 2025 8:09 AM
To: David Lukaczer
Subject: Posting

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Here are the pictures if posting. Are these good enough?

Also, can you please send me the form I need to sign via email this morning?







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

DATE: September 20, 2025

TO: Rosalinda Mendoza, Blanca Gonzales, Adjacent Property Owners, and Interested Agencies

FROM: David Lukaczer, Yakima County Public Services Department: Planning Division

SUBJECT: Record No.: CUP2025-00028 / ESP2025-00005 / SEP2025-00014 – Mendoza Daycare, Community Center, and Gym
Notice of Rescheduled Open Record Public Hearing
Threshold Determination – Determination of Non-Significance (DNS)

DESCRIPTION OF PROPOSAL

Owner: Rosalinda Mendoza

Applicant: Blanca Gonzales

Location: 2700 Old Naches Highway, Naches. The proposal is located on the southwestern side of Old Naches Highway; approximately 0.15 miles northwest of the intersection of Old Naches Highway and Rolling Hills Drive; 0.34 miles north of the unincorporated community of Glead, Washington.

Tax Parcel No.: 181429-33011

Application Submittal Date: May 28, 2025

Completeness Date: July 17, 2025

Proposal: Blanca Gonzalez has submitted a Type 3 Conditional Use Permit (CUP) and a Type 1 Especially Sensitive Land Use (ESLU) Setback Adjustment (ESP) application requesting authorization to establish a Daycare Center, Community Center, and Gymnasium/Exercise facility within a previously vacated school facility. The subject property is located within the Agricultural (AG) Zoning District. Based on the application materials, municipal water service is available and will serve all uses associated with the project, and an existing individual on-site septic facility will be utilized for waste treatment services. No new structures are expected to be constructed, as the proposed use of the property will utilize the existing buildings that previously served the school, and as such the proposal meets the criteria for a Type 1 reduction to the ESLU setbacks established under YCC 19.35.020(6)(d)(ii).

ENVIRONMENTAL REVIEW

The Yakima County Planning Division, as lead agency for this proposal under the State Environmental Policy Act (SEPA), is issuing the attached **DNS** for comment under WAC 197-11-340(2). The application materials and SEPA documents can be viewed online at the Accela Citizen Access Portal, at

HEARING EXAMINER
EXH # 4 DATE 9-20-25
FILE NO. CUP25028

(14)

<https://aca-prod.accela.com/YAKIMACO> (select the Planning tab, enter the record number(s) in the search box and hit enter or Search, select the Record Info drop down arrow, and then select Attachments) or you can view a copy of the application materials and SEPA documents at the Planning Division on the 4th floor of the Courthouse.

COMMENT INFORMATION

Your views on the proposal are welcome, and any person may provide written or email comments on issues related to the threshold determination. The public comment period is fourteen (14) calendar days following the date of this notice. To be considered prior to making the final SEPA determination, comments must be received **by 4:00 p.m., October 6, 2025**, and all submitted comments must identify the name and physical or post office address of the sender.

Mailed comments on this project must be postmarked on or before the last day of the comment period. Mail or drop off your comments on this project to the **Yakima County Planning Division at 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901**. Emailed comments must be sent to **Planning_Info@co.yakima.wa.us**. Be sure to reference the above record number(s) in your correspondence.

The Responsible Official will reconsider this **DNS** based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the **DNS**. No permits will be issued, and the applicant shall not begin work, until the comment deadline has expired and any other necessary permits are issued. The lead agency will not act on this proposal for 14 days from the date of issuance.

Notice of the final determination will be sent to those who comment or may be obtained upon request. The final determination will contain specific appeal information.

NOTICE OF PUBLIC HEARING:

The open record public hearing that was scheduled before the Hearing Examiner on Thursday, October 16, 2025, at 9:30 am has been **rescheduled** to **October 23, 2025, at 9:30 am**. The hearing will be conducted both in-person in the BOCC Conference Room (Yakima County Courthouse Basement, Room B33, 128 N. 2nd Street, Yakima) and virtually/telephonically using Microsoft Teams. For joining information go to **<https://www.yakimacounty.us/2566/Upcoming-Public-Hearings>**. The link will provide information with the options to either "Join the meeting via Microsoft Teams" or to call in on a telephone.

If you wish to speak during the Public Hearing, there will be an allotted time for public comments. You will then be asked to state your name and provide your contact information into the record. Virtual/telephonic participants should not mute or unmute themselves; the host will do this for you. All virtual participants must put their names in the Microsoft Teams Meeting application window.

Your views on the proposal are welcome, and any person may provide written comments on issues related to the conditional use permit and especially sensitive land use setback reduction. Written comments or other exhibits to be received at or prior to the hearing may be submitted as follows:

- o Via email to: planning_info@co.yakima.wa.us
- o Via mail to: David Lukaczer, Fourth Floor County Courthouse, 128 North Second Street, Yakima WA 98901.

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

(15)

Comments regarding the conditional use permit and especially sensitive land use setback reduction that are submitted up to and during the hearing will be considered. Be sure to reference the above file number in your correspondence. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

Interested parties may request copies of the hearing notice or participate in the hearing. A staff report on the project will be available about a week before the hearing on the Yakima County Hearing Examiners webpage at: <https://www.yakimacounty.us/843/Hearing-Examiner>.

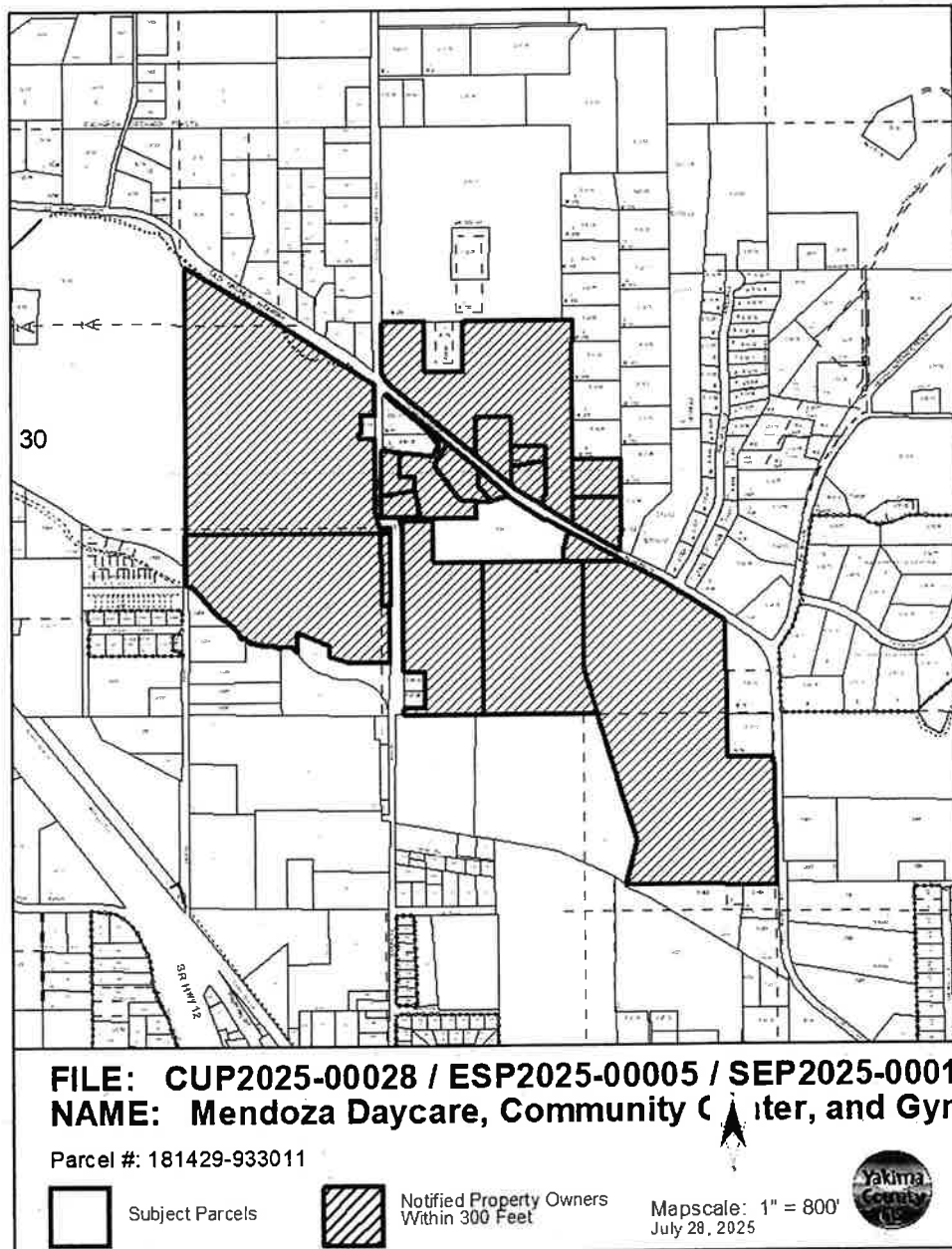
Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information. If you have any questions on this proposal, please call **David Lukaczer, Planner III**, at (509) 574-2300 or 1-800-572-7354 ext. 2300.

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

16

NOTICE MAP (for reference purposes only)



17

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

DETERMINATION OF NON-SIGNIFICANCE

1. **Description of Proposal:** The Yakima County Planning Division has received a request to establish a Daycare Center, Community Center, and Gymnasium/Exercise facility and 56-space parking facility within a previously vacated school facility, utilizing municipal water service provided by the City of Yakima and an existing septic facility serving the proposed use(s).
2. **File Number:** CUP2025-00028 / ESP2025-00005 / SEP2025-00014
3. **Owner:** Rosalinda Mendoza
1306 West Mead Ave.
Yakima, WA 98902
Proponent: Blanca Gonzales
3807 Webster Ave.
Apt. A
Yakima, WA 98902
4. **Location of Proposal:** 2700 Old Naches Highway, Naches. The proposal is located on the southwestern side of Old Naches Highway; approximately 0.15 miles northwest of the intersection of Old Naches Highway and Rolling Hills Drive; 0.34 miles north of the unincorporated community of Glead, Washington. (Parcel Number 181429-33011)
5. **Lead Agency:** Yakima County Planning Division
6. **Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a careful review of the completed environmental checklist, and other information on file with the lead agency. To view the application materials online to go <https://aca-prod.accela.com/YAKIMACO> (select Planning tab, enter record number(s) in the search box and hit enter, select the record info drop down, and then select attachments) or you can view a copy of the determination at the Planning Division on the 4th floor of the Courthouse. Environmental documents include the SEPA checklist, this threshold determination, and submittal materials.
7. **Comment and Appeal Information:** This DNS is issued under WAC 197-11-340(2). The Lead Agency will not act on this proposal for 14 days from the date of issuance. You may submit comments on this proposal to the address below before 4:00 p.m. on **October 6, 2025**. Agencies and those providing comments will receive a copy of the final decision. Appeal information will be provided with the final decision. For information on the comment or appeal processes, or on other issues relating to this proposal, contact David Lukaczer, Planner III, at (509) 574-2300.
8. **SEPA Responsible Official:** Thomas Carroll

9. **Designee:** Jason Earles
10. **Address:** 128 N. 2nd St.
4th Floor Courthouse
Yakima, WA 98901
11. **Date:** September 20, 2025

18

Marivel Garcia Jason Earles
Tua Vang
Jase Testerman David Haws
Troy Havens Ivan Klingele
Jack Wells Nellie Soptich

WA. State Dept. of Ecology
Attn: Jessica Swift
crosepacoordinator@ecy.wa.gov

Yakama Nation
Cultural Resources
jessica@Yakama.com
corrine_camuso@Yakama.com
THPO@Yakama.com

Yakama Nation Environmental
enviroreview@yakama.com

Superintendent
Bureau of Indian Affairs
P.O. Box 632
Toppenish, WA 98948

Bureau of Indian Affairs
Nichole.pebeahsy@bia.gov

Rebecca Chu
EPA Region 10
R10-NEPA@epa.gov

Yakima Health District
Help Desk
yhd@co.yakima.wa.us

Robert Bright
Air Traffic & Airspace Officer
Joint Base Lewis-McChord
robert.d.bright10.civ@army.mil

WA Dept. of Fish & Wildlife
Janell Shah and Scott Downes
Janell.shah@dfw.wa.gov
Scott.downes@dfw.wa.gov
r3planning@dfw.wa.gov

sepa@dahp.wa.gov

Clean Air Agency
186 Iron Horse Court, Suite 101
Yakima, WA 98901

Naches-Selah Irrigation District
104 W. Naches Ave Suite H
Selah, WA 98942-2001

Fire Chief
Fire District #6
81 N. Gleed Road
Yakima, WA 98908

Naches School District # 3
Attn: Robert Bowman
P.O. Box 99
Naches, WA 98937

City of Yakima
Planning

City of Yakima
Engineer

City of Yakima
Utility Services

WA State Dept of Health
Wastewater/Shellfish
16201 E. Indiana Ave – Ste 1500
Spokane Valley, WA 99216

Rosalinda Mendoza
1306 W. Mead Ave.
Yakima, WA 98902

Blanca Gonzales
3807 Webste Ave. Apt A
Yakima, WA 989002

19

AGENCY MAILING LIST
HIGHLIGHTED = EMAILED

CUP2025-00028 NEW
~~8/1/25~~ DATE
11 LABELS 9/20/25

18142932407
ASSINK ACRES INC
PO BOX 1308
YAKIMA, WA 98907

18142933006 **DUP**
ASSINK ACRES INC
PO BOX 1308
YAKIMA, WA 98907

18142932406
AUDREY E COFFIN REVOCABLE LIVING
TRUST
2780 OLD NACHES HWY
YAKIMA, WA 98908

18142933004
CBO OLSON/GLEED LLC
12 HOFFER RD
WAPATO, WA 98951

18142932003
GEORGE CALFROBE & SAMANTHA
CONGER
901 N GLEED RD
NACHES, WA 98937

18142931436
MEDITERRANEAN AVE ORCHARDS LLC
PO BOX 1308
YAKIMA, WA 98907

18142934004
ROSANA BRAVO
2610 OLD NACHES HWY
YAKIMA, WA 98908

18142933011 **DUP**
SOUTHCREEK INVESTMENTS LLC
1306 W MEAD AVE
YAKIMA, WA 98902

18142932409 **DUP**
ASSINK ACRES INC
PO BOX 1308
YAKIMA, WA 98907

18142933009 **DUP**
ASSINK ACRES INC
PO BOX 1308
YAKIMA, WA 98907

18142934004
BLANCA NEGRETE
2610 OLD NACHES HWY
YAKIMA, WA 98908

18143014003 **DUP**
CBO OLSON/GLEED LLC
12 HOFFER RD
WAPATO, WA 98951

18142934004
JOSE NEGRETE
2610 OLD NACHES HWY
YAKIMA, WA 98908

18142931437 **DUP**
MEDITERRANEAN AVE ORCHARDS LLC
PO BOX 1308
YAKIMA, WA 98907

18142932008
SEAN P & JANEL CRAIG
941 N GLEED RD
NACHES, WA 98937

18142934406
WACHSMITH PROPERTIES LLC
PO BOX 460
ELLENSBURG, WA 98926

18142933005 **DUP**
ASSINK ACRES INC
PO BOX 1308
YAKIMA, WA 98907

18143044011 **DUP**
ASSINK ACRES INC
PO BOX 1308
YAKIMA, WA 98907

18142932404
CASS LIVING TRUST
2655 OLD NACHES HWY
YAKIMA, WA 98908

18142934004
FABIOLA CISNEROS
2610 OLD NACHES HWY
YAKIMA, WA 98908

18142932405
JOSEPH & JILL VANDAGRIFF
2651 OLD NACHES HWY
YAKIMA, WA 98908

18142932401
MITCHEL D & SANDRA L YOUNG
2741 OLD NACHES HWY
YAKIMA, WA 98908

18142932007
SOUTHCREEK INVESTMENTS LLC
1306 W MEAD AVE
YAKIMA, WA 98902

Lacie Berry

From: NoReply@ecy.wa.gov
Sent: Monday, September 22, 2025 11:00 AM
To: Lacie Berry
Subject: SEPA record published

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

The SEPA admin reviewed and published [SEPA record number 202503917, "Mendoza Daycare, Community Center, Gym, and Outdoor Recreation CUP"](#).

Lead Agency File Number: CUP2025-00028, ESP2025-00002, SEP25-00014.

It will now be available to the public.

From: Amber Johnson
Email: separegister@ecy.wa.gov
Phone number: (509) 723-5677

21

Lacie Berry

From: Lacie Berry
Sent: Friday, September 19, 2025 2:52 PM
To: crosepacoordinator@ecy.wa.gov; jessica@yakama.com;
'CORRINE_CAMUSO@YAKAMA.COM'; thpo@yakama.com; enviroreview@yakama.com;
nichole.pebeahsy@bia.gov; r10-nepa@epa.gov; Health District E-Mail;
robert.d.bright10.civ@army.mil; janell.shah@dfw.wa.gov; scott.downes@dfw.wa.gov;
r3planning@dfw.wa.gov; sepa@dahp.wa.gov
Subject: CUP2025-00028 ESP2025-00005 SEP2025-00014 NOTICE OF RESCHEDULED OPEN
RECORD PUBLIC HEARING
Attachments: NOTICE TO RESCHEDLE CUP2025-00028 ESP2025-00005 SEP2025-00014.pdf



Lacie M. Berry

Planning Office Specialist
Yakima County Public Services
128 N 2nd St, 4th Floor
Yakima, WA 98901
Phone: 509-574-2300

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22

Lacie Berry

From: NoReply@ecy.wa.gov
Sent: Monday, September 22, 2025 9:01 AM
To: Lacie Berry
Subject: Your SEPA Record Has Been Submitted!

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

The Department of Ecology has received a new SEPA record from Lacie Berry at Yakima County with a File Number of: CUP2025-00028, ESP2025-00002, SEP25-00014.
Your record is being reviewed by an administrator.

From: Lacie Berry
Email: Lacie.Berry@co.yakima.wa.us
Phone number: (509) 574-2300 Ext. 2300

23

Lacie Berry

From: Lacie Berry
Sent: Friday, September 19, 2025 2:47 PM
To: Marivel Garcia; Jase Testerman; Tua Vang; Jase Testerman; David Haws; Troy Havens; Ivan Klingele; Jack Wells; Nellie Soptich
Subject: CUP2025-00028 ESP2025-00005 SEP2025-00014 NOTICE OF RESCHEDULED OPEN RECORD PUBLIC HEARING
Attachments: NOTICE TO RESCHEDLE CUP2025-00028 ESP2025-00005 SEP2025-00014.pdf



Lacie M. Berry

Planning Office Specialist
Yakima County Public Services
128 N 2nd St, 4th Floor
Yakima, WA 98901
Phone: 509-574-2300

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24

Lacie Berry

From: Lacie Berry
Sent: Wednesday, September 17, 2025 2:06 PM
To: 'ssizer@yakimaherald.com'
Subject: CUP25-028 ESP25-002 SEP25-014 Legal NOH-Threshold Determination
Attachments: CUP25-028 ESP25-002 SEP25-014 Legal NOH-Threshold Determination_dl_rescheduled.docx

Publish: September 20, 2025
Bill: Acct.# 10826, Planning



Lacie M. Berry

Planning Office Specialist
Yakima County Public Services
128 N 2nd St, 4th Floor
Yakima, WA 98901
Phone: 509-574-2300

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FILE NO.: CUP2025-00028 ESP2025-00005 SEP2025-00014
NOTICE OF RESCHEDULED OPEN RECORD PUBLIC HEARING

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Lacie Berry, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched NOTICE OF RESCHEDULED OPEN RECORD PUBLIC HEARING a true and correct copy of which is enclosed herewith; that NOTICE OF RESCHEDULED OPEN RECORD PUBLIC HEARING was addressed to the applicant and agent pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 20th day of September, 2025.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 20th day of September 2025.



Lacie Berry
Office Specialist

(21)

FILED
HEARING EXAMINER
EXH # 5 DATE 9-20-25
FILE NO. CUP25-028

Yakima Herald-Republic

PO Box 3667
Seattle, WA 98124

Yakima County Planning Division
Lacie Berry
417 128 N 2nd Street 4th Floor
Yakima, WA 98901
USA

Order Confirmation

Order #:	103623
Order Ref #:	
Date:	9/17/2025
Advertiser #:	23402
Advertiser Name:	Yakima County Planning Division
Agency #:	
Agency Name:	
Account Manager:	Simon Sizer ssizer@yakimaherald.com

Legals Yakima County Package #1**\$ 381.10**

Ad No.	Date	Description	Position	Format
518013	9/20/2025	Yakima County Public Services Planning Division Preliminary Threshold Determination Notice of Hearing File No.: CUP2025-00028	Yakima Herald Republic Broadsheet - CL-Legals	3.46 × 12.93 in × 2.0000 col.
518014	9/20/2025	Yakima County Public Services Planning Division Preliminary Threshold Determination Notice of Hearing File No.: CUP2025-00028	Yakima Herald Republic CL Online - CL-Legals	3.46 × 12.93 in × 2.0000 col.

Summary

Total Net Amount	\$ 381.10
Taxes	\$ 0.00
Total Amount	\$ 381.10

Remittance Address:

Yakima Herald-Republic
PO Box 3667
Seattle, WA 98124
Tel: (206) 464-2550

FILED

HEARING EXAMINER

EXH # 6 DATE 9/20/25
FILE NO. CUP25-028

Page 1 of 2

Yakima Herald-Republic

PO Box 3667
Seattle, WA 98124

Classified Category: Legals|Public Notices

**Yakima County Public Services
Planning Division
Preliminary Threshold Determination
Notice of Hearing**

File No.: CUP2025-00028 / ESP2025-00005 / SEP2025-00014
- Mendoza Daycare, Community Center, and Gym

Description of Proposal: The applicants are proposing the establishment of a Daycare Center, Community Center, and Gymnasium/Exercise facility and 56-space parking facility within a previously vacated school facility, utilizing municipal water service provided by the City of Yakima and an existing septic facility serving the proposed use(s).

Location of Proposal: 2700 Old Naches Highway, Naches. The proposal is located on the southwestern side of Old Naches Highway, approximately 0.15 miles northwest of the intersection of Old Naches Highway and Rolling Hills Drive; 0.34 miles north of the unincorporated community of Glead, Washington. (Parcel Number 181429-33011)

The open record public hearing originally scheduled before the Yakima County Hearing Examiner on Thursday, October 16, 2025, at 9:30 am has been **rescheduled** for **Thursday, October 23, 2025 at 9:30 AM**. The hearing will be conducted both in-person in the BOCC Conference Room (Yakima County Courthouse Basement, Room B33, 128 N. 2nd Street, Yakima) and virtually/telephonically using Microsoft Teams. For joining information go to <https://www.yakimacounty.us/2566/Upcoming-Public-Hearings>. The link will provide information with the options to either "Join the meeting via Microsoft Teams" or to call in on a telephone. A Planning Division staff report on the project will be available about a week before the hearing on the Yakima County Hearing Examiners webpage at: <https://www.yakimacounty.us/843/Hearing-Examiner>.

Determination: Yakima County Planning, as lead SEPA agency for this proposal, is issuing an DNS for comment under WAC 197-11-340(2). You may provide written comments on issues related to this threshold determination. SEPA comments must be submitted within 14 days. After the comment period has ended, Yakima County will issue a notice of decision to retain, modify, or withdraw the DNS without an additional comment period. The final determination can be appealed as allowed under the Yakima County Code.

Comment and Appeal Information: To view the application materials and SEPA documents online go the Accela Citizen Access Permit Portal, at <https://aca-prod.accela.com/YAKIMACO> (select the Planning tab, enter the record number(s) in the search box and hit enter or Search, select the Record Info drop down arrow, and then select Attachments) or you can view a copy of the application materials and SEPA documents at the Planning Division on the 4th floor of the Courthouse. Your views on the proposal are welcome, and any person may provide written or email comments on issues related to the threshold determination. The public comment period is fourteen (14) calendar days following the date of this notice. To be considered prior to making the final SEPA determination, comments must be received by 4:00 p.m., October 6, 2025, and all submitted comments must identify the name and physical or post office address of the sender.

Mailed comments on this project must be postmarked on or before the last day of the comment period. Mail or drop off your comments on this project to the Yakima County Planning Division at 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901. Emailed comments must be sent to Planning_Info@co.yakima.wa.us. Be sure to reference the above record number(s) in your correspondence.

Written comments on issues related to the subdivision may be provided. Comments regarding the subdivision that are submitted up to and during the hearing will be considered. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project. Interested parties may request copies of the hearing notice or participate in the hearing.

Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information. If you have any questions on this proposal, please call David Lukacz, Planner III, at (509) 574-2300 or 1-800-572-7354 ext 2300.

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.

Yakima County ADA Coordinator
128 N. 2nd Street, Room B27
Yakima, WA 98901
(509) 574-2210
7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)

Dated this 20th day of September, 2025

(103623) September 20, 2025

29

Lacie Berry

From: Simon Sizer <ssizer@yakimaherald.com>
Sent: Wednesday, September 17, 2025 3:56 PM
To: Lacie Berry
Subject: RE: CUP25-028 ESP25-002 SEP25-014 Legal NOH-Threshold Determination
Attachments: Order_confirmation.pdf

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Good afternoon. I have scheduled this legal notice for September 20th, for a cost of \$381.10.

--
Simon Sizer | legal & obituary clerk
Yakima Herald-Republic
Phone: (509) 577-7740

From: Lacie Berry <Lacie.Berry@co.yakima.wa.us>
Sent: Wednesday, September 17, 2025 2:06 PM
To: Simon Sizer <ssizer@yakimaherald.com>
Subject: CUP25-028 ESP25-002 SEP25-014 Legal NOH-Threshold Determination

You don't often get email from lacie.berry@co.yakima.wa.us. [Learn why this is important](#)

Publish: September 20, 2025
Bill: Acct.# 10826, Planning



Lacie M. Berry

Planning Office Specialist
Yakima County Public Services
128 N 2nd St, 4th Floor
Yakima, WA 98901
Phone: 509-574-2300

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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**Yakima County Public Services
Planning Division
Preliminary Threshold Determination
Notice of Hearing**

File No.: CUP2025-00028 / ESP2025-00005 / SEP2025-00014 - Mendoza Daycare, Community Center, and Gym

Description of Proposal: The applicants are proposing the establishment of a Daycare Center, Community Center, and Gymnasium/Exercise facility and 56-space parking facility within a previously vacated school facility, utilizing municipal water service provided by the City of Yakima and an existing septic facility serving the proposed use(s).

Location of Proposal: 2700 Old Naches Highway, Naches. The proposal is located on the southwestern side of Old Naches Highway; approximately 0.15 miles northwest of the intersection of Old Naches Highway and Rolling Hills Drive; 0.34 miles north of the unincorporated community of Glead, Washington. (Parcel Number 181429-33011)

The open record public hearing originally scheduled before the Yakima County Hearing Examiner on Thursday, October 16, 2025, at 9:30 am has been **rescheduled** for **Thursday, October 23, 2025 at 9:30 AM**. The hearing will be conducted both in-person in the BOCC Conference Room (Yakima County Courthouse Basement, Room B33, 128 N. 2nd Street, Yakima) and virtually/telephonically using Microsoft Teams. For joining information go to <https://www.yakimacounty.us/2566/Upcoming-Public-Hearings>. The link will provide information with the options to either "Join the meeting via Microsoft Teams" or to call in on a telephone. A Planning Division staff report on the project will be available about a week before the hearing on the Yakima County Hearing Examiners webpage at: <https://www.yakimacounty.us/843/Hearing-Examiner>.

Determination: Yakima County Planning, as lead SEPA agency for this proposal, is issuing an DNS for comment under WAC 197-11-340(2). You may provide written comments on issues related to this threshold determination. SEPA comments must be submitted within 14 days. After the comment period has ended, Yakima County will issue a notice of decision to retain, modify, or withdraw the DNS without an additional comment period. The final determination can be appealed as allowed under the Yakima County Code.

Comment and Appeal Information: To view the application materials and SEPA documents online go the Accela Citizen Access Permit Portal, at <https://aca-prod.accela.com/YAKIMACO> (select the Planning tab, enter the record number(s) in the search box and hit enter or Search, select the Record Info drop down arrow, and then select Attachments) or you can view a copy of the application materials and SEPA documents at the Planning Division on the 4th floor of the Courthouse. Your views on the proposal are welcome, and any person may provide written or email comments on issues related to the threshold determination. The public comment period is fourteen (14) calendar days following the date of this notice. To be considered prior to making the final SEPA determination, comments must be received by 4:00 p.m., October 6, 2025, and all submitted comments must identify the name and physical or post office address of the sender.

Mailed comments on this project must be postmarked on or before the last day of the comment period. Mail or drop off your comments on this project to the Yakima County Planning Division at 128 N. 2nd St.,

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4th Floor Courthouse, Yakima, WA 98901. Emailed comments must be sent to Planning_Info@co.yakima.wa.us. Be sure to reference the above record number(s) in your correspondence.

Written comments on issues related to the subdivision may be provided. Comments regarding the subdivision that are submitted up to and during the hearing will be considered. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project. Interested parties may request copies of the hearing notice or participate in the hearing.

Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information. If you have any questions on this proposal, please call David Lukaczer, Planner III, at (509) 574-2300 or 1-800-572-7354 ext 2300.

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Yakima County ADA Coordinator

128 N. 2nd Street, Room B27

Yakima, WA 98901

(509) 574-2210

7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)

Dated this 20th day of September, 2025

Publish: September 20, 2025

Bill: Acct.# 10826, Planning

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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

DATE: September 4, 2025

TO: Rosalinda Mendoza, Blanca Gonzales, Adjacent Property Owners, and Interested Agencies

FROM: David Lukaczer, Yakima County Public Services Department: Planning Division

SUBJECT: Record No.: CUP2025-00028 / ESP2025-00005 / SEP2025-00014 – Mendoza Daycare, Community Center, and Gym
Notice of Open Record Public Hearing
Threshold Determination – Determination of Non-Significance (DNS)

DESCRIPTION OF PROPOSAL

Owner: Rosalinda Mendoza

Applicant: Blanca Gonzales

Location: 2700 Old Naches Highway, Naches. The proposal is located on the southwestern side of Old Naches Highway; approximately 0.15 miles northwest of the intersection of Old Naches Highway and Rolling Hills Drive; 0.34 miles north of the unincorporated community of Glead, Washington.

Tax Parcel No.: 181429-33011

Application Submittal Date: May 28, 2025

Completeness Date: July 17, 2025

Proposal: Blanca Gonzalez has submitted a Type 3 Conditional Use Permit (CUP) and a Type 1 Especially Sensitive Land Use (ESLU) Setback Adjustment (ESP) application requesting authorization to establish a Daycare Center, Community Center, and Gymnasium/Exercise facility within a previously vacated school facility. The subject property is located within the Agricultural (AG) Zoning District. Based on the application materials, municipal water service is available and will serve all uses associated with the project, and an existing individual on-site septic facility will be utilized for waste treatment services. No new structures are expected to be constructed, as the proposed use of the property will utilize the existing buildings that previously served the school, and as such the proposal meets the criteria for a Type 1 reduction to the ESLU setbacks established under YCC 19.35.020(6)(d)(ii).

ENVIRONMENTAL REVIEW

The Yakima County Planning Division, as lead agency for this proposal under the State Environmental Policy Act (SEPA), is issuing the attached **DNS** for comment under WAC 197-11-340(2). The application materials and SEPA documents can be viewed online at the Accela Citizen Access Permit Portal, at <https://aca-prod.accela.com/YAKIMACO> (select the Planning tab, enter the record number(s) in the search box and hit enter or Search, select the Record Info drop down arrow, and then select Attachments)

FILED

HEARING EXAMINER

EXH # 7 DATE 9-4-25
FILE NO. CUP25-028

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or you can view a copy of the application materials and SEPA documents at the Planning Division on the 4th floor of the Courthouse.

COMMENT INFORMATION

Your views on the proposal are welcome, and any person may provide written or email comments on issues related to the threshold determination. The public comment period is fourteen (14) calendar days following the date of this notice. To be considered prior to making the final SEPA determination, comments must be received **by 4:00 p.m., September 18, 2025**, and all submitted comments must identify the name and physical or post office address of the sender.

Mailed comments on this project must be postmarked on or before the last day of the comment period. Mail or drop off your comments on this project to the **Yakima County Planning Division at 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901**. Emailed comments must be sent to **Planning_Info@co.yakima.wa.us**. Be sure to reference the above record number(s) in your correspondence.

The Responsible Official will reconsider this **DNS** based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the **DNS**. No permits will be issued, and the applicant shall not begin work, until the comment deadline has expired and any other necessary permits are issued. The lead agency will not act on this proposal for 14 days from the date of issuance.

Notice of the final determination will be sent to those who comment or may be obtained upon request. The final determination will contain specific appeal information.

NOTICE OF PUBLIC HEARING:

An open record public hearing for the subdivision is scheduled before the Hearing Examiner on Thursday, October 16, 2025, at 9:30 am. The hearing will be conducted both in-person in the BOCC Conference Room (Yakima County Courthouse Basement, Room B33, 128 N. 2nd Street, Yakima) and virtually/telephonically using Microsoft Teams. For joining information go to **<https://www.yakimacounty.us/2566/Upcoming-Public-Hearings>**. The link will provide information with the options to either "Join the meeting via Microsoft Teams" or to call in on a telephone.

If you wish to speak during the Public Hearing, there will be an allotted time for public comments. You will then be asked to state your name and provide your contact information into the record. Virtual/telephonic participants should not mute or unmute themselves; the host will do this for you. All virtual participants must put their names in the Microsoft Teams Meeting application window.

Your views on the proposal are welcome, and any person may provide written comments on issues related to the conditional use permit and especially sensitive land use setback reduction. Written comments or other exhibits to be received at or prior to the hearing may be submitted as follows:

- o Via email to: planning_info@co.yakima.wa.us
- o Via mail to: David Lukaczer, Fourth Floor County Courthouse, 128 North Second Street, Yakima WA 98901.

Comments regarding the conditional use permit and especially sensitive land use setback reduction that are submitted up to and during the hearing will be considered. Be sure to reference the above file number in your correspondence. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

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Interested parties may request copies of the hearing notice or participate in the hearing. A staff report on the project will be available about a week before the hearing on the Yakima County Hearing Examiners webpage at: <https://www.yakimacounty.us/843/Hearing-Examiner>.

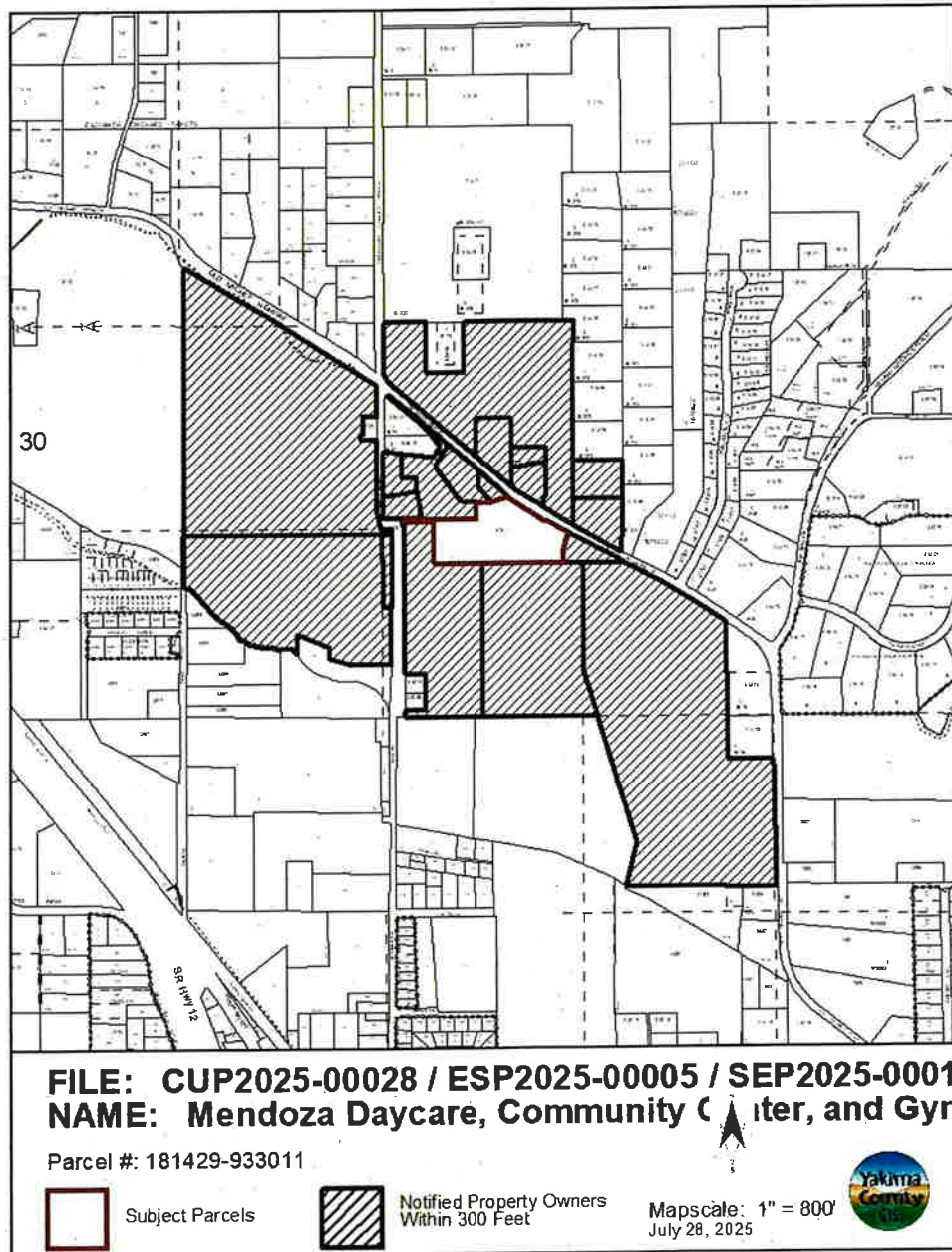
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NOTICE MAP (for reference purposes only)



Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

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18142932407
ASSINK ACRES INC
PO BOX 1308
YAKIMA, WA 98907

18142932409
ASSINK ACRES INC
PO BOX 1308
YAKIMA, WA 98907 DUP

18142933005
ASSINK ACRES INC
PO BOX 1308
YAKIMA, WA 98907 DUP

18142933006
ASSINK ACRES INC
PO BOX 1308
YAKIMA, WA 98907 DUP

18142933009
ASSINK ACRES INC
PO BOX 1308
YAKIMA, WA 98907 DUP

18143044011
ASSINK ACRES INC
PO BOX 1308
YAKIMA, WA 98907 DUP

18142932406
AUDREY E COFFIN REVOCABLE LIVING
TRUST
2780 OLD NACHES HWY
YAKIMA, WA 98908

18142934004
BLANCA NEGRETE
2610 OLD NACHES HWY
YAKIMA, WA 98908

18142932404
CASS LIVING TRUST
2655 OLD NACHES HWY
YAKIMA, WA 98908

18142933004
CBO OLSON/GLEED LLC
12 HOFFER RD
WAPATO, WA 98951

18143014003
CBO OLSON/GLEED LLC
12 HOFFER RD
WAPATO, WA 98951 DUP

18142934004
FABIOLA CISNEROS
2610 OLD NACHES HWY
YAKIMA, WA 98908

18142932003
GEORGE CALFROBE & SAMANTHA
CONGER
901 N GLEED RD
NACHES, WA 98937

18142934004
JOSE NEGRETE
2610 OLD NACHES HWY
YAKIMA, WA 98908

18142932405
JOSEPH & JILL VANDAGRIFF
2651 OLD NACHES HWY
YAKIMA, WA 98908

18142931436
MEDITERRANEAN AVE ORCHARDS LLC
PO BOX 1308
YAKIMA, WA 98907

18142931437
MEDITERRANEAN AVE ORCHARDS LLC
PO BOX 1308
YAKIMA, WA 98907 DUP

18142932401
MITCHEL D & SANDRA L YOUNG
2741 OLD NACHES HWY
YAKIMA, WA 98908

18142934004
ROSANA BRAVO
2610 OLD NACHES HWY
YAKIMA, WA 98908

18142932008
SEAN P & JANEL CRAIG
941 N GLEED RD
NACHES, WA 98937

18142932007
SOUTHCREEK INVESTMENTS LLC
1306 W MEAD AVE
YAKIMA, WA 98902

18142933011
SOUTHCREEK INVESTMENTS LLC
1306 W MEAD AVE
YAKIMA, WA 98902 DUP

18142934406
WACHSMITH PROPERTIES LLC
PO BOX 460
ELLENSBURG, WA 98926

Marivel Garcia Jason Earles
Tua Vang
Jase Testerman David Haws
Troy Havens Ivan Klingele
Jack Wells Nellie Soptich

WA. State Dept. of Ecology
Attn: Jessica Swift
crosepacoordinator@ecy.wa.gov

Yakama Nation
Cultural Resources
jessica@Yakama.com
THPO@Yakama.com

Yakama Nation Environmental
enviroreview@yakama.com

Superintendent
Bureau of Indian Affairs
P.O. Box 632
Toppenish, WA 98948

Bureau of Indian Affairs
Nichole.pebeahsy@bia.gov

Rebecca Chu
EPA Region 10
R10-NEPA@epa.gov

Yakima Health District
Help Desk
yhd@co.yakima.wa.us

Robert Bright
Air Traffic & Airspace Officer
Joint Base Lewis-McChord
robert.d.bright10.civ@army.mil

WA Dept. of Fish & Wildlife
Janell Shah and Scott Downes
Janell.shah@dfw.wa.gov
Scott.downes@dfw.wa.gov
r3planning@dfw.wa.gov

sepa@dahp.wa.gov

Clean Air Agency
186 Iron Horse Court, Suite 101
Yakima, WA 98901

Naches-Selah Irrigation District
104 W. Naches Ave Suite H
Selah, WA 98942-2001

Fire Chief
Fire District #6
81 N. Gleed Road
Yakima, WA 98908

Naches School District # 3
Attn: Robert Bowman
P.O. Box 99
Naches, WA 98937

City of Yakima
Engineer

City of Yakima
Planning

City of Yakima
Utility Services

WA State Dept of Health
Wastewater/Shellfish
Town Center 2
111 Israel Rd. S.E.
Tumwater, WA 98501

Rosalinda Mendoza
1306 W. Mead Ave
Yakima, WA 98902

Blanca Gonzales
3807 Webster Ave Apt A
Yakima, WA 98902

blancag@wcayakima.org

wonderkidsllc@yahoo.com

AGENCY MAILING LIST

HIGHLIGHTED = EMAILED

CUP2025-00028

09/04/2025

11 LABELS

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Karri Espinoza

From: Karri Espinoza
Sent: Thursday, September 4, 2025 8:27 AM
To: Marivel Garcia; Jason Earles; Tua Vang; Jase Testerman; Troy Havens; Jack Wells; David Haws; Ivan Klingele; Nellie Soptich
Subject: CUP2025-00028_ESP2025-00002_SEP2025-00014 Notice of Open Record Public Hearing and Threshold Determination - Determination of Non-Significance (DNS)
Attachments: CUP2025-00028_ESP2025-00002_SEP2025-00014 Notice of Open Record Public Hearing and Threshold Determination - Determination of Non-Significance (DNS).pdf

Karri Espinoza

Office Supervisor
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Karri.espinoza@co.yakima.wa.us

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).

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Karri Espinoza

From: Karri Espinoza
Sent: Thursday, September 4, 2025 8:31 AM
To: ECY RE CRO SEPA Coordinator; 'jessica@yakama.com'; thpo@yakama.com; enviroreview@yakama.com; r10-nepa@epa.gov; YHD Help Desk; Bright, Robert D CIV USARMY ID-READINESS (USA); janell.shah@dfw.wa.gov; scott.downes@dfw.wa.gov; r3planning@dfw.wa.gov; DAHP SEPA; 'blancag@wcayakima.org'; 'wonderkidsllc@yahoo.com'
Subject: CUP2025-00028_ESP2025-00002_SEP2025-00014 Notice of Open Record Public Hearing and Threshold Determination - Determination of Non-Significance (DNS)
Attachments: CUP2025-00028_ESP2025-00002_SEP2025-00014 Notice of Open Record Public Hearing and Threshold Determination - Determination of Non-Significance (DNS).pdf

Karri Espinoza

Office Supervisor
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Karri.espinoza@co.yakima.wa.us

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FILE NO.: CUP2025-00028_ESP2025-00002_SEP2025-00014

Notice of Open Record Public Hearing and Threshold Determination -
Determination of Non-Significance (DNS)

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Karri Espinoza, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through Notice of Open Record Public Hearing and Threshold Determination - Determination of Non-Significance (DNS) a true and correct copy of which is enclosed here-with; that a Notice of Open Record Public Hearing and Threshold Determination - Determination of Non-Significance (DNS) was addressed to the applicant and agent pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 4th day of September 2025.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 4th day of September 2025.


Karri A. Espinoza
Office Supervisor

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FILED
HEARING EXAMINER
EXH # 8 DATE 9-4-25
FILE NO. CUP25-028



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

LISA H. FREUND – Director

DATE: August 1, 2025

TO: Rosalinda Mendoza, Blanca Gonzalez, Adjoining Property Owners, and Interested Agencies

FROM: David Lukaczer, Yakima County Public Services Department: Planning Division

SUBJ: Record Nos.: CUP2025-00028 / ESP2025-00005 / SEP2025-00014 - Mendoza Daycare, Community Center, and Gym
Notice of Completeness, Notice of Application, Notice of Environmental Review, and Notice of Future Hearing

DESCRIPTION OF PROPOSAL

Blanca Gonzalez has submitted a Type 3 Conditional Use Permit (CUP) and a Type 1 Especially Sensitive Land Use (ESLU) Setback Adjustment (ESP) application requesting authorization to establish a Daycare Center, Community Center, and Gymnasium/Exercise facility within a previously vacated school facility. The subject property is located within the Agricultural (AG) Zoning District. Based on the application materials, municipal water service is available and will serve all uses associated with the project, and an existing individual on-site septic facility will be utilized for waste treatment services. No new structures are expected to be constructed, as the proposed use of the property will utilize the existing buildings that previously served the school, and as such the proposal meets the criteria for a Type 1 reduction to the ESLU setbacks established under YCC 19.35.020(6)(d)(ii). The application was received on May 27, 2025 and determined completed for processing on July 17, 2025.

Location: 2700 Old Naches Highway, Naches. The proposal is located on the southwestern side of Old Naches Highway; approximately 0.15 miles northwest of the intersection of Old Naches Highway and Rolling Hills Drive; 0.34 miles north of the unincorporated community of Glead, Washington. (Parcel Number 181429-33011).

ENVIRONMENTAL REVIEW

A land use application has been submitted on the subject property. This proposal is subject to environmental review. The Yakima County Planning Division is lead agency for this proposal under the State Environmental Policy Act (SEPA). The application materials and SEPA documents can be viewed online at the Accela Citizen Access Permit Portal, at <https://aca-prod.accela.com/YAKIMACO> (select the Planning tab, enter the record number(s) in the search box and hit enter or Search, select the Record Info drop down arrow, and then select Attachments) or you can view a copy of the application materials and SEPA documents at the Planning Division on the 4th floor of the Courthouse.

COMMENT AND APPEAL INFORMATION

Your views on the proposal are welcome, and any person may provide written or email comments on issues related to the proposal. The public comment period is fourteen (14) calendar days following the date of this Notice of Application.

The comments on the proposal will be used to prepare an environmental threshold determination, which will then be issued for additional comments under WAC 197-11-340(2). ~~HEARING EXAMINER~~

EXH # 9 DATE 8-1-25
FILE NO. CUP25-028

(42)

prior to making the preliminary SEPA threshold determination, comments must be received by **4:00 p.m., August 15, 2025**, and all submitted comments must identify the name and physical or post office address of the sender.

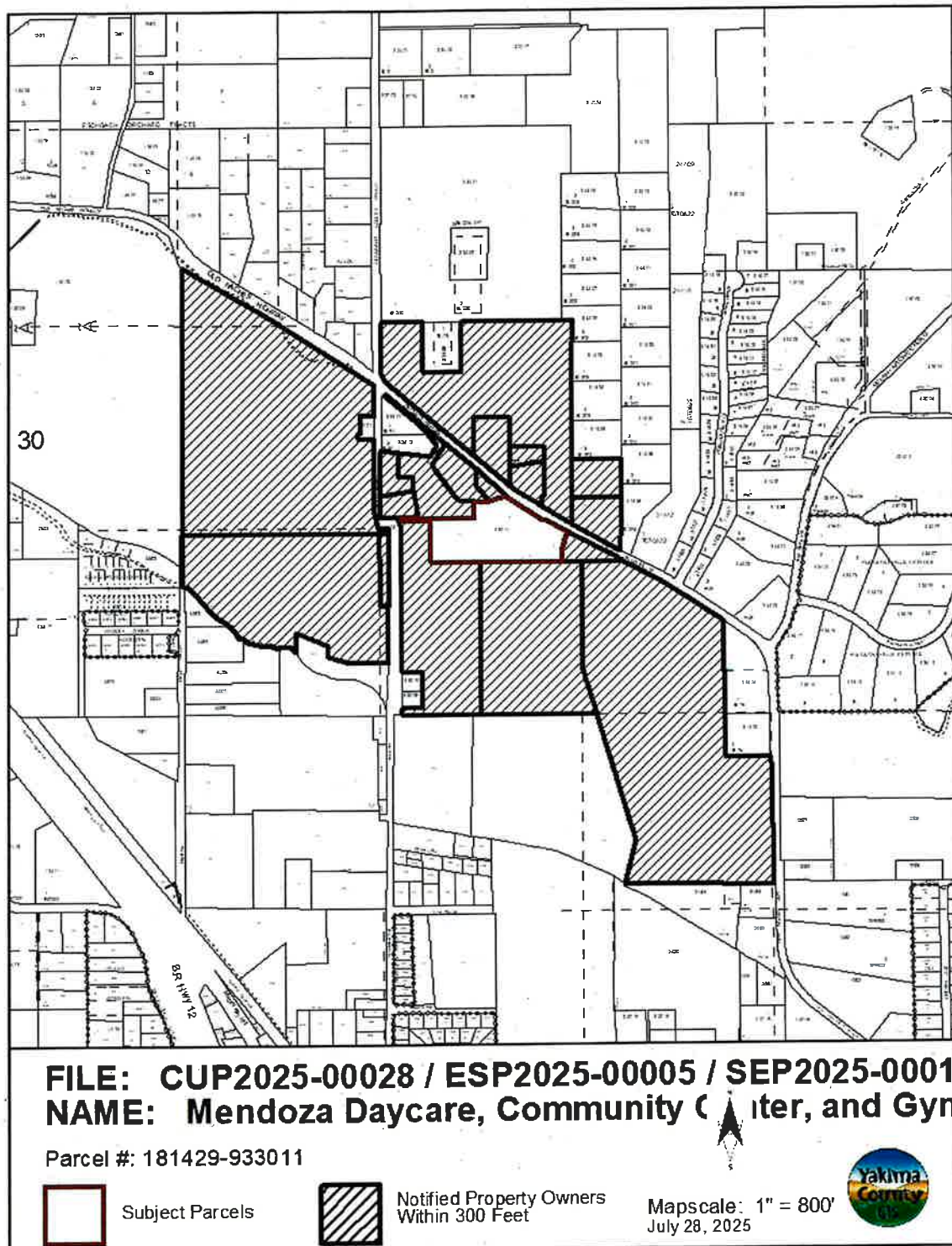
Mailed comments on this project must be postmarked on or before the last day of the comment period. Mail or drop off your comments on this project to the **Yakima County Planning Division at 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901**. Emailed comments must be sent to **Planning_Info@co.yakima.wa.us**. Be sure to reference the above record number(s) in your correspondence.

FUTURE HEARING AND APPEAL INFORMATION

An open record public hearing will be scheduled before the Hearing Examiner. The date of the Hearing is not yet known. A notice of hearing will be issued in the future. Written comments on the CUP application may be provided up to and at the hearing. Interested parties may request copies of the hearing notice or participate in the hearing. A staff report on the project will be available about a week before the hearing.

Notice of the final decision and the determination will be sent to those who comment or may be obtained upon request. The final decision and the determination will contain specific appeal information. If you have any questions on this proposal, please call **David Lukaczer, Planner III**, at **(509) 574-2300** or 1-800-572-7354 ext. 2300.

NOTICE MAP (for reference purposes only)



Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, nation origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

44

Marivel Garcia Jason Earles
Tua Vang
ase Testerman David Haws
roy Havens Ivan Klingele
ack Wells Nellie Soptich

WA. State Dept. of Ecology
Attn: Jessica Swift
crosepacoordinator@ecy.wa.gov

Yakama Nation
Cultural Resources
jessica@Yakama.com
corrine_camuso@Yakama.com
THPO@Yakama.com

Yakama Nation Environmental
enviroreview@yakama.com

Superintendent
Bureau of Indian Affairs
P.O. Box 632
Toppenish, WA 98948

Bureau of Indian Affairs
Nichole.pebeahsy@bia.gov

Rebecca Chu
EPA Region 10
R10-NEPA@epa.gov

Yakima Health District
Help Desk
yhd@co.yakima.wa.us

Robert Bright
Air Traffic & Airspace Officer
Joint Base Lewis-McChord
robert.d.bright10.civ@army.mil

WA Dept. of Fish & Wildlife
Janell Shah and Scott Downes
Janell.shah@dfw.wa.gov
Scott.downes@dfw.wa.gov
r3planning@dfw.wa.gov

sepa@dahp.wa.gov

Clean Air Agency
186 Iron Horse Court, Suite 101
Yakima, WA 98901

Naches-Selah Irrigation District
104 W. Naches Ave Suite H
Selah, WA 98942-2001

Fire Chief
Fire District #6
81 N. Gleed Road
Yakima, WA 98908

Naches School District # 3
Attn: Robert Bowman
P.O. Box 99
Naches, WA 98937

City of Yakima
Planning

City of Yakima
Engineer

City of Yakima
Utility Services

WA State Dept of Health
Wastewater/Shellfish
16201 E. Indiana Ave – Ste 1500
Spokane Valley, WA 99216

Rosalinda Mendoza
1306 W. Mead Ave.
Yakima, WA 98902

Blanca Gonzales
3807 Webste Ave. Apt A
Yakima, WA 989002

AGENCY MAILING LIST

HIGHLIGHTED = EMAILED

CUP2025-00028

8/1/25

11 LABELS

45

18142932407
ASSINK ACRES INC
PO BOX 1308
YAKIMA, WA 98907

18142933006 **DUP**
ASSINK ACRES INC
PO BOX 1308
YAKIMA, WA 98907

18142932406
AUDREY E COFFIN REVOCABLE LIVING
TRUST
2780 OLD NACHES HWY
YAKIMA, WA 98908

18142933004
CBO OLSON/GLEED LLC
12 HOFFER RD
WAPATO, WA 98951

18142932003
GEORGE CALFROBE & SAMANTHA
CONGER
901 N GLEED RD
NACHES, WA 98937

18142931436
MEDITERRANEAN AVE ORCHARDS LLC
PO BOX 1308
YAKIMA, WA 98907

18142934004
ROSANA BRAVO
2610 OLD NACHES HWY
YAKIMA, WA 98908

18142933011 **DUP**
SOUTHCREEK INVESTMENTS LLC
1306 W MEAD AVE
YAKIMA, WA 98902

18142932409 **DUP**
ASSINK ACRES INC
PO BOX 1308
YAKIMA, WA 98907

18142933009 **DUP**
ASSINK ACRES INC
PO BOX 1308
YAKIMA, WA 98907

18142934004
BLANCA NEGRETE
2610 OLD NACHES HWY
YAKIMA, WA 98908

18143014003 **DUP**
CBO OLSON/GLEED LLC
12 HOFFER RD
WAPATO, WA 98951

18142934004
JOSE NEGRETE
2610 OLD NACHES HWY
YAKIMA, WA 98908

18142931437 **DUP**
MEDITERRANEAN AVE ORCHARDS LLC
PO BOX 1308
YAKIMA, WA 98907

18142932008
SEAN P & JANEL CRAIG
941 N GLEED RD
NACHES, WA 98937

18142934406
WACHSMITH PROPERTIES LLC
PO BOX 460
ELLENSBURG, WA 98926

18142933005 **DUP**
ASSINK ACRES INC
PO BOX 1308
YAKIMA, WA 98907

18143044011 **DUP**
ASSINK ACRES INC
PO BOX 1308
YAKIMA, WA 98907

18142932404
CASS LIVING TRUST
2655 OLD NACHES HWY
YAKIMA, WA 98908

18142934004
FABIOLA CISNEROS
2610 OLD NACHES HWY
YAKIMA, WA 98908

18142932405
JOSEPH & JILL VANDAGRIFF
2651 OLD NACHES HWY
YAKIMA, WA 98908

18142932401
MITCHEL D & SANDRA L YOUNG
2741 OLD NACHES HWY
YAKIMA, WA 98908

18142932007
SOUTHCREEK INVESTMENTS LLC
1306 W MEAD AVE
YAKIMA, WA 98902

Karri Espinoza

From: Karri Espinoza
Sent: Friday, August 1, 2025 8:33 AM
To: ECY RE CRO SEPA Coordinator; 'jessica@yakama.com'; corrine_camuso@yakama.com; thpo@yakama.com; Yakama SEPA; Nichole.pebeahsy@bia.gov; r10-nepa@epa.gov; YHD Help Desk; Bright, Robert D CIV USARMY ID-READINESS (USA); janell.shah@dfw.wa.gov; scott.downes@dfw.wa.gov; r3planning@dfw.wa.gov; DAHP SEPA
Subject: **CORRECTED FILE:** CUP2025-00028_ESP2025-00002_SEP2025-00014 Notice of Completeness, Notice of Application, Notice of Environmental Review and Notice of Future Hearing
Attachments: CUP2025-00028_ESP2025-00002_SEP2025-00014 Notice of Completeness, Notice of Application, Notice of Environmental Review and Notice of Future Hearing.pdf

Karri Espinoza

Office Supervisor
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Karri.espinoza@co.yakima.wa.us

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).

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47

Karri Espinoza

From: Karri Espinoza
Sent: Friday, August 1, 2025 8:34 AM
To: Marivel Garcia; Jason Earles; Tua Vang; Jase Testerman; Troy Havens; Jack Wells; David Haws; Ivan Klingele; Nellie Soptich
Subject: FW: CORRECTED FILE #: CUP2025-00028_ESP2025-00002_SEP2025-00014 Notice of Completeness, Notice of Application, Notice of Environmental Review and Notice of Future Hearing
Attachments: CUP2025-00028_ESP2025-00002_SEP2025-00014 Notice of Completeness, Notice of Application, Notice of Environmental Review and Notice of Future Hearing.pdf

Karri Espinoza

Office Supervisor
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Karri.espinoza@co.yakima.wa.us

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48

Karri Espinoza

From: Karri Espinoza
Sent: Friday, August 1, 2025 8:31 AM
To: ECY RE CRO SEPA Coordinator; 'jessica@yakama.com'; corrine_camuso@yakama.com; thpo@yakama.com; Yakama SEPA; Nichole.pebeahsy@bia.gov; r10-nepa@epa.gov; YHD Help Desk; Bright, Robert D CIV USARMY ID-READINESS (USA); janell.shah@dfw.wa.gov; scott.downes@dfw.wa.gov; r3planning@dfw.wa.gov; DAHP SEPA
Subject: CUP2025-00028_ESP2025-00005_SEP2025-00014 Notice of Completeness, Notice of Application, Notice of Environmental Review and Notice of Future Hearing
Attachments: CUP2025-00028_ESP2025-00005_SEP2025-00014 Notice of Completeness, Notice of Application, Notice of Environmental Review and Notice of Future Hearing.pdf

Karri Espinoza

Office Supervisor
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Karri.espinoza@co.yakima.wa.us

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49

Karri Espinoza

From: Karri Espinoza
Sent: Friday, August 1, 2025 8:30 AM
To: Marivel Garcia; Jason Earles; Tua Vang; Jase Testerman; David Haws; Troy Havens; Ivan Klingele; Jack Wells; Nellie Soptich
Subject: CUP2025-00028_ESP2025-00005_SEP2025-00014 Notice of Completeness, Notice of Application, Notice of Environmental Review and Notice of Future Hearing
Attachments: CUP2025-00028_ESP2025-00005_SEP2025-00014 Notice of Completeness, Notice of Application, Notice of Environmental Review and Notice of Future Hearing.pdf

Karri Espinoza

Office Supervisor
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Karri.espinoza@co.yakima.wa.us

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Karri Espinoza

From: NoReply@ecy.wa.gov
Sent: Friday, August 1, 2025 8:40 AM
To: Karri Espinoza
Subject: Your SEPA Record Has Been Submitted!

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

The Department of Ecology has received a new SEPA record from Karri Espinoza at Yakima County with a File Number of: CUP2025-00028, ESP2025-00002, SEP25-00014.
Your record is being reviewed by an administrator.

From: Karri Espinoza
Email: karri.espinoza@co.yakima.wa.us
Phone number: (509) 574-2300 Ext. 2233

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FILE NO.: CUP2025-00028

NOTICE OF COMPLETENESS, NOTICE OF APPLICATION, NOTICE OF
ENVIORNMENTAL REVIEW AND NOTICE OF FUTURE HEARING

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Karri Espinoza, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through NOTICE OF COMPLETENESS, NOTICE OF APPLICATION, NOTICE OF ENVIORNMENTAL REVIEW AND NOTICE OF FUTURE HEARING a true and correct copy of which is enclosed here-with; that a NOTICE OF COMPLETENESS, NOTICE OF APPLICATION, NOTICE OF ENVIORNMENTAL REVIEW AND NOTICE OF FUTURE HEARING was addressed to the applicant, agent and parties of record pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 1st day of August 2025.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 1st day of August 2025.



Karri A. Espinoza
Office Supervisor

FILED
HEARING EXAMINER
EXH # 10 DATE 8-1-25
FILE NO. CUP25-028

52



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

LISA H. FREUND – Director

June 24, 2025

Blanca Gonzales
3807 Webster Ave,
Apt A
Yakima, WA 98902

Re: Notice of Incompleteness: Mendoza Daycare, Community Center, and Outdoor Recreation Center
Record Number: CUP2025-00028/ESP2025-00002/SEP2025-00014

Dear Mrs. Blanca Gonzales,

The conditional use permit (CUP), especially sensitive land use setback adjustment (ESP), and State Environmental Policy Act (SEP) applications you submitted on May 27, 2025, are designed to enable Yakima County to review any possible impacts your project might have on the property, the surrounding area, and the natural environment. However, it was found that there is not enough information in your application to properly review your proposal or continue processing it. The requested information is as follows:

- 1) The submitted site plan does not provide the required information for this project. A checklist was attached in the application with site plan requirements – please review a copy of the site plan checklist attached to this letter and submit a revised site plan that shows:
 - A playground referenced in the application and narrative is not shown on the provided site plan. Submit a revised site plan that shows the playground area;
 - Show the location of parking stalls and driving aisles on the site plan or a separate circulation plan; and
 - The location of the septic facilities should be updated to reflect its accurate location, as indicated in the attached June 11, 2025 email from Blanca Gonzales.

We need to let you know that because your application is incomplete, we have paused processing it until we receive the required information. You have **60 calendar days (August 25, 2025)** to send the required information. If we don't receive the information by this date your application will expire. After we get the information, we have 14 calendar days to review the documents and decide if your application is complete or if additional information is needed (YCC 16B.04.050(1)).

Asking for an extension at the end of the 60 days will also add 30 calendar days for Yakima County to make a decision (YCC 16B.02.075 & YCC 16B.07.040(1)(f)).

FILED
HEARING EXAMINER
EXH # 11 DATE 06-24-25
FILE NO. CUP25-028 1

If you want to pause the review of your application, you must follow the steps in YCC 16B.07.040(1)(g). The request shall include your record number(s), why you're asking for the hold, and how long you want the review to be paused. If the review is paused for more than 60 calendar days, another 30 calendar days will be added for the Yakima County Planning Division to make a decision on your application(s).

If you have any questions pertaining to this letter, please feel free to contact me at (509) 574-2300.

Sincerely,

David Lukaczer
Planner III

CC: File
Rosalinda Mendoza (Property Owner)

Attachments:

- A. Site Plan Checklist]
- B. Email for Blanca Gonzales on June 11, 2025 regarding location of septic facilities

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

54

Marivel Garcia	Jason Earles
Joe Stump	Tua Vang
Jase Testerman	David Haws
Troy Havens	Ivan Klingele
Jack Wells	Nellie Soptich

Rosalinda Mendoza
1306 W. Mead Ave.
Yakima, WA 98902

Blanca Gonzalez
3807 Webster Ave., Apt A
Yakima, WA 98902

Bryon Ross

From: Bryon Ross
Sent: Tuesday, June 24, 2025 10:13 AM
To: Internal Agencies; wonderkidsllc@yahoo.com; blancag@wcayakima.org
Cc: David Lukaczer
Subject: CUP2025-0028/ESP2025-00002/SEP2025-00014 - Notice of Incompleteness
Attachments: CUP2025-0028-ESP2025-00002-SEP2025-00014 Notice of Incompleteness.pdf



Bryon Ross

Planning Office Specialist
Yakima County Public Services
128 N 2nd St, 4th Floor
Yakima, WA 98901
Phone: 509-574-2300

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).

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56

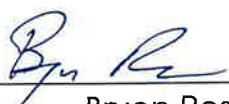
FILE NO.: CUP2025-00028/ESP2025-00002/SEP2025-00014
NOTICE OF INCOMPLETENESS

-AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Bryon Ross, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, a NOTICE OF INCOMPLETENESS and correct copy of which is enclosed here-with; that a NOTICE OF INCOMPLETENESS to the applicant, agent and parties of record pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 24TH Day of June, 2025.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true this the 24TH Day of June, 2025.



Bryon Ross
Office Specialist

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FILED
HEARING EXAMINER
EXH # 12 DATE 10-24-25
FILE NO. CUP25-028



GENERAL APPLICATION FORM

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

Public Services

MAY 27 2025

Revised 4/30/20

Received By: DML

(Staff Use Only - Fill In / Circle As Applicable)

Zoning District: AG Reviewed By: DML

Proposed Land Use: H2A, Daycare, Commu Ctr Case #(s): LVP25-028 Date Submitted: 5/27/2025

Overlay: Airport / Greenway / Floodplain N/A ESP25-002 5/27/2025

UGA: No CAO/Shoreline: No SEP25-014 5/27/2025

Sewer: Septic Clearance / As Built

Potable Water: N/A or Exempt

Purveyor: _____ YCWRS Well: _____

FAAR: _____ WUI-FD: _____ M / H / E

Occupancy: A B E F H I M R R1 R2 R3 S U

Type of Construction: IA IIA IIIA IB IIB IIIB IVA IVB VA VB

Name of Short Plat, Subdivision or Manufactured Home Park: _____ Lot or Space # _____

Please Tell Us About Your Proposal: (If you need assistance call us at (509) 574-2300 or in person during office hours)

Parcel Numbers(s): A. 181429-33011 B. _____ C. _____

Property Owner's Name: Rosalinda Mendoza

Day Phone: 509-307-4132 Company (if any): _____

Mailing Address: 1306 W. Mead AVE City: Yakima State: WA Zip: 98902

Subject Property Address: (if Different) _____

E-mail Address: wonderkidsllc@yahoo.com

Scope of Work: H2A, Daycare, Community Center, soccer field

Are you requesting the Optional Consolidated Permit Review Process as provided under YCC 16B.03.060? Yes ☒ No ☐

Applying For A Building Permit? Please Fill Out The Following: yes, after approval of

Number of _____ Total Number of _____

Bedrooms: Existing: _____ New: _____ Total: _____ Bathrooms: _____

☐ New ☐ Addition Size/Dimensions: _____ Square Footage: _____

Construction Valuation (Contractor Estimate) \$ _____

How will you provide legal domestic water for your project? Please check one below:

- ☐ Water right permit from Department of Ecology (Please attach a copy to this application), or
- ☒ Letter from an approved water purveyor stating the ability to provide water, or
- ☐ A Yakima County Water Resource System (YCWRs) domestic well within the Agriculture zoning district, or
- ☐ A Yakima County Water Resource System (YCWRs) domestic well outside of the Agriculture zoning district, or
- ☐ Other adequate evidence of interest in a suitable water right held for mitigation proposed by an existing water bank, or
- ☐ Yakama Nation Water Code permit for properties located within the exterior boundaries of the Yakama Nation, or
- ☐ Documentation that the well site is located outside the Yakima River watershed.

Please note that evidence of an adequate water supply must be submitted to Yakima County prior to the issuance of the permit.

By signing this form, I agree to the following:

- 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).
- I hereby give Yakima County permission to enter my property during this review to inspect my property as needed.
- I hereby agree to pay all additional fees associated with the processing of this application including but not limited to the Hearing Examiner fees, Transportation fees or any other fees that may be associated with the proposed project.

EXH # 13 DATE 5-27-25
FILE NO. CUP25-028

CONTINUE ON BACK

- I hereby acknowledge that the application with the Yakima County Permit Service Department has been filled out completely.
- I hereby acknowledge that verification of an approved potable water supply is a requirement and part of the procedure to obtain a permit from Yakima County.
- I shall provide Yakima County with proof of an adequate water source as indicated in Ordinance 13-2017 or obtain a YCWRS domestic well permit.
- I understand that Yakima County shall be held harmless for misinterpretation or misrepresentation of documents to obtain my permits.
- I am aware my Permit WILL NOT be issued until I provide proof of an approved source of potable water and associated documentation.

(If the property is owned by a corporation or LLC please attach documentation showing that the person signing has the authority to sign on behalf of the corporation or LLC.)

Please Fill Out This Section In Blue or Black Ink. (Please check the box to indicate the primary contact person)

☒ **Property Owner Signature:** Rosalinda Mendoza (required) Date: 5-2-2025

☒ **Check If You Are Acting As Your Own Contractor** – (Signature required at declaration at bottom of page)

☒ **Applicant/Agent:** Blanca Gonzales
 Day Phone: (509) 494-2218 Company (if any) _____
 Mailing Address: 3807 Webster Ave Apt A City: Yakima State: WA ZIP: 98902
 E-mail Address: blancag@wca.yakima.org
Signature: Blanca Gonzales Date: 5-2-2025

☐ **Contractor Name:** _____
 Day Phone: () _____ Company (if any) _____
 Mailing Address: _____ City: _____ State: _____ ZIP: _____
 E-mail Address: _____
 Contractor License Number: _____
 Signature: _____ Date: _____

If there are additional owners, provide an attachment in the same format and with the same declarations

This Section To Be Completed For Construction Permits Only

Pursuant to RCW 19.27.095 (2)(i-ii) The requirement for a fully completed construction application shall include:

- i. The name, address, and phone number of the office of the lender administering the interim construction financing, if any: OR
- ii. The name and address of the firm that has issued a payment bond, if any, on behalf of the prime contractor for the protection of the owner, if the bond is for an amount not less than 50% of the total amount of the construction permit.

If for any reason the information requested below is not available at the time of application, the applicant shall provide the information as soon as it can be reasonably obtained.

- ☐ **Lending Agency Name:** _____ Phone: () _____
 Mailing Address: _____ City: _____ State: _____ Zip: _____
- ☐ I acknowledge by checking this box that this project has no lending agency for construction financing.
- Bonding Agency Name:** _____ Phone: () _____
 Mailing Address: _____ City: _____ State: _____ Zip: _____
- ☐ I acknowledge by checking this box that this project has no bonding agency.

If you are the Property Owner and Acting as Your Own Contractor, Please Complete the Following Declaration:

- I acknowledge that I am applying for a permit thru the Yakima County Public Services Department.
- I also acknowledge that I am not a licensed contractor, specialty or general, or that I am not acting as a contractor and wish to be exempt from the requirements of the Washington State Contractor's Act, per RCW 18.27.090, and will abide by all provisions and conditions of the exemption as stated.
- I agree that if I use the assistance of any person(s) to provide labor and/or assistance, I will retain only contractors registered and currently licensed as required under the laws of the State of Washington.

I (print name) Rosalinda Mendoza certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Owner Signature: Rosalinda Mendoza Date: 5-2-2025

(59)



CONDITIONAL USE PERMIT FORM

FINAL
Revised: 052819

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

Please answer all of the following questions as completely as possible. (If a question is not applicable, write N/A.) In your narrative, please describe your project in detail to help reviewers understand what you want to accomplish.

1. What are you proposing? H2A, Daycare, Community Center, Soccer field
2. Have you had an Early Assistance Meeting? ☐ Yes, Case no. _____ ☐ No
3. Are you:
- a. Proposing a **new** structure(s). ☐ Yes ☒ No
- b. Changing the Use of an **existing** structure? ☒ Yes ☐ No

I. If you answered yes to either a. and/or b. above, what is the structure used for? Provide details (such as: type of business, estimated customers/guests, will the new structures be pertinent to any existing structures).

These structures were a part of a for primary school.

II. What are the dimensions (length, width, height) of new structure(s)?

Please refer to Narrative.

4. Will the project be conducted entirely within a structure? ☐ Yes ☒ No
- a. If No, describe the outdoor activities (e.g., outdoor eating, playground, park):
- The project will be conducted within several existing structures. The project also includes a soccer field and playground for Daycare.
- b. What is the approximate square footage, or seating capacity of your outdoor use area(s)?

Approximately 100,000 sqft

Annotation by Planner

H2A being reviewed separately. OML 6/11/25
EAC meeting under EAC24-027 and EAC25-024. OML 6/11/25

(60)

c. What type of noises will the outdoor use generate? (e.g. music, machinery, vehicles)

Soccer Matches & children
playing

EMPLOYEES

→ Please Refer to Project Narrative.

5. Number of Full-time _____ Part-time _____ Seasonal _____

6. Maximum number at any given shift _____

7. What are the days & hours of operation? (List all)

☐ Monday Hours _____

☐ Tuesday Hours _____

☐ Wednesday Hours _____

☐ Thursday Hours _____

☐ Friday Hours _____

☐ Saturday Hours _____

☐ Sunday Hours _____

8. Will the operation be seasonal? If so, list months _____

PARKING & LOADING (YCC 19.22)

9. How many **existing** parking spaces do you have? Approximately 24

a. Surface type (e.g., paved, gravel, dirt)? Paved

10. How many **new** parking spaces are you proposing? 56

a. Surface type (e.g., paved, gravel, dirt)? existing pavement

11. Does the use require loading or unloading from trucks or other large vehicles?

☐ Yes ☒ No (If yes, designate areas on your site plan.)

Note: Depending on the proposed use, Americans with Disabilities Act (ADA) facilities may be required. Our Building Division can assist you.

SIGNS (YCC 19.20)

(6)

12. Will you have signage? ☐ Yes ☒ No (if yes, please use the separate sign form.)

PRIVATE ROAD OR SHARED DRIVEWAY (YCC 19.23)

13. If you are on a Private Road or Shared Driveway, is there an existing Road Maintenance Agreement?

☐ Yes ☒ No (If yes, please attach a copy to your application)

14. What is the name of the private road? _____

15. Is the road paved, gravel, dirt? _____

16. What is the width of the road? _____

17. Do you have a recorded access easement? ☐ Yes ☒ No Width? _____

18. Have you been told you may need to do Road Improvements? ☐ Yes ☒ No

a) If yes, have you met with the Transportation Division? ☐ Yes ☒ No

Please explain _____

STORMWATER

19. How are you proposing to manage your stormwater runoff? If you have questions pertaining to stormwater runoff you can talk with our Water Resources Division.

Possible infiltration techniques

20. Will the proposal disturb more than one acre of ground? ☐ Yes ☒ No

FENCES (YCC 19.10.040(9))

21. Is there an **existing** fence? ☒ Yes ☐ No (If yes, answer the following)

a. Fence Material Chain-link steel wire

b. Is the fence a view obscuring fence? ☐ Yes ☒ No

c. Is there barbed wire on the top of the fence? ☐ Yes ☒ No

d. What is the total height of the fence (including the barbed wire)?
6 ft

22. Are you proposing a **new** fence? ☒ Yes ☐ No (If yes, answer the following)

a. Fence Material chain-link steel wire

b. Will the fence be a view obscuring fence? ☐ Yes ☒ No

c. Will you be placing barbed wire on the top of the fence? ☐ Yes ☒ No

d. What is the total height of the fence (including the barbed wire if proposed)? 4 ft

23. Are you proposing, or do you have a retaining wall and/or recreational screen?

☐ Yes ☒ No (If yes, please describe)

(62)

SITESCREEING AND/OR LANDSCAPING (YCC 19.21)

24. Does your proposed use require?

Sitescreening? ☐ Yes ☒ No (e.g, fences, walls)

Landscaping? ☐ Yes ☒ No (e.g, trees/shrubs/groundcover)

If yes, what type (E.g., trees/shrubs/groundcover/view obscuring)?

Indicate the locations on your site plan, E.g. parking areas, along street frontages, perimeters.

What is the proposed source of irrigation water? sprinklers

OUTDOOR LIGHTING (YCC 19.10)

25. Is any outdoor lighting proposed? ☐ Yes ☒ No

There are lights installed on the exterior of existing structures
If yes, indicate type and the locations on your site plan.

WATER

26. Does this project require potable water? ☒ Yes ☐ No

27. What is the proposed source of potable water?

a. ☒ Public Water: Name of provider: Yakima City

b. ☐ Community Well: What is the well ID number? _____

i. Parcel # where the well is located? _____

ii. Is there an existing Well Maintenance Agreement? ☐ Yes ☐ No

(If yes, please attach a copy with this application)

c. ☐ Shared Well

i. Parcel # where the well is located? _____

ii. Is there an existing Well Maintenance Agreement? ☐ Yes ☐ No

(If yes, please attach a copy with this application)

d. ☐ Individual Well

e. ☐ Other, explain: _____

(63)

SANITARY DISPOSAL

28. Does this project require sanitary disposal? ☐ Yes ☐ No

29. What is the proposed method of sanitary disposal?

- a. ☐ Public Sewer: Name of provider: _____
- b. ☐ Community Septic System:
Parcel where the septic system is located _____
- c. ☐ Individual Septic System
- d. ☒ Other, explain: There is a private septic

COMPLETION OF PROPOSAL

30. What is your proposed timeline for completing your proposal? If phases are proposed, please describe in detail.

Minimum of six months for
all proposals.

Use this form to answer the questions. Use addition pages as needed.

Yakima County will make reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of Yakima County, should contact the Yakima County ADA Coordinator at 509-574-2210 as soon as possible but no later than 48 hours before the scheduled event.



WATER PURVEYOR AVAILABILITY

Yakima County Water Resource System

Utilities Division – Yakima County Public Services

Revised: 3/22/18

APPLICANT TO COMPLETE UPPER SECTION 1:

Tax Parcel Number (Required)

Example: (11 digits): 19 13 30 – 1 2 3 4 5

Range 18 Township 14 Section 29 - 33011
Plat Name/Number _____ Lot _____

YAKIMA COUNTY OFFICE USE ONLY

Permit /Record Number

County Staff: _____

Section 1

Property Owner: Rosalinda Mendoza Phone Number: _____

Mailing Address: 1306 W. Mead AVE City/State/Zip Yakima WA, 98902

Job Site Address: 2700 Old Naches HW

Number of Connections Requested: _____

Type of
Use

☐ Single Family Residence

☐ Multi Family Dwelling - No of Units _____

☒ Commercial

☒ Other Structure (describe) Daycare, community center,
H2A Housing (large facility and 2 portables)

☐ Accessory Dwelling Unit

☐ Manufactured Home

☐ Industrial

Section 2:

To be completed by water purveyor and return to:

Yakima County Building and Fire Safety Division
128 N 2nd Street, 4th floor, Courthouse
Yakima WA 98901

The _____ water system is capable of and will supply
(Number of) _____ connections of potable water to the following location:

Water System Name (Purveyor): _____

System Operator: _____

State ID Number: _____

Total connections for which system is approved: _____

Number of service connections existing (in use): _____

Number of service connections committed: _____

Operator Name (Print): _____

Operator Signature: _____

Date: _____

Please affix Purveyor seal or date stamp below:

65



Water / Irrigation Division

Working Together Toward Excellence in Service and Quality

2301 Fruitvale Blvd.
Yakima, WA 98902

April 22, 2025

Attn: Blanca Gonzales

Re: Domestic Water Supply
2700 Old Naches Hwy, 181429-33011

To whom it may concern,

This letter serves as confirmation that the City of Yakima is available and able to serve the property at 2700 Old Naches Hwy, parcel no. 181429-33011 with domestic potable water and fire service water with a max flow of 2,000 gpm.

Sincerely,

Chad Redick

Chad Redick – Water/Irrigation Engineer
(509) 575-6204 Fax (509) 575-6187
chad.redick@yakimawa.gov



RESOURCE SETBACK ADJUSTMENT FORM

FINAL
Revised 10/01/15

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

1. Which resource type are you requesting a reduction:

- ☒ Agricultural Resource from Agricultural zoned property.
- ☐ Agricultural Resource from Rural zoned property.
- ☐ Mineral Resource
- ☐ Forest Resource

2. Amount of Adjustment Requested:

Zoning Standard requires: ☒ 150' (Ag zoned) ☐ 60' (From Rural) ☐ 500' (Mineral) ☐ 200' (Forest)

Proposed setbacks from all property lines {setbacks cannot be reduced by more than 50%, or less than 60', unless otherwise allowed under YCC 19.35.020(6)(d)}:

75' from the **north** property line
75' from the **east** property line
75' from the **south** property line
75' from the **west** property line

except for the sides
where existing structures
are located less than 75'
from adjacent property lines

3. Under the current configuration of your lot are you able to meet the required resource setback? ☐ Yes ☒ No

4. Is there a physical barrier on the property that impacts resource setback? ☒ Yes ☐ No

If Yes, what is the physical barrier?

An existing structure, building A see site plan

5. Have you talked with the affected neighbor and discussed any possible mitigation to reduce any potential conflicts? (If so, you may attach a letter of support from the adjoining resource property owner.) ☐ Yes ☒ No

6. Was the property created through a subdivision? ☐ Yes ☒ No

If yes, please list the subdivision recording number: _____

7. Are there residences on the subject property and/or adjoining parcels that encroach into the same setback? ☐ Yes ☒ No

If yes, please indicate the location and the setback: _____

8. Is the adjoining lot, from which the reduction is requested, equal to or small than 3 acres? ☐ Yes ☒ No



9. Does the adjoining lot, from which the reduction is requested, contain an existing residence? ☒ Yes ☐ No
10. Is there a road and/or canal right-of-way separating the subject property from the property in which the reduction is requested? ☐ Yes ☒ No
11. Will the strict application of the required setback result in a greater impact to the commercial resource operation? ☒ Yes ☐ No
12. What measures are proposed to mitigate for the potential conflicts between the proposed use and the resource activity?

Yakima County will make reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of Yakima County, should contact the Yakima County ADA Coordinator at 509-574-2210 as soon as possible but no later than 48 hours before the scheduled event.



NARRATIVE FORM

FINAL
Revised 10/01/15

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

The Narrative Form is designed to help you, the application review, interested agencies, and adjacent property owners to the proposal understand the scope of your project and how your project meets the legal requirements in the Yakima County Codes. You should refer to the appropriate sections of the ordinance when describing your proposal if applicable. You can obtain a copy of the ordinance in our office or access it on the internet at:

<http://codepublishing.com/wa/yakimacounty/>

Narrative Content: Please tell us the “who”, “what”, “where”, and “why” of your proposal. A list of typical content is provided below. **Please do not limit your project’s description to just these items.** In order for us to conduct a timely review of your project please **be as detailed as possible**. Any missing/confusing information could result in the delay of our review.

Note: Not all content listed below will be pertinent to your proposal. These items are suggestions in order to help you draft your narrative.

Suggested Content:

- Describe the current use of the site including all existing structures with their dimensions, square footage and usage.
- Describe the proposed use in detail (including but not limited to the type of business and/or use, hours and days of operation, number of employees, number of people living on-site, maximum number of customers and/or guests, changes or additions to the driveways or other access points, the type of mitigation or adjustment requested).
- Describe which standards are proposed to be adjusted and justify why the standard needs to be adjusted.
- Describe any new or existing structures to be used as part of this proposal.
- Describe how the proposed use will be pertinent to the proposed/existing structures.
- Describe any parking facilities (number of spaces and surface type), landscaping, signage, and lighting that will be associated with your proposal.
- Describe your access to the property and the route of travel to the site.
- For commercial operations describe the travel ways that will be located onsite.
- Describe the timelines for completion of your proposal.

Please remember that your narrative must explain in detail the specifics of your proposal and any missing information may result in the need for future reviews. Your narrative can be typed and printed on a separate sheet of paper with “See Attached” written below, or you may print out legibly your narrative on the lines provided.

Content is in the main Project Narrative

Project Narrative

Property: 2700 Old Naches Highway

Owner: Rosalinda Mendoza

Zone: AG

Parcel Number: 181429-33011

Contact: Blanca Gonzales (509) 494-2218

blancag@wcayakima.org

Background Information:

This site, which is located in an AG zoning district, is currently vacant and is 7.08 acres, 308, 404.8 SqFt, and is enclosed with a chain-link fence. The area of all structures is approximately 42, 443SqFt. This parcel was previously utilized as an educational facility, 2 large vacant instructional facilities, a vacant gymnasium, and a soccer field. This parcel also includes 2 small mobile units, a small shed, and a maintenance building.

Project Goal:

No new buildings will be constructed; instead, the focus will be on changing the occupancy for the existing buildings. The driveways, paved areas, and the large open field will not be altered and will remain in their current state. The main access to this property will be from Old Naches Highway.

The proposal centers on a change of use for the existing structures, which exceed 12,000 SqFt in gross floor area. A SEPA checklist has been completed, and the proposed Childcare Facility, Community Center, and Soccer Field have been addressed.

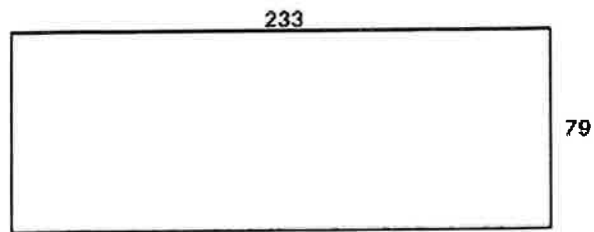
Additionally, this entire parcel is located outside the FEMA-designated 100-year floodplain, so flood-resistant materials and construction are not required (per early assistance meeting).

Proposed Use:

Building A, E, D

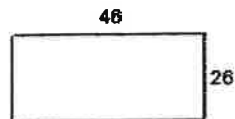
Approximate dimensions and square footage:

A: Perimeter 624ft Area: 18407 SqFt



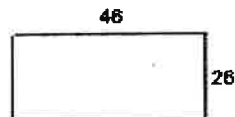
not to scale

E: Perimeter: 144ft Area: 1196 SqFt



not to scale

D: Perimeter: 144ft Area: 1196 SqFt



not to scale

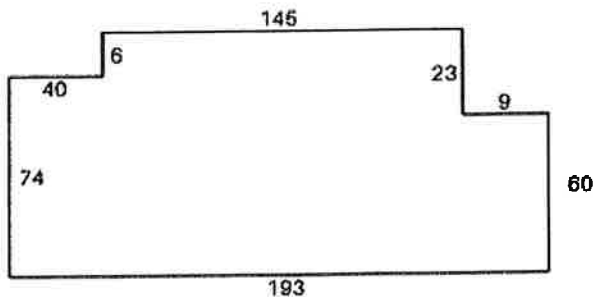
Existing buildings A, E, and D aim to obtain the necessary permits to change the occupancy to H2A housing (which will be reviewed separately).

Building B

Approximate dimensions and square footage:

B: Perimeter: 550 ft

Area: 15330 SqFt



not to scale

The goal for existing building B is to obtain the necessary permits to initiate a daycare facility within the existing structure that will undergo a Type 3 review. The facility will host a minimum of 150 children and 20 employees. The hours of operation would be Monday through Friday, 5 am-5 pm.

The existing structure is pertinent to the proposed facility due to its compatibility. The existing building layout and square footage of approximately 15,330 SqFt provide ample space to accommodate the proposed change, as 35 SqFt is needed for child space in the classroom. The ample space provided, including classrooms, hallways, bathrooms, and a common area, ensures children can navigate comfortably without congestion. East of the structure is a playground that will be enclosed with a 4-ft high, chain-link fence that runs from the north property line to the south property line, approximately 240ft. The travel route will be through the west entrance, off Old Naches Highway.

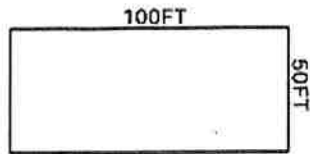
Proposed parking *lot #3*(see site plan) will be accessible for employee parking. Parking *lot #1* may also be utilized if/when needed.

Building C

Approximate dimensions and square footage:

C: Perimeter: 300 ft

Area: 5,000 SqFt



not to scale

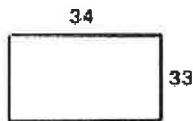
The goal for the existing gym, building C, is to establish a Community Center that meets the criteria for a non-profit corporation. This facility will offer a diverse range of public services and has ample space to accommodate school science fairs and workshops. It also has the potential for fostering community festivals and recreational activities such as sports, dance, and music. The hours of operation will be tailored to the specific type of event. The center will be accessible every day of the week (evenings and weekends), and the occupancy of this space will be maintained with legally established limits.

The travel route will be through the west entrance, off Old Naches Highway, and the proposed parking lot #2 (see site plan) will be accessible for parking.

Buildings F and G

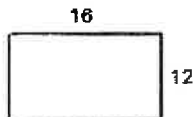
Approximate dimensions and square footage:

F: Perimeter: 77ft Area: 1122 SqFt



not to scale

G: Perimeter: 28ft Area: 192 SqFt



not to scale

Building F is designated as a maintenance building, while Building G serves as a small shed. Both existing structures will continue to be used for their original purposes.

Soccer Field

The proposal is to reinstate the former soccer field located east of the property, which measures approximately 280 x 286. This revitalization will provide the community with valuable space for events and recreation. It aims to promote physical activities and social interactions within all age groups and build relationships with community members. The field would be accessible every day of the week, and the operation hours of the soccer field would be tailored to each specific request.

The travel route will be through the West entrance off Old Naches Highway, and the proposed parking lot #2(see site plan) will be accessible for parking.

Proposed Parking:

As outlined under **YCC 19.22-2**, one parking space is required for every 200 SqFt for any exercise facility, 2 spaces per employee for a Commercial Day Care Center, and 14 spaces for a Soccer Field.

Parking lot #1, as outlined on the site plan, is approximately 9,070 SqFt and can accommodate 26 parking spaces measuring 9 x 18 ft, allowing ample room for maneuvering. This parking lot will be designated for building A, the proposed H2A housing facility (which is being reviewed separately). It may also be utilized for daycare employees if needed.

Parking lot #2, situated between buildings A and C, is a rectangular paved courtyard, approximately 135 x 75 ft, 10,121 SqFt, that can accommodate 30 parking spaces measuring 9 x 18 ft, allowing ample room for maneuvering. This parking lot will be designated for the soccer field and Community Center events.

Parking lot #3, an existing paved area, approximately 11,768 Sqft can accommodate 33 parking spaces measuring 9 x 18ft, allowing ample room for maneuvering. This parking lot will mainly be designated for daycare employees.

Existing and Proposed Setbacks:

The existing setbacks are 150ft from adjacent agricultural properties. The applicant is proposing a "Type 2 Reduction to Resource Setbacks." Under YCC 19.35.020 (6b), the lot does not accommodate the required setbacks of 50% on all sides of the property. The proposed setback is 75ft, except on the sides where existing structures are located less than 75 ft from adjacent property lines (refer to the site plan).

The proposed 75-foot setback extends into existing structure A, approximately 49 feet on the east side and approximately 16 feet on the north side.

The proposed setback of 75ft also interferes with the proposed daycare playground, soccer field, and parking lot #3.

Proposed Sign:

The sign will be a "pole sign" measuring 7 by 5 feet and will stand 10 feet above the ground, reaching a total height of 15 feet from grade to the top. It will display the name of the proposed daycare and will be located next to the north entrance, facing west (please refer to the site plan for location).

Timeline for proposal:

The completion of the proposal will take approximately 6 months.

(75)



SEPA ENVIRONMENTAL CHECKLIST SUBMITTAL SUPPLEMENTAL

Form # PLN ENR 003-SS1-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: 6/11/2025
REVIEWED BY: DML
PROJECT #: SEP 2025-00014
CASE #: SEP 2025-00014
RELATED FILES: CVP 2025-00028
ENR SEP 2025-0002

A. BACKGROUND

STAFF USE ONLY

1. Name of proposed project, if applicable:

NA

2. Name of applicant:

Rosalinda Mendoza

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

1306 W. Mead Ave
Yakima WA, 98902

Contact Person:
Blanca Gonzales
509-494-2218

4. Date checklist prepared:

5-2-2025

5. Agency requesting checklist:

Yakima County Public Services

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

6 months

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

NO

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

The property is in agricultural zone. I was a former primary school. It's mainly flat, with grass and pavement.

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

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

NA

Temp. Worker Housing
permits from WA Dept
DML 9/11/25

77

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.)

The proposal is to change the occupancy of existing structures, a gym to a community center and a larger structure to a daycare, H2A Housing

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.

2700 Old Naches Highway
Yakima WA, 98908

Sec. 29
TWN 14
RNG 18
DML
6/11/25

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

approximately 21% (east side of building B)

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. gravel

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

NO

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.

None

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

NO

78

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

approximately 30.3%

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

NA

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.

Most likely VOC's

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

NO

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

NA

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.

NO

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

NA

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.

NA

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.

Not Needed

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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.

NO

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.

There is a private septic that would service about 300 people depending on the day/season

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.

possible infiltration techniques

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

NO

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

NO

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

NO

4. Plants

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

☒ Deciduous tree: Alder, maple, aspen, other

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- ☐ Evergreen tree: Fir, cedar, pine, other
- ☐ Shrubs
- ☒ 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?

NONE

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

NONE

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.

NONE

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

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

NO

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

NA

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

None

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 for heating, cooling and light.

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:

None

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.

NO

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

None

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

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.

NONE

4) Describe special emergency services that might be required.

potential fires, medical emergencies,

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

NA

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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.

Construction Noise

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

Daytime Construction

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 vacant and was a former primary school. The adjacent properties include agricultural and residential.

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

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.

2 large instructional facilities, a gym, 2 portables, a small shed, and open field

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

NO

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

Agricultural

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

Daycare, Community Center, Soccer field, HZA housing

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

NA

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

NA

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

100, seasonal, late spring to November
(estimate)

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

None

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

NA

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 for now

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:

NA

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? Approximately 22ft

A.

exterior material is brick

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

None

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

NA

STAFF USE ONLY

11. Light and glare

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

None, construction will be done during daytime

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:

NA

12. Recreation

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

None

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

Soccer field

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.

NO

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

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department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

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NA

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.

Change of use permit will be required

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.

Old Naches HWY, N Glead Rd

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?

72 parking spaces on existing asphalt

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?

Vehicular trips a day would vary depending on booked events, amount of employees and enrolled children. The peak would be at 5am and 5pm (Mon-Fri)

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

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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.

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

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.

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: _____

Rosalinda Mendoza

Date Submitted: _____

5-2-25

Contact: Blanca Gonzales
Representative 509-494-2218

STAFF USE ONLY

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D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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

None

Proposed measures to avoid or reduce such increases are:

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

None

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

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

None

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

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

None

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

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5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

None

Proposed measures to avoid or reduce shoreline and land use impacts are:

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

None

Proposed measures to reduce or respond to such demand(s) are:

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

None

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SEPA ENVIRONMENTAL REVIEW

(State Environmental Policy Act)

Submittal 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-SC-A
Revised 4/1/10

(For staff use only)

APPLICANT: <u>Blanca Gonzales</u>	PROJECT #:
PHONE: <u>509-494-2218</u>	CASE #:
PROJECT DESCRIPTION (from application form):	PC/SPC:
<u>Day care, community center, soccer field, H2A</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 required to the construction plans, resulting in wasted or additional consultant and permit fee costs.

SEE INSTRUCTIONS ON PAGE 2

Required Items (supplied by applicant)	INTAKE STAFF COMMENTS (reviewed by Staff)	Intake Verification
1. <u>Complete SEPA Application Form</u> * Did the property owner of record sign? <u>YES</u> NO * Is there a contact phone number listed? <u>YES</u> NO	List other related applications (zoning, subdivision, etc.):	☐
2. <u>Completed Environmental Checklist</u> • Are all questions answered? <u>YES</u> NO • Did the property owner of record sign? <u>YES</u> NO		☐
3. <u>Complete written description of the project.</u> <u>written in Project Narrative</u> <u>yes</u>		☐
4. <u>Site Plan</u> • Are all Site Plan Requirements met? <u>YES</u> NO • Are all structures shown? (see air photos) <u>YES</u> NO • Are all Critical Areas present shown? <u>YES</u> NO • Have reproducible copies been provided? <u>YES</u> NO		☐
5. <u>Appropriate fees paid</u> <u>yes</u>		☐

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

Landowner/Representative Signature: Rosaline Mendez Date: 5-2-2015

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

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SEPA ENVIRONMENTAL REVIEW

(State Environmental Policy Act)

Submittal Checklist

Yakima County Public Services

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Form # PLN ENR 003-SC-A
Revised 4/1/10

Instructions for SEPA Environmental Review Submittal Checklist

1. Complete SEPA Application Form

Fill out the application form with person, property, and project information that applies to your proposal. Fill out the non-shaded areas. County staff will fill out the shaded area of the application form. List the main parts of the project (residence, bridge, business, addition, etc.). Be sure to include signatures and contact information of all owners of the properties in question.

2. Completed Environmental Checklist

Fill out the Environmental Checklist. It is a series of questions designed to provide the reviewing agency with information to determine possible effects to the environment. Not all questions will apply to a particular project. Answer the questions as thoroughly as possible so that the reviewer has a full understanding of the project. Thorough responses reduce delays caused by having to request additional information.

3. Complete Written Description of the Project

Describe the different things you are proposing to do, why you are doing them, and how you will do the work. Refer to the Environmental Checklist to help you describe all the parts of the project. Be sure your description is consistent with the Environmental Checklist answers. A staff planner can provide assistance on this subject.

4. Site Plan

Provide a site plan. The information sheet on preparing Site Plans describes the information that you need to show. Site plans need to include all things related to the project and described in the Environmental Checklist. The site plan must be drawn to scale with distances listed. A graphic scale (like a picture of a ruler) must be shown on the drawing so that enlargement copies can still be usable. A copy of the site plan must be provided at a size that we can use to make photocopies.

5. Fees Paid

Permit fees must be paid before the review process begins.

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GENERAL APPLICATION FORM

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

FINAL
Revised 4/30/20

(Staff Use Only – Fill In / Circle As Applicable)

Zoning District: _____	Reviewed By: _____	Date Submitted: _____
Proposed Land Use: _____	Case #(s): _____	
Overlay: Airport / Greenway / Floodplain		
UGA: _____ CAO/Shoreline: _____		
Sewer: Septic Clearance / As Built		
Potable Water: N/A or Exempt		
Purveyor: _____ YCWRS Well: _____		
FAAR: _____ WUI-FD: _____ M / H / E		
Occupancy: A B E F H I M R R1 R2 R3 S U		
Type of Construction: IA IIA IIIA IB IIB IIIB IVA IVB VA VB		
Name of Short Plat, Subdivision or Manufactured Home Park: _____	Lot or Space # _____	

Please Tell Us About Your Proposal: (If you need assistance call us at (509) 574-2300 or in person during office hours)

Parcel Numbers(s): A. 181429-3301 B. _____ C. _____

Property Owner's Name: Rosalinda Mendoza

Day Phone: 509-307-4132 Company (if any): _____

Mailing Address: 1306 W Mead AVE City: Yakima State: WA Zip: 98902

Subject Property Address: (if Different) _____

E-mail Address: wonderkids11c@yahoo.com

Scope of Work: Daycare, community Center, soccer field

Are you requesting the Optional Consolidated Permit Review Process as provided under YCC 16B.03.060? Yes ☒ No ☐

Applying For A Building Permit? Please Fill Out The Following: yes, after land use approval

Number of Bedrooms:	Existing: _____	New: _____	Total: _____	Square Footage: _____	Total Number of Bathrooms: _____
☐ New	☐ Addition	Size/Dimensions: _____			

Construction Valuation (Contractor Estimate) \$ _____

How will you provide legal domestic water for your project? Please check one below:

- ☐ Water right permit from Department of Ecology (Please attach a copy to this application), or
- ☒ Letter from an approved water purveyor stating the ability to provide water, or
- ☐ A Yakima County Water Resource System (YCWRS) domestic well within the Agriculture zoning district, or
- ☐ A Yakima County Water Resource System (YCWRS) domestic well outside of the Agriculture zoning district, or
- ☐ Other adequate evidence of interest in a suitable water right held for mitigation proposed by an existing water bank, or
- ☐ Yakama Nation Water Code permit for properties located within the exterior boundaries of the Yakama Nation, or
- ☐ Documentation that the well site is located outside the Yakima River watershed.

Please note that evidence of an adequate water supply must be submitted to Yakima County prior to the issuance of the permit.

By signing this form, I agree to the following:

- 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).
- I hereby give Yakima County permission to enter my property during this review to inspect my property as needed.
- I hereby agree to pay all additional fees associated with the processing of this application including but not limited to the Hearing Examiner fees, Transportation fees or any other fees that may be associated with the proposed project.

CONTINUE ON BACK

- I hereby acknowledge that the application with the Yakima County Permit Services Department has been filled out completely.
- I hereby acknowledge that verification of an approved potable water supply is a requirement and part of the procedure to obtain a permit from Yakima County.
- I shall provide Yakima County with proof of an adequate water source as indicated in Ordinance 13-2017 or obtain a YCWRS domestic well permit.
- I understand that Yakima County shall be held harmless for misinterpretation or misrepresentation of documents to obtain my permits.
- I am aware my Permit WILL NOT be issued until I provide proof of an approved source of potable water and associated documentation.

(If the property is owned by a corporation or LLC please attach documentation showing that the person signing has the authority to sign on behalf of the corporation or LLC.)

Please Fill Out This Section In Blue or Black Ink. (Please check the box to indicate the primary contact person)

☐ **Property Owner Signature:** Rosalinda Mendoza (required) Date: 5-2-2025

☒ **Check If You Are Acting As Your Own Contractor** – (Signature required at declaration at bottom of page)

☒ **Applicant/Agent:** Blanca Gonzales
 Day Phone: 509 494-2218 Company (if any) _____
 Mailing Address: 2807 Webster Ave Apt A City: Yakima State: WA ZIP: 98902
 E-mail Address: blancag@wrayakima.org
Signature: [Signature] Date: 5-2-2025

☐ **Contractor Name:** _____
 Day Phone: () _____ Company (if any) _____
 Mailing Address: _____ City: _____ State: _____ ZIP: _____
 E-mail Address: _____
 Contractor License Number: _____
Signature: _____ Date: _____

If there are additional owners, provide an attachment in the same format and with the same declarations

This Section To Be Completed For Construction Permits Only

Pursuant to RCW 19.27.095 (2)(i-ii) The requirement for a fully completed construction application shall include:

- i. The name, address, and phone number of the office of the lender administering the interim construction financing, if any: OR
- ii. The name and address of the firm that has issued a payment bond, if any, on behalf of the prime contractor for the protection of the owner, if the bond is for an amount not less than 50% of the total amount of the construction permit.

If for any reason the information requested below is not available at the time of application, the applicant shall provide the information as soon as it can be reasonably obtained.

☐ **Lending Agency Name:** _____ Phone: () _____
Mailing Address: _____ City: _____ State: _____ Zip: _____

☐ I acknowledge by checking this box that this project has no lending agency for construction financing.

Bonding Agency Name: _____ Phone: () _____
Mailing Address: _____ City: _____ State: _____ Zip: _____

☐ I acknowledge by checking this box that this project has no bonding agency.

If you are the Property Owner and Acting as Your Own Contractor, Please Complete the Following Declaration:

- I acknowledge that I am applying for a permit thru the Yakima County Public Services Department.
- I also acknowledge that I am not a licensed contractor, specialty or general, or that I am not acting as a contractor and wish to be exempt from the requirements of the Washington State Contractor's Act, per RCW 18.27.090, and will abide by all provisions and conditions of the exemption as stated.
- I agree that if I use the assistance of any person(s) to provide labor and/or assistance, I will retain only contractors registered and currently licensed as required under the laws of the State of Washington.

I (print name) Rosalinda Mendoza certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Owner Signature: [Signature] Date: 5-2-2025

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SIGN SUPPLEMENTAL FORM

Revised 1/3/2019

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

Please answer all of the following questions with narrative when required (If a question is not applicable, write N/A.) Your narrative should be described in detail which will expedite the review process. You may refer to Yakima County Title 19 to show how your proposal meets the legal requirements in the code. <http://codepublishing.com/wa/yakimacounty/>

	Annotation by Planner
If you are proposing a sign, complete the following questions (if not applicable, explain why): 1. Are you: a. Proposing a new sign(s)? ☒ Yes ☐ No b. Changing or replacing an existing sign? ☐ Yes ☒ No 2. How many signs are you proposing? <u>One Sign</u> 3. What type of sign are you proposing (such as: wall sign, billboard, directional, projecting, etc.)? Describe the sign in detail: <u>This will be a pole sign that will be 10 ft high. The size will be 7x5 ft.</u> 4. What is the size of the sign area (height, width) of the proposed sign? <u>7x5 ft</u> 5. What is the total height of the sign from grade to top? <u>15 ft</u> 6. Is the proposed sign: ☒ On-Premise ☐ Off-Premise a. If the sign is Off-Premise, what is the parcel number for the sign location? _____ Indicate the location of all proposed signs on your site plan.	

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Additional Project Narrative

JUL 08 2025

Property: 2700 Old Naches Highway

Owner: Rosalinda Mendoza

Zone: AG

Parcel Number: 181429-33011

Case No.: CVP25-028

Assigned To: DML

ESP25-002

SEP25-014

Contact: Blanca Gonzales (509) 494-2218

blancag@wcayakima.org

There are some ***minor changes in the proposal regarding occupancy limits*** to align with the septic system's capacity, which supports only 5,000 gallons per day.

- The H2A building for temporary workers will initially accommodate 50 workers.
- The proposed daycare center will operate Monday through Friday, from 5 AM to 5 PM, hosting 90 children and 6 employees.
- The community center will be open on weekends when the daycare is closed, ensuring it does not exceed occupancy limits, depending on the seasonal use of the H2A building.
- The number of parking spaces each proposed parking lot can accommodate to meet YCC has been determined and outlined (see site plans and revised narrative).

Project Narrative

Property: 2700 Old Naches Highway

Owner: Rosalinda Mendoza

Zone: AG

Parcel Number: 181429-33011

Contact: Blanca Gonzales (509) 494-2218

blancag@wcayakima.org

Background Information:

This site, which is located in an AG zoning district, is currently vacant and is 7.08 acres, 308, 404.8 SqFt, and is enclosed with a chain-link fence. The area of all structures is approximately 42, 443SqFt. This parcel was previously utilized as an educational facility, 2 large vacant instructional facilities, a vacant gymnasium, and a soccer field. This parcel also includes 2 small mobile units, a small shed, and a maintenance building.

Project Goal:

No new buildings will be constructed; instead, the focus will be on changing the occupancy for the existing buildings. The driveways, paved areas, and the large open field will not be altered and will remain in their current state. The main access to this property will be from Old Naches Highway.

The proposal centers on a change of use for the existing structures, which exceed 12,000 SqFt in gross floor area. A SEPA checklist has been completed, and the proposed Childcare Facility, and Community Center.

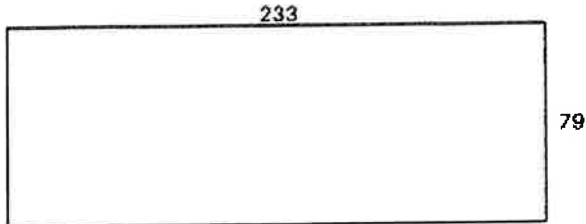
Additionally, this entire parcel is located outside the FEMA-designated 100-year floodplain, so flood-resistant materials and construction are not required (per early assistance meeting).

Proposed Use:

Building A, E, D

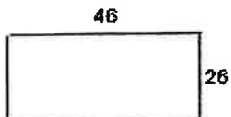
Approximate dimensions and square footage:

A: Perimeter 624ft Area: 18407 SqFt



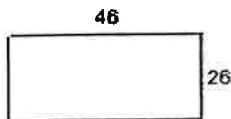
not to scale

E: Perimeter: 144ft Area: 1196 SqFt



not to scale

D: Perimeter: 144ft Area: 1196 SqFt



not to scale

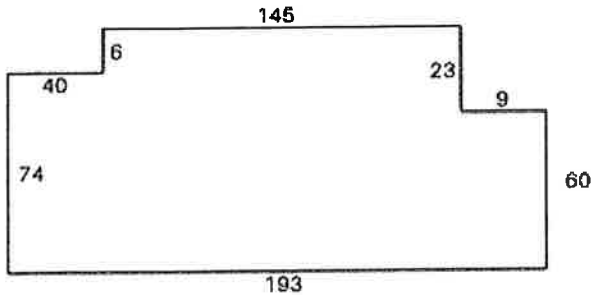
Existing buildings A, E, and D aim to obtain the necessary permits to change the occupancy to H2A housing (which will be reviewed separately).

Building B

Approximate dimensions and square footage:

B: Perimeter: 550 ft

Area: 15330 SqFt



not to scale

The goal for existing building B is to obtain the necessary permits to initiate a daycare facility within the existing structure that will undergo a Type 3 review. **The facility will host a minimum of 90 children and 6 employees.** The hours of operation would be Monday through Friday, 5 am-5 pm.

The existing structure is pertinent to the proposed facility due to its compatibility. The existing building layout and square footage of approximately 15,330 SqFt provide ample space to accommodate the proposed change, as 35 SqFt is needed for child space in the classroom. The ample space provided, including classrooms, hallways, bathrooms, and a common area, ensures children can navigate comfortably without congestion. **East of the structure is a playground that will be enclosed with a 4-ft high, chain-link fence that runs from the north property line to the south property line, approximately 240ft.** The travel route will be through the west entrance, off Old Naches Highway.

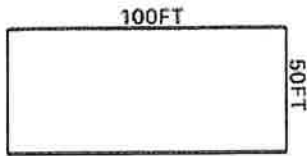
The daycare playground is labeled "playground" on the site plan.

Proposed parking lot #3(see site plan) will be accessible for employee parking. Parking lot #1 may also be utilized if/when needed.

Building C

Approximate dimensions and square footage:

C: Perimeter: 300 ft Area: 5,000 SqFt



not to scale

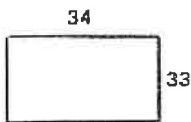
The goal for the existing gym, building C, is to establish a Community Center that meets the criteria for a non-profit corporation. This facility will offer a diverse range of public services and has ample space to accommodate school science fairs and workshops. It also has the potential to foster community festivals and recreational activities such as sports, dance, and music. The hours of operation will be tailored to the specific type of event. ***The center will be accessible only on weekends, when the daycare center is not operating.***

The travel route will be through the west entrance, off Old Naches Highway, and the proposed parking lot #2 (see site plan) will be accessible for parking.

Buildings F and G

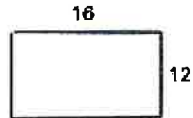
Approximate dimensions and square footage:

F: Perimeter: 77ft Area: 1122 SqFt



not to scale

G: Perimeter: 28ft Area: 192 SqFt



not to scale

Building F is designated as a maintenance building, while Building G serves as a small shed. Both existing structures will continue to be used for their original purposes.

Soccer Field

The proposal to reinstate the former soccer field/recreational activities will be postponed and will not be a focus for the current overall project.

Proposed Parking:

As outlined under **YCC 19.22-2**, one parking space is required for every 200 SqFt for any exercise facility, 2 spaces per employee for a Commercial Day Care Center.

Parking *lot #1*, as outlined on the site plan, is approximately 9,070 SqFt and can accommodate **16 parking spaces measuring 9 x 19 ft**, allowing a 24ft aisle space for maneuvering. This parking lot will be designated for building A, the proposed H2A housing facility (which is being reviewed separately).

Parking *lot #2*, situated between buildings A and C, is a rectangular paved courtyard, approximately 135 x 75 ft, 10,121 SqFt, that can accommodate **26 parking spaces measuring 9 x 19 ft**, allowing ample room for maneuvering. This parking lot will be designated for Community Center events.

Parking *lot #3*, an existing paved area, which can accommodate **approximately 22 parking spaces measuring 9 x 19ft**, allowing ample room for maneuvering. This parking lot will mainly be designated for the proposed daycare building (B) and may also be utilized on the weekends for the community center on weekends.

100

Existing and Proposed Setbacks:

The existing setbacks are 150ft from adjacent agricultural properties. The applicant is proposing a "Type 2 Reduction to Resource Setbacks." Under YCC 19.35.020 (6b), the lot does not accommodate the required setbacks of 50% on all sides of the property. The proposed setback is 75ft, except on the sides where existing structures are located less than 75 ft from adjacent property lines (refer to the site plan).

The proposed 75-foot setback extends into existing structure A, approximately 49 feet on the east side and approximately 16 feet on the north side.

The proposed setback of 75ft also interferes with the proposed daycare playground, and parking lot #3.

Proposed Sign:

The sign will be a "pole sign" measuring 7 by 5 feet and will stand 10 feet above the ground, reaching a total height of 15 feet from grade to the top. It will display the name of the proposed daycare and will be located next to the north entrance, facing west (please refer to the site plan for location).

Timeline for proposal:

The completion of the proposal will take approximately 6 months.

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Project Narrative

Property: 2700 Old Naches Highway

Owner: Rosalinda Mendoza

Zone: AG

Parcel Number: 181429-33011

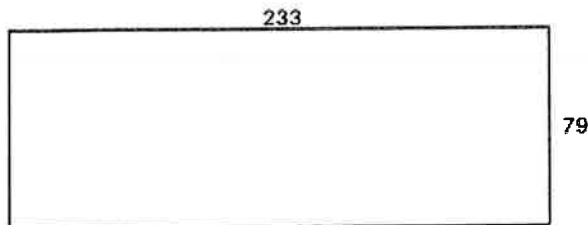
Contact: Blanca Gonzales (509) 494-2218
blancag@wcayakima.org

Proposed Use:

Building A, E, D

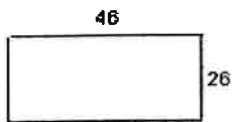
Approximate dimensions and square footage:

A: Perimeter 624ft Area: 18407 SqFt



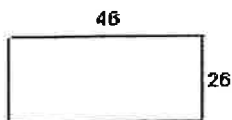
not to scale

E: Perimeter: 144ft Area: 1196 SqFt



not to scale

D: Perimeter: 144ft Area: 1196 SqFt



not to scale

The goal for existing buildings A, E, and D is to obtain the necessary permits to change the occupancy to H2A housing and the letter of review required to proceed with the state application process. All facilities have running water. The travel route is through the N entrance off Old Naches Highway, and proposed parking **lot #1** (refer to the site plan) will be accessible for this facility. The facility is primarily intended for use from late Spring through Fall.

Parking Lot #1, as outlined on the site plan, it is approximately 9,070 SqFt, This configuration can accommodate **16 parking spaces measuring 9 x 19 ft**, providing ample room for maneuvering. This parking lot will be designated for building A, the main proposed H2A housing facility.

Existing and Proposed Setbacks:

The existing setbacks are 150ft from adjacent agricultural properties. The applicant is proposing a "Type 2 Reduction to Resource Setbacks." Under YCC 19.35.020 (6b), the lot does not accommodate the required setbacks of 50% on all sides of the property. The proposed setback is 75ft, except on the sides where existing structures are located less than 75 ft from adjacent property lines (refer to the site plan).

The proposed setback of 75 ft extends into existing structure A, approximately 55 ft on the east side and approximately 21 ft on the north side.

In this given case, the setback would be approximately 20ft on the east side of building A, and the approximately 54ft on the north east side of building A.

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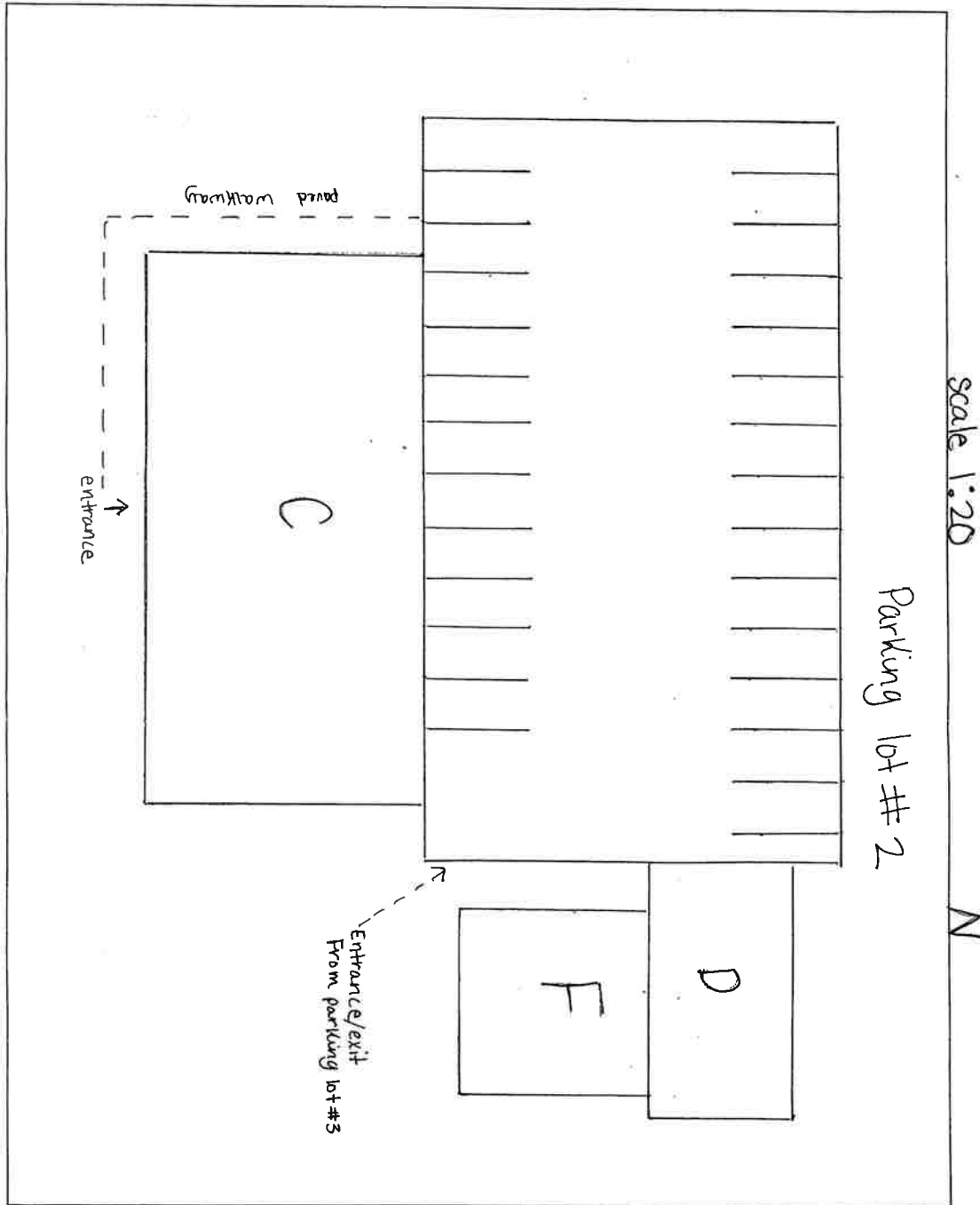


REQUIRED ATTACHMENT:

YAKIMA COUNTY GENERAL SITE PLAN

Note: Producing the site plan from this template is preferred, however, the template can be substituted for your own drawing (computer aided is acceptable).

Site plan must be drawn with blue or black ink



LOT COVERAGE CALCULATION

- a) Dimension(s) of existing structure(s) _____ SQ FT
b) Building addition/new structure(s) dimension(s) _____ SQ FT
c) Existing paved area(s) (driveways, walkways, patios, etc.) TOTAL _____ SQ FT
d) Proposed paved area(s) _____ SQ FT
e) Total Impervious Surface (a+b+c+d = e) _____ SQ FT
f) Lot Size (1 acre = 43,560 sq ft) _____ SQ FT
g) Lot coverage (e/f x 100 = g) _____ %

MAP SCALE (check one)

- ☐ Preferred Scale: 1 inch on the map = 20 ft on the ground ☐ Custom Scale: 1 inch = _____
*Square is 0.25" by 0.25"

PARKING CALCULATION (Reference Table 19.22 in YCC 19.22)

- Spaces required: _____
Spaces provided: _____ Surface Type: _____

LOT INFORMATION

- Parcel #(s): _____
Site Address: _____

BACKGROUND INFORMATION

- Owner Name: _____
Site Plan Created by: _____
Address: _____
Contact Phone: () _____ Date Created: _____

105

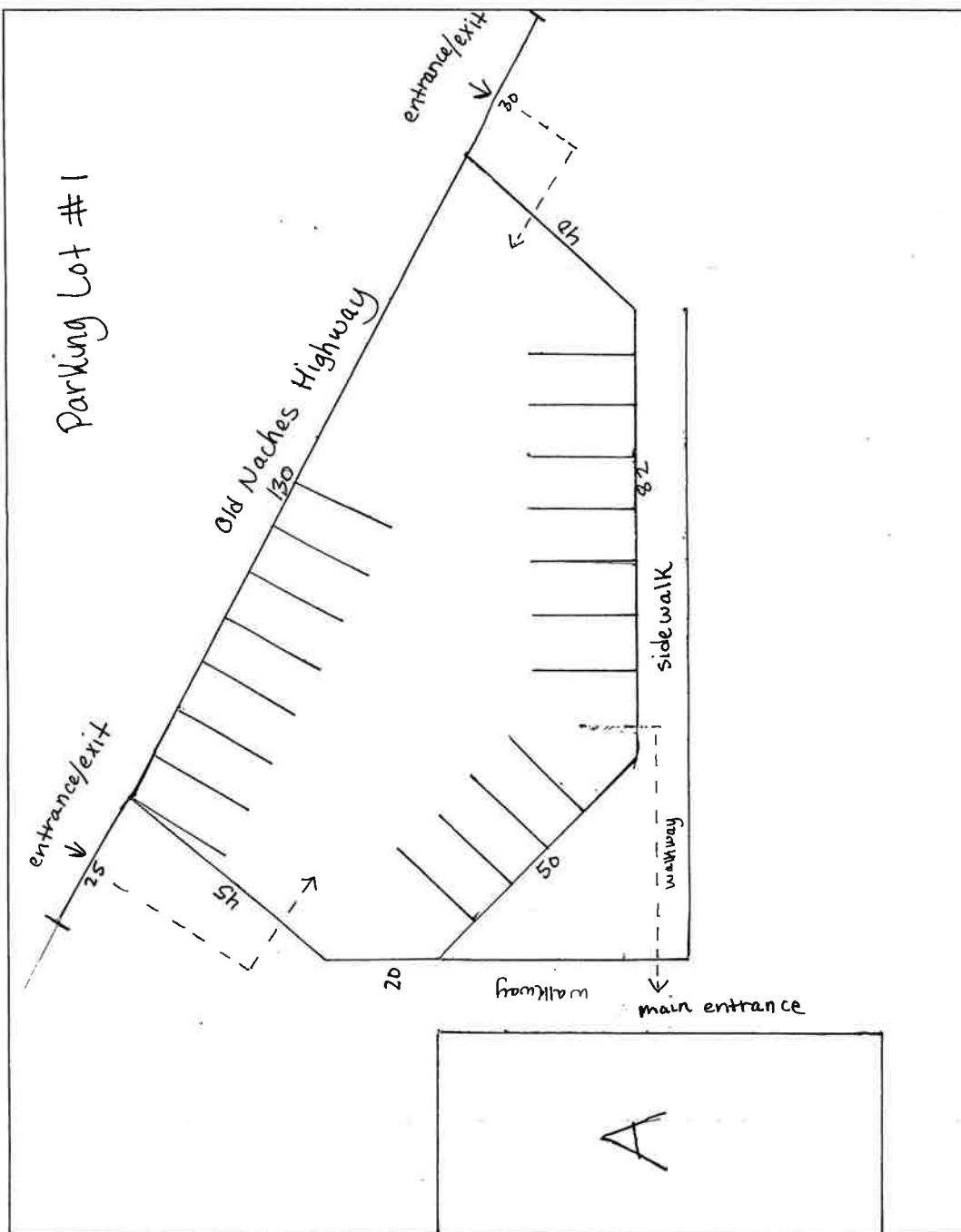


YAKIMA COUNTY GENERAL SITE PLAN

REQUIRED ATTACHMENT:

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Site plan must be drawn with blue or black ink



LOT COVERAGE CALCULATION

a) Dimension(s) of existing structure(s)

b) Building addition/new structure(s) dimension(s)

c) Existing paved area(s) (driveways, walkways, patios, etc.) TOTAL

d) Proposed paved area(s)

e) Total Impervious Surface (a+b+c+d = e)

f) Lot Size (1 acre = 43,560 sq ft)

g) Lot coverage (e/f x 100 = g)

MAP SCALE (check one)

☐ Preferred Scale: 1 inch on the map = 20 ft on the ground ☐ Custom Scale: 1 inch =

*Square is 0.25" by 0.25"

PARKING CALCULATION (Reference Table 19.22 in YCC 19.22)

Spaces required:

Spaces provided:

Surface Type:

Parcel #(s):

Site Address:

BACKGROUND INFORMATION

Owner Name:

Site Plan Created by:

Address:

Contact Phone: () Date Created:

scale
1:20

Parking Lot #1

N

A

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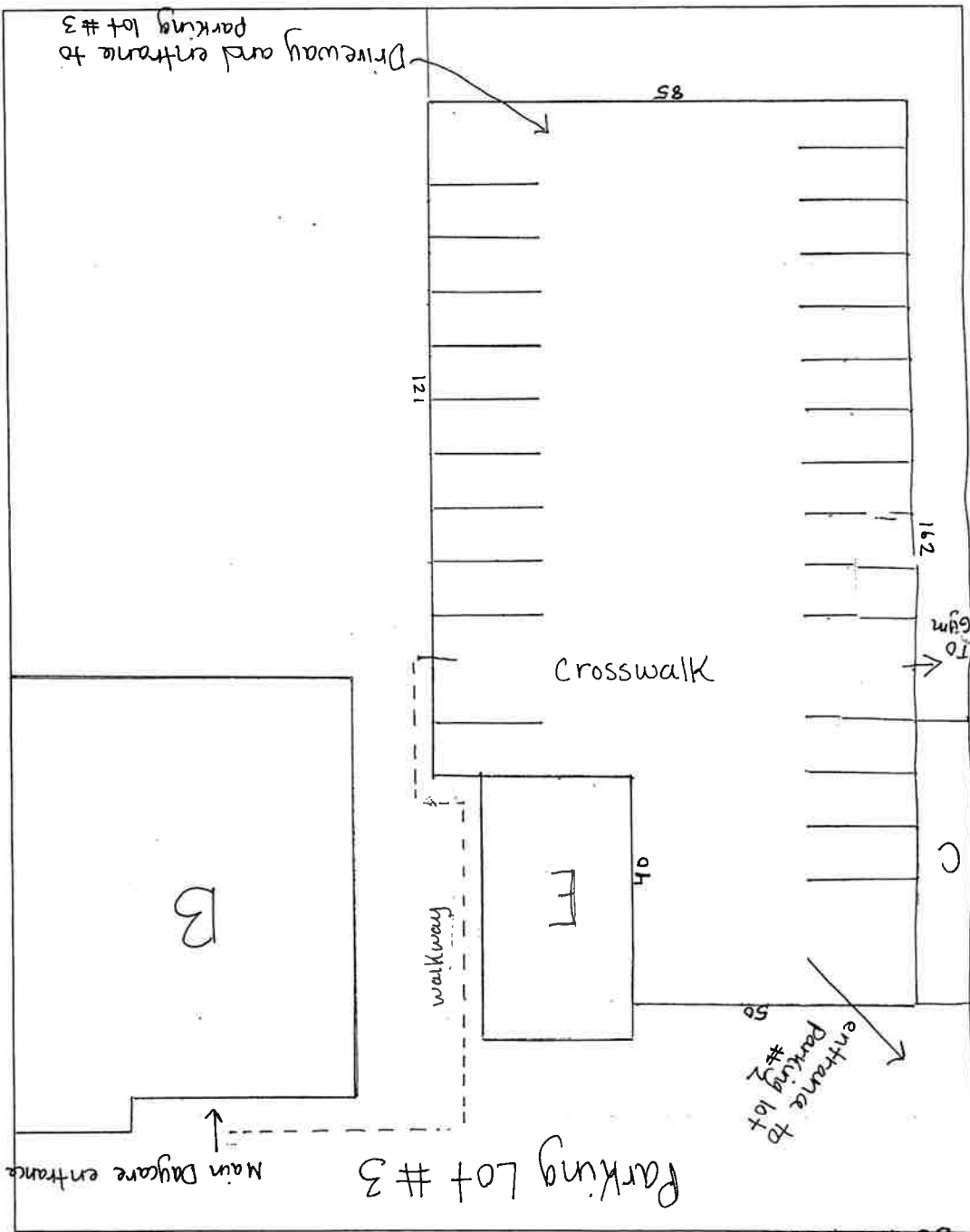
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YAKIMA COUNTY GENERAL SITE PLAN

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Site plan must be drawn with blue or black ink

Scale 1:20



LOT COVERAGE CALCULATION

a) Dimension(s) of existing structure(s)

b) Building addition/new structure(s) dimension(s)

c) Existing paved area(s) (driveways, walkways, patios, etc.) TOTAL

d) Proposed paved area(s)

e) Total Impervious Surface (a+b+c+d = e)

f) Lot Size (1 acre = 43,560 sq ft)

g) Lot coverage (e/f x 100 = g)

MAP SCALE (check one)

☐ Preferred Scale: 1 inch on the map = 20 ft on the ground

☐ Custom Scale: 1 inch = _____

*Square is 0.25" by 0.25"

PARKING CALCULATION (Reference Table 19.22 in YCC 19.22)

Spaces required: _____ SQ FT

Spaces provided: _____ SQ FT

Surface Type: _____

Parcel #(s): _____ SQ FT

Site Address: _____ SQ FT

Owner Name: _____

Site Plan Created by: _____

Address: _____

Contact Phone: (_____) _____

Date Created: _____

BACKGROUND INFORMATION

Rosalinda Mendoza
1306 W. Mead Ave.
Yakima, WA 98902

Blanca Gonzales
3807 Webster Ave. Apt. A
Yakima, WA 98902

Gary Cuillier

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Karri Espinoza, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched HEARING EXAMINER PACKET a true and correct copy of which is enclosed here-with; that a HEARING EXAMINER PACKET was addressed to the applicant and agent pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 16th day of October 2025.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 16th day of October 2025.



Karri A. Espinoza
Office Supervisor