



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

December 30, 2021

J-U-B Engineers
Attn: Elizabeth Smith
3611 S. Zintel Way
Kennewick, WA 99337

Pacific Ag
Attn: Nathan Drake
822 S Highway 395, Suite 506
Hermiston, OR 97838

Re: Notice of Incompleteness: Smeenk Properties LLC Anerobic Digester
File Number: CUP2021-00059/SEP2021-00044

Dear Mrs. Smith and Mr. Drake,

The Conditional Use Permit (CUP) and Washington State Environmental Policy Act (SEPA) applications submitted on November 16th, 2021, and paid for on December 3rd, 2021 have been designed so that Yakima County can review potential impacts the proposal will have on the property, the surrounding area, and to the natural and built environments which may occur because of the project development. Your project is a 40-acre industrial development in the Agriculture Zoning District. It is a complicated project that requires a lot of information to determine its compatibility with the purpose and intent of that zone and the surrounding community, as well as the review to determine if your proposal meets the development standards outlined in the Yakima County Code. To that end, it has been determined that there is inadequate information in your application to properly review your proposal or continue processing. We are requesting more information from you to continue that processing.

Once you have provided this information, it will be circulated to interested agencies and other divisions within Yakima County and a meeting will be scheduled with you and those parties to discuss your proposal.

The requested information is as follows:

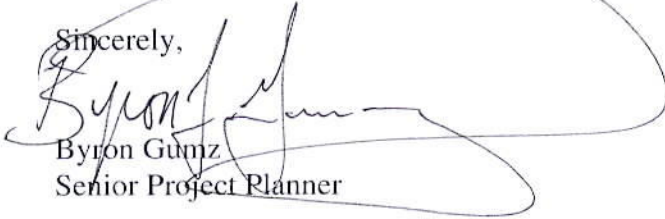
1. The proposal includes parcels that aren't owned by Smeenck Properties LLC. Please provide the signature of those property owners on the application materials.
2. The proposal doesn't indicate how the facility will connect to the Northwest Pipeline natural gas transmission pipeline. Please provide those details. If the gas line to connect to the transmission line is required to cross additional parcels, please provide the signature(s) of the property owners of those parcels, as well as any entities that own Right-of-Way, such as an irrigation district or the Washington State Department of Transportation.
3. The proposed area of development is approximately 40 acres on a 97-acre parcel. Please provide a large format site plan, meeting the site plan minimum requirements, that allows for enough detail to review all the proposed site improvements. A copy of the site plan minimum requirements is attached to this letter for your convenience.
4. The different site plans and application materials identify different access locations. In order to review impacts to transportation facilities, please clarify where and how the proposed development will access public roadways.
5. Based on critical areas mapping, a review of soil types on the property, and aerial imagery, it has been determined that wetlands may be present on this parcel. Please fill out the attached Site Visit Request form to schedule a site visit. If wetlands are identified, a formal wetland delineation and rating may be required, as well as critical areas permitting, prior to moving forward with the proposal.
6. One of the submitted site plans is a portion of a proposed improvement to Yakima Valley Highway. Please provide the full plans for this improvement.
7. It is indicated that the City of Sunnyside has reviewed this proposal for impacts to their transportation facilities. Please provide documentation that they have approved the proposed access location(s) that lie within their jurisdiction.
8. Mr. Smeenck indicated that a Traffic Impact Analysis had been completed. Please provide a complete copy of that analysis.
9. The proposed access crosses railroad Right-of-Way. Please provide proof that the railroad has approved this crossing.
10. The application doesn't indicate the total number of trips per day. Please include all traffic created by this proposal, including employees and deliveries to and from the site.
11. Please provide the total square footage of all proposed structures. If phases are proposed, please indicate what development is included in each phase.
12. Please provide the total area of all outdoor activities, including lagoons, storage areas, etc.

13. You are proposing a sign along Interstate 82. Yakima County defines this as a freeway sign, and it is not a permitted sign in the Agriculture Zoning District. Please update your application materials to reflect there is no signage proposed along Interstate 82.
14. The sign proposed along Yakima Valley Highway is limited in height to 10 feet from the natural grade to the top of the sign. Please update your application to reflect this.
15. The application materials only mention the processing of manure into natural gas. Please provide additional details on how the proposed facility will operate. I.e. – how is manure or other solids brought to the site and how it is offloaded and processed. Please include how remaining solids or byproducts are managed after processing materials into natural gas.
16. SEPA checklist question B.2. indicates that overall methane emissions are reduced. The emissions resulting from this facility need to be addressed in this response. Please provide those details based on the anaerobic digestion process and how this facility will operate.
17. SEPA checklist question B.3.a.6. indicates that treated water may be discharged to a ditch north of the property. Please provide more details. What volumes are anticipated, how is the water treated, does the ditch have capacity for discharge, etc.
18. SEPA checklist question B.3.b.2. states that waste materials discharged to the ground will be domestic sewage and/or export. Please provide details on what materials will be discharged and their volumes. What is meant by export?
19. SEPA checklist question B.7.a.3. requests a description of toxic or hazardous chemicals that would be produced on site. Please provide details on volumes of natural gas created or stored on site, as well as any other potentially toxic or hazardous materials that would be present during the operation of the facility.
20. SEPA checklist question B.14.a. indicates that North Bank Road is to be used by the facility. This appears to be a canal access road. Please provide proof of legal access to North Bank Road. A Road Approach Permit from North Bank Road to Yakima Valley Highway will be required. Please be aware that the Yakima County Transportation Division has indicated that it would not likely approve that road approach for the proposed development due to the projected truck traffic and proximity to an unsignalized railroad crossing and irrigation lateral.
21. SEPA checklist question B.14.e. asks for a description of what activities are in the immediate vicinity of rail transportation. Please provide details on the project activities taking place near the rail line.
22. SEPA checklist question B.14.f. asks for the number of vehicular trips per day. The response indicates an increase of 80 trucks per day. Please provide information on the types of trucks (semi-truck, dump truck, etc.), as well as the number of passenger vehicles expected.

We are required to notify you that, because the application is determined to be incomplete, processing has been placed on hold until we receive the described required information. You have up to **45 days (February 13, 2022)** to return the required submittals after which the file will lapse and become null and void. Once we receive the information, we have 14 days to review the submitted information and determine if the application is complete or if additional information is needed.

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

Sincerely,



Byron Gumz
Senior Project Planner

CC: File

Smeenck Properties LLC
Attn: Chris Smeenck
2995 1st Street
Hermiston, OR 97838

Attachments:

- A. General Application Form
- B. Site Plan Checklist
- C. Site Visit Request Form



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 6/05/2019

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

Zoning District: _____ Reviewed By: _____
Proposed Land Use: _____ Case #(s): _____ Date Submitted: _____
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 # _____
Planning Forms for Project: _____

Please Tell Us About Your Proposal: *(If you need assistance call us at (509) 574-2300 or come into the office)*

Parcel Numbers(s): A. _____ B. _____ C. _____
Property Owner's Name: _____
Day Phone: _____ Company (if any): _____
Mailing Address: _____ City: _____ State: _____ Zip: _____
Subject Property Address: *(if Different)* _____
E-mail Address: _____
Scope of Work: _____

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:

Number of Bedrooms: Existing: _____ Total: _____ Size/Dimensions: _____ Square Footage: _____
Number of Bathrooms: _____ 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.

CONTINUE ON BACK





ADDITIONAL OWNERS / AGENTS SUBMITTAL SUPPLEMENTAL

FINAL
Revised: 10/1/15

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
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Applicant Information:

By signing this form, I hereby state as true that all ownership interests of the property have reviewed the proposal as presented in the application materials and support the proposed change(s) in land use and hereby give Yakima County Permission to enter my property during the course of this review to inspect my property as needed. **Additionally, I hereby agree to pay all fees associated with the processing of this application from submittal to the issuance of the final decision.**

(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.)

Additional Property Owner: _____

Day Phone: (____) _____ Company (if any) _____

Parcel Number(s): _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Email: _____

Signature: _____ Date: _____

Additional Property Owner: _____

Day Phone: (____) _____ Company (if any) _____

Parcel Number(s): _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Email: _____

Signature: _____ Date: _____

Additional Property Owner: _____

Day Phone: (____) _____ Company (if any) _____

Parcel Number(s): _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Email: _____

Signature: _____ Date: _____

Additional Agent/Applicant: _____

Day Phone: (____) _____ Company (if any) _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Email: _____

Signature: _____ Date: _____

Additional Agent/Applicant: _____

Day Phone: (____) _____ Company (if any) _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Email: _____

Signature: _____ Date: _____



MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

FINAL
Revised 10/01/15

Land Use Actions

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

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

Required Site Plan Information:

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

ENVIRONMENTAL SITE VISIT REQUEST

Yakima County Planning Division



Yakima County Planning Division
128 N. 2nd Street, 4th Floor Courthouse
Yakima, WA 98901

Phone: (509) 574-2300 Email: Planning_Info@co.yakima.wa.us

Application Packets available at: <https://www.yakimacounty.us/781/Applications-Forms>



ENVIRONMENTAL SITE VISIT REQUEST FORM FOR LAND USE ACTIONS

Form # PLN ENR 005-F-A
Revised 10/19/20

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
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Please answer all 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.

Complete the following questions (if not applicable, explain why):

1. Is this request a result of a code Enforcement action? Yes ☐ No ☐

If yes, what is the Code Enforcement case number?:

2. Are there any streams/drainages on the property?:

3. Are there any lakes/ponds on the property?:

4. Are there any wetlands on the property?:

5. Is there a floodplain/floodway on the property?:

6. Are there any slopes that exceed 15% on the property?:

List other natural/environmental features:

Please state any specific questions for the project here:

(FOR STAFF USE ONLY)

CASE #: _____

DATE: _____

REVIEWED BY: _____

RELATED FILES/COD:

SITE PLAN

Please complete and submit a site plan with this request. A sample site plan and checklist are attached.

AUTHORIZATION TO CONDUCT SITE VISIT

I am the owner of the above addressed property and hereby give permission to Yakima County to enter the above addressed property to conduct a Pre-Application Site Visit. I agree to inform the property's tenants, if any, of the site visit. I am aware that if conditions at the addressed site present a hindrance to the inspector, such as uncontrolled dogs or uncooperative tenants, the Pre-Application Site Visit will not be conducted, and must be rescheduled to a time when such hindrances are no longer present.

Signature: _____ Date: _____

Please check one of the following: Owner Occupied ☐ Renter/lessee Occupied ☐ Vacant ☐



CRITICAL AREAS, SHORELINE, & FLOODPLAIN

SITE PLAN SUBMITTAL CHECKLIST

Planning Division

Yakima County Public Services

128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
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Form # PLN 011-SC3-A
Revised 7-1-16

This supplemental checklist is a required submittal for your flood plain or critical areas proposal. Check the box beside those items you have included on your site plan. Cross through the entire line of an item if you think it does not apply. The Administrative Official may require additional information.

A sample site plan is available for your assistance. For additional information or assistance, please contact the Public Services Department at (509) 574-2300

Required Site Plan Information:

	Yes	No	
1	<input type="checkbox"/>	<input type="checkbox"/>	All required items on the Site Plan Minimum Requirements Submittal Checklist.
2	<input type="checkbox"/>	<input type="checkbox"/>	Boundary and area of 100 year floodplain, and floodway, if delineated. The location of floodplains and floodways can be found on the website www.yakimap.com .
	<input type="checkbox"/>	<input type="checkbox"/>	<i>Floodplain</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<i>Floodway</i>
3	<input type="checkbox"/>	<input type="checkbox"/>	The location of all wetlands located within 200 feet of the project area along with vegetative buffer(s). A formal delineation (see Critical Areas Report Bulletin) of all wetland areas may be required.
4	<input type="checkbox"/>	<input type="checkbox"/>	Boundary of vegetative buffer, as determined by Natural Resource Planner. Refer to the Critical Areas Ordinance, Yakima County Code Title 16C.06.16 for more information.
5	<input type="checkbox"/>	<input type="checkbox"/>	Location of all vegetation found near a stream or wetland.
6	<input type="checkbox"/>	<input type="checkbox"/>	Channel Migration Zones (CMZ), or the areas within which a river channel is likely to move over a period of time (see Natural Resources Planner).
7	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed use areas. (Ex: yard, garden, dog house, gazebo, parking/storage, etc.)
8	<input type="checkbox"/>	<input type="checkbox"/>	Any proposed filling and excavation in the floodplain.
9	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed land contours. The contours shall be at intervals sufficient to accurately determine the existing character of the property, slopes, and the extent of proposed change to the land.
10	<input type="checkbox"/>	<input type="checkbox"/>	Area where development could occur without a Shoreline Variance or Critical Areas Adjustment. (if applicable)
11	<input type="checkbox"/>	<input type="checkbox"/>	Mitigation areas for impacts associated with the proposed project. (if applicable)

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

Signature: _____ Date: _____



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)
- 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 0.20" by 0.20"

PARKING CALCULATION (Reference Table 19.22 in YCC 19.22)

- ____ S.F. Spaces required: _____
- ____ S.F. Spaces provided: _____ Surface Type: _____

LOT INFORMATION

- ____ S.F. Parcel #(s): _____
- ____ S.F. Site Address: _____

BACKGROUND INFORMATION

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

Required Site Plan Information:

	N/A	#	
<input type="checkbox"/>	<input type="checkbox"/>	1	Property line dimensions of all lot(s) involved in the project.
<input type="checkbox"/>	<input type="checkbox"/>	2	The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site.
<input type="checkbox"/>	<input type="checkbox"/>	3	The distance from existing and proposed structures to the centerline of state, county, private roads, or access easement with name, dimension, surface type (paved, gravel or dirt) of road.
<input type="checkbox"/>	<input type="checkbox"/>	4	Existing or proposed driveway locations
<input type="checkbox"/>	<input type="checkbox"/>	5	Location, shape, size, gross floor area, height and types (i.e., house, garage, well house) of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.
<input type="checkbox"/>	<input type="checkbox"/>	6	The location, right-of-way widths, pavement widths, curbs, gutters, culverts and names of all existing or platted streets or roads, whether public or private, and other public ways within the subject property or adjacent to any affected lots;
<input type="checkbox"/>	<input type="checkbox"/>	7	Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone. Label as Individual, 2-party, Group B, Group A.
<input type="checkbox"/>	<input type="checkbox"/>	8	Location of proposed or existing septic tank, drain field area, and extension area, as well as replacement areas and distances to structures and property lines
<input type="checkbox"/>	<input type="checkbox"/>	9	The location and dimensions of any existing and proposed utilities, streets, railroads, irrigation and drainage canals, easements and dedication of property within the subject property or adjacent to any affected lots;
<input type="checkbox"/>	<input type="checkbox"/>	10	Critical Areas/Shoreline: River, streams, creek, pond, floodplain, floodway, etc. on or abutting the site (Distance from structure to the ordinary high water mark of the river, stream, creek, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	11	Show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site.

Building Division Application Site Plan Information:

	N/A	#	
<input type="checkbox"/>	<input type="checkbox"/>	1	Fire apparatus turnaround
<input type="checkbox"/>	<input type="checkbox"/>	2	For larger parcels, draw a simple plan showing the entire lot and indicate which area the new construction is to take place. Attach to the detailed section and submit both.
<input type="checkbox"/>	<input type="checkbox"/>	3	Distance of new structures from all property lines.

Planning Division Application Site Plan Information:

	N/A	#	
<input type="checkbox"/>	<input type="checkbox"/>	1	Location and dimensions of all proposed exterior land uses.
<input type="checkbox"/>	<input type="checkbox"/>	2	Location of new and/or expanded public and private utility infrastructure.
<input type="checkbox"/>	<input type="checkbox"/>	3	Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
<input type="checkbox"/>	<input type="checkbox"/>	4	Location of structures on the adjoining lots, which may cause compatibility issues.
<input type="checkbox"/>	<input type="checkbox"/>	5	Proposed location and dimensions of community and other open space.
<input type="checkbox"/>	<input type="checkbox"/>	6	Existing and proposed landscaping, site screening, street trees and storm water drainage facilities.
<input type="checkbox"/>	<input type="checkbox"/>	7	The existing on-site sewage system components and reserve areas and the proposed location for on-site sewage systems and soil test pits for all affected lots not served by an on-site sewage system or other approved wastewater treatment system. The location of structures on the adjoining lots when within 100 feet of a well or on-site sewage disposal system;
<input type="checkbox"/>	<input type="checkbox"/>	8	Proposed contours and grading as they affect lot layout, streets, and drainage ways.
<input type="checkbox"/>	<input type="checkbox"/>	9	Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.
Floodplain development:			
<input type="checkbox"/>	<input type="checkbox"/>	10	Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.
<input type="checkbox"/>	<input type="checkbox"/>	11	The boundaries of the 100-year floodplain, the boundaries of floodways where floodways have been established, and the 100-year base flood elevations where base flood elevations have been established.
<input type="checkbox"/>	<input type="checkbox"/>	12	The boundaries of the 10 and 25-year floodplain using the flood risk maps provided by Yakima County as part the mandatory pre-application conference.
<input type="checkbox"/>	<input type="checkbox"/>	13	Other information as may be required by YCC Titles 13, 16A, 16C or 16D.



GENERAL APPLICATION FORM

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FINAL
Revised 4/30/20

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

Zoning District: _____ Reviewed By: _____
Proposed Land Use: _____ Case #(s): _____ Date Submitted: _____
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. _____ B. _____ C. _____
Property Owner's Name: _____
Day Phone: _____ Company (if any): _____
Mailing Address: _____ City: _____ State: _____ Zip: _____
Subject Property Address: (if Different) _____
E-mail Address: _____
Scope of Work: _____

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:

Number of
Bedrooms: Existing: _____ New: _____ Total: _____ Total Number of
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.

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:** _____ (required) Date: _____

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

☐ **Applicant/Agent:** _____

Day Phone: () _____ Company (if any) _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

E-mail Address: _____

Signature: _____ Date: _____

☐ **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) _____ certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Owner Signature: _____ **Date:** _____

J-U-B Engineers
Attn: Elizabeth Smith
3611 S. Zintel Way
Kennewick, WA 99337

Pacific AG
Attn: Nathan Drake
822 S. Highway 395, Ste 506
Hermiston, OR 97838

Smeenck Properties LLC
Attn: Chris Smeenck
2995 1st Street
Hermiston, OR 97838

FILE NO.: CUP2021-00059/SEP2021-00044
Notice of Incompleteness

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
 : ss.
COUNTY OF YAKIMA)

I, Eva Rivera, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, a Notice of Incompleteness, a true and correct copy of which is enclosed herewith; Notice of Incompleteness was addressed to the applicant/property owner and interested parties, 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 30th day of December 2021.

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 30th day of December 2021.



Eva A. Rivera
Planning Office Specialist



1000 S Hwy 395, Ste A506
Hermiston, OR 97838

P 541.567.3610

F 541.567.3710

PacificAg.com

December 29, 2021

Byron J. Gumz, Senior Project Planner
Yakima County Public Services, Planning Division
128 North 2nd Street
Fourth Floor County Courthouse
Yakima, WA 98901

Public Services ()

DEC 29 2021

By email

Lisa____ Matt____ David____ Tommy____
Harold____ Carman____ Jacob____

Re: #CUP2021-00059, Sunnyside RNG, LLC

Dear Mr. Gumz

This letter confirms that JUB Engineers is a representative of Sunnyside RNG, LLC ("Sunnyside"), and that they – and specifically Elizabeth Smith – are authorized to coordinate on behalf of Sunnyside and the current property owners of the parcels noted below ("Sellers"), for purposes of filing and clarifying details for the Conditional Use Permit and SEPA application submitted on behalf of the Sunnyside and the Sellers, Sunnyside RNG, LLC.


- Eric D. and Jalyn G. Calaway (Parcel No. 22102813006)
- Smeenck Properties, LLC (Parcel No. 22102814001)

Please don't hesitate to contact me at nathan.drake@pacificag.com | 303-263-4566 or my colleague Barbara Laflin Treat at barbara.treat@pacificag.com | 415-699-1543 if you have any questions.

Sincerely,

SUNNYSIDE RNG, LLC

By: Pacific Ag, LLC, its manager

By: 

Name: Nathan Drake

Title: Chief Financial Officer



1000 S Hwy 395, Ste A506
Hermiston, OR 97838

P 541.567.3610

F 541.567.3710

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December 29, 2021

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128 North 2nd Street
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By: Pacific Ag, LLC, its manager

By: _____
Name: Nathan Drake
Title: Chief Financial Officer

Acknowledged:

Eric D. and Jalyn G. Calaway

Public Services ()

DEC 30 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

Smeenk Properties, LLC

December 29, 2021

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Yakima County Public Services, Planning Division
128 North 2nd Street
Fourth Floor County Courthouse
Yakima, WA 98901

By email

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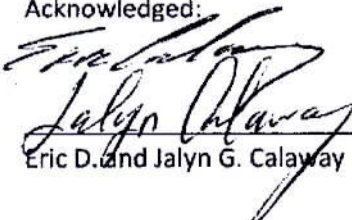
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SUNNYSIDE RNG, LLC

By: Pacific Ag, LLC, its manager

By: _____
Name: Nathan Drake
Title: Chief Financial Officer

Acknowledged:


Eric D. and Jalyn G. Calaway

Smeenk Properties, LLC

Public Services ()

DEC 30 2021

Lisa ___ Matt ___ David ___ Tommy ___
Harold ___ Carmen ___ Jacob ___



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

DEC 03 2021
FINAL
Revised 4/30/20
Met: David Tommy
Carmen Jacob

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

Zoning District: AG Reviewed By: DR
Proposed Land Use: _____ Case #(s): _____ Date Submitted: _____
Overlay: Airport / Greenway / Floodplain n/a
UGA: no CAO/Shoreline: n/a CWP2021-059 11/16/2021
Sewer: Septic Clearance / As Built WR52021-356 11/16/2021
Potable Water: N/A or Exempt SEP2021-044 11/16/2021
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 # _____

Dec. 3, 2021
Invoice paid

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. 22102814001 B. 22102813006 C. _____

Property Owner's Name: SMEENK PROPERTIES LLC & ERIC D & JALYN G CALAWAY

Day Phone: _____ Company (if any): _____

Mailing Address: 2995 1ST STREET City: HERMISTON State: OR Zip: 97838

Subject Property Address: (if Different) HWY 12/SNIPES MT LAT, SUNNYSIDE, WA 98944

E-mail Address: CHRISS@AGPROREPAIR.COM

Scope of Work: EMPLOY ANAEROBIC DIGESTION AS A MEANS TO PROCESS MANURE INTO RENEWABLE NATURAL GAS (RNG)

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:

Number of
Bedrooms: Existing: _____ New: _____ Total: _____ Total Number of 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).
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- 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.

- I hereby acknowledge that the application with the Yakima County Permit Services Department has been filled out completely.
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- 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: Chris Smeand (required) Date: 10-28-2021

☐ Check If You Are Acting As Your Own Contractor - (Signature required at declaration at bottom of page)

☒ Applicant/Agent: Tom Todaro Nathan Drake
 Day Phone: () 408-472-4360 Company (if any) Pacific Ag
 Mailing Address: 822 S Highway 395, Suite 506 City: Hermiston State: OR ZIP: 97838
 E-mail Address: tom.todaro@pacificag.com, tomtodaro@gmail.com, esmith@jub.com
 Signature: [Signature] Date: 10/28/21

☐ Contractor Name: nathan.drake@pacificag.com
 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) _____ certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Owner Signature: _____ Date: _____

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.



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.

<p>1. What are you proposing? <u>AG Service Establishment- Anaerobic Digester</u></p> <p>2. Have you had an Early Assistance Meeting? <input type="checkbox"/> Yes, Case no. _____ <input checked="" type="checkbox"/> No</p> <p>3. Are you:</p> <p>a. Proposing a new structure(s). <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>b. Changing the Use of an existing structure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>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).</p> <p>The proposed structures will house the anaerobic digester to process manure and other organic materials into renewable natural gas (RNG). Mechanical buildings, offices, concrete bunkers, mechanical separation equipment building, and storage building.</p> <p>II. What are the dimensions (length, width, height) of new structure(s)?</p> <p>To be determined.</p> <p>4. Will the project be conducted entirely within a structure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>a. If No, describe the outdoor activities (e.g., outdoor eating, playground, park):</p> <p>The outdoor activities include the separated digestate lagoon, liquid buffer tank, pre-treatment tanks, primary digester, and the secondary digester.</p> <p>What is the approximate square footage, or seating capacity of your outdoor use area(s)?</p> <p>None.</p>	<p><u>Annotation by Planner</u></p> <p><i>Table 19.14 mining Petroleum, Natural Gas and Geothermal production</i></p>
--	---

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

Project operation noise generated by stationary equipment such as pumps, generators, macerators, compressors, semi-trucks, wheel loaders, and general equipment.

EMPLOYEES

5. Number of Full-time 28 Part-time 0 Seasonal 0
6. Maximum number at any given shift 7 (4 operators & 3 maintenance)
7. What are the days & hours of operation? (List all) Operations are 24/7
- | | |
|---|--------------------------------|
| <input checked="" type="checkbox"/> Monday | Hours <u>5:00 AM - 9:00 PM</u> |
| <input checked="" type="checkbox"/> Tuesday | Hours <u>5:00 AM - 9:00 PM</u> |
| <input checked="" type="checkbox"/> Wednesday | Hours <u>5:00 AM - 9:00 PM</u> |
| <input checked="" type="checkbox"/> Thursday | Hours <u>5:00 AM - 9:00 PM</u> |
| <input checked="" type="checkbox"/> Friday | Hours <u>5:00 AM - 9:00 PM</u> |
| <input checked="" type="checkbox"/> Saturday | Hours <u>5:00 AM - 9:00 PM</u> |
| <input checked="" type="checkbox"/> Sunday | Hours <u>5:00 AM - 9:00 PM</u> |
8. Will the operation be seasonal? If so, list months
- No, this is a year-round operation.

PARKING & LOADING (YCC 19.22)

9. How many **existing** parking spaces do you have? 0
- a. Surface type (e.g., paved, gravel, dirt)? 0
10. How many **new** parking spaces are you proposing? 20
- a. Surface type (e.g., paved, gravel, dirt)? gravel
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)

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

The City of Sunnyside has coordinated with our traffic team to determine functionality of existing intersection and items needed to increase function and safety.

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.

Yes, stormwater runoff will be retained on site and infiltration into the ground via a stormwater pond.

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 N/A

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)?
N/A

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

a. Fence Material Chain Link

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)? 6 feet

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

☐ Yes ☒ No (If yes, please describe)

N/A

SITESCREEENING 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? SVID

OUTDOOR LIGHTING (YCC 19.10)

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

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: N/A

b. ☐ Community Well: What is the well ID number? N/A

i. Parcel # where the well is located? N/A

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? N/A

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: N/A

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: N/A

b. ☐ Community Septic System:

Parcel where the septic system is located N/A

c. ☒ Individual Septic System

d. ☐ Other, explain: N/A

COMPLETION OF PROPOSAL

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

Construction is planned to begin in late ~~2022~~ ²⁰²³, after the required project permits are received, and is expected to be completed in Spring 2022. The project is expected to be fully operational, processing manure, and producing renewable natural gas by Fall ~~2022~~.

²⁰²³

per applicant
email

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

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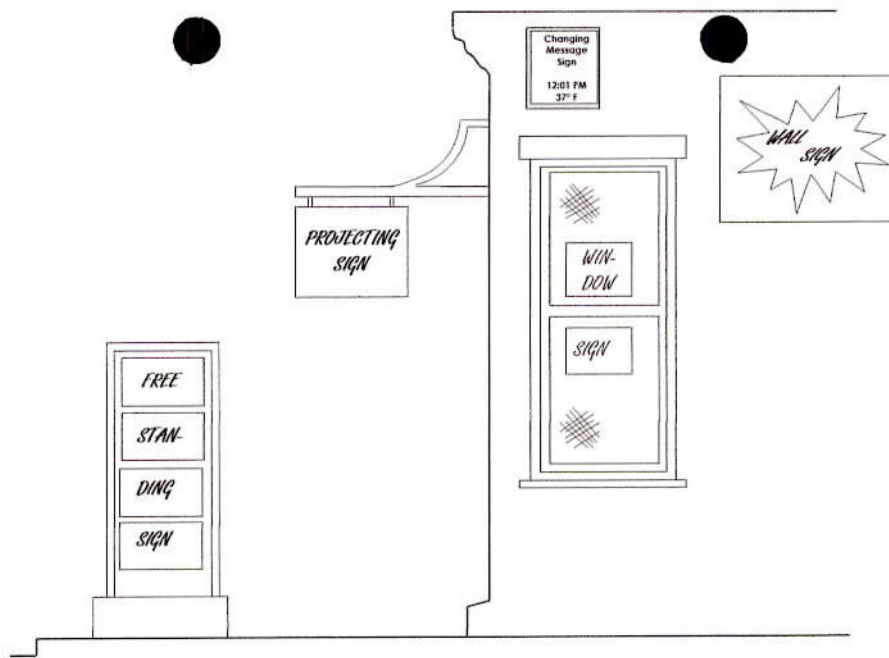
SIGN SUPPLEMENTAL FORM

Revised 1/3/2019

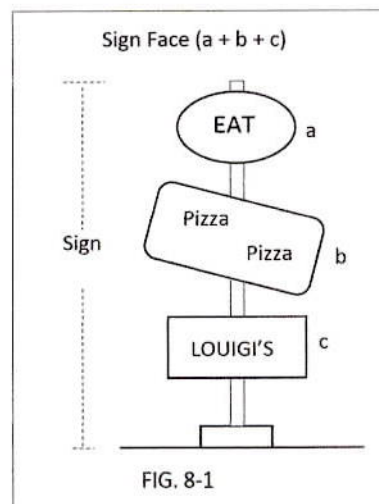
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Please answer all of the following questions with narrative when required (If a question is not applicable, write N/A.) Your narrative should be described in detail which will expedite the review process. You may refer to Yakima County Title 19 to show how your proposal meets the legal requirements in the code. <http://codepublishing.com/wa/yakimacounty/>

	Annotation by Planner
<p>If you are proposing a sign, complete the following questions (if not applicable, explain why):</p> <p>1. Are you:</p> <p>a. Proposing a new sign(s)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>b. Changing or replacing an existing sign? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>2. How many signs are you proposing? <u>1</u></p> <p>3. What type of sign are you proposing (such as: wall sign, billboard, directional, projecting, etc.)? Describe the sign in detail: <u>4'x8' Directional Sign 75' off</u> <u>of Yakima Valley Hwy Identifying</u> <u>Sunnyside RING's Location</u></p> <p>4. What is the size of the sign area (height, width) of the proposed sign? <u>4'x8' - 8' off of the Ground.</u></p> <p>5. What is the total height of the sign from grade to top? <u>12'</u></p> <p>6. Is the proposed sign:</p> <p><input checked="" type="checkbox"/> On-Premise <input type="checkbox"/> Off-Premise</p> <p>a. If the sign is Off-Premise, what is the parcel number for the sign location? <u>N/A</u></p> <p>Indicate the location of all proposed signs on your site plan.</p>	



"Freestanding sign" means any sign supported by one or more uprights, poles or braces in or upon the ground.
 "Sign height" means the vertical distance measured from the grade below the sign or upper surface of the nearest street curb, whichever permits the greatest height, to the highest point of the sign.

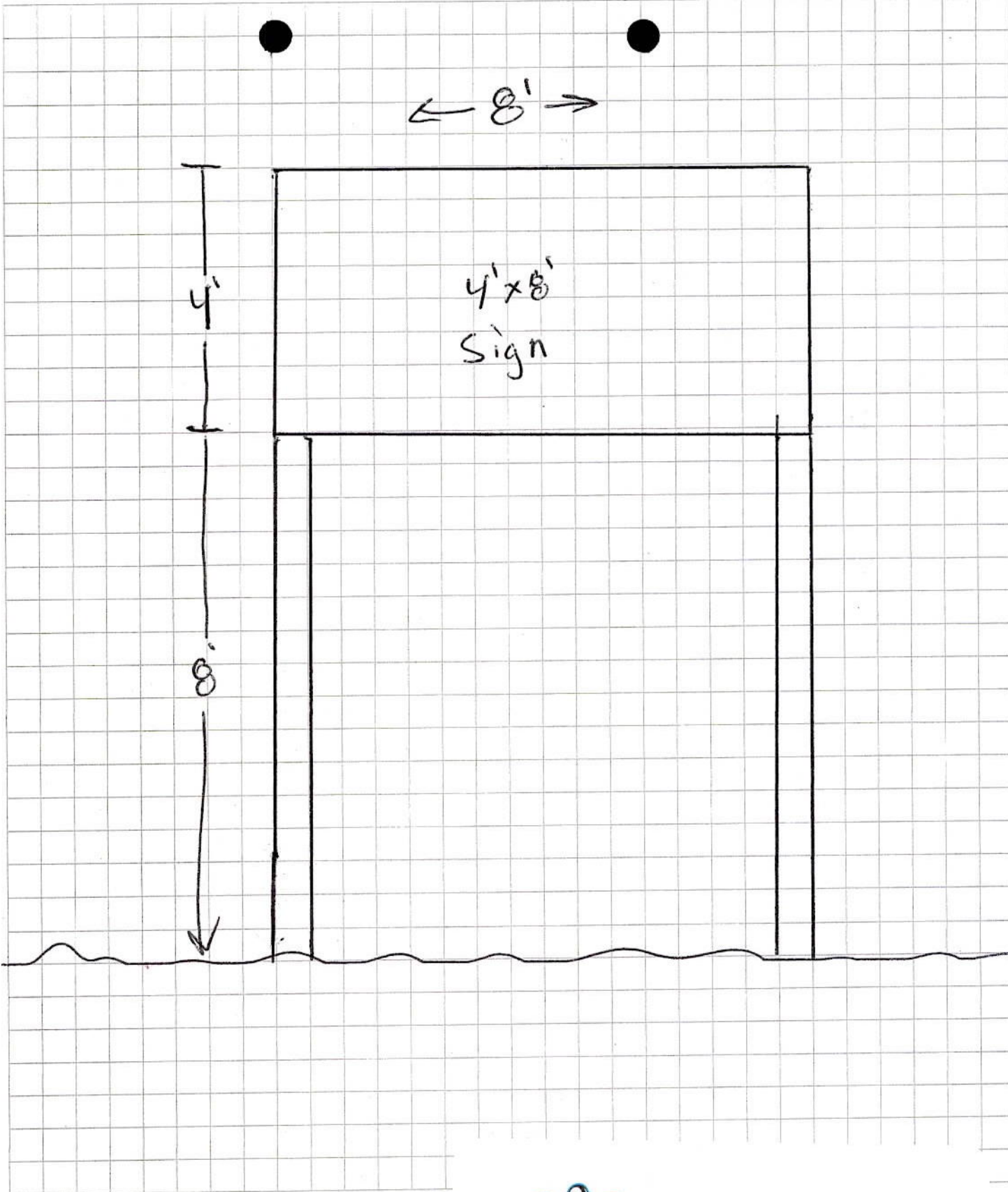


"Sign area" means that area contained within one or more perimeters that enclose the entire sign cabinet, and a rectilinear shape encompassing individual letters with no background but excluding any support or framing structure that does not contain a logo or other symbol which advertises or promotes merchandise, services, goods, or entertainment. For example: the sign area in Figure 8-1 is the sum of the areas of the sign faces "a", "b" and "c".

***All answers to the above questions must be on this form.
 However, if additional space is needed, you may attach additional narrative.***

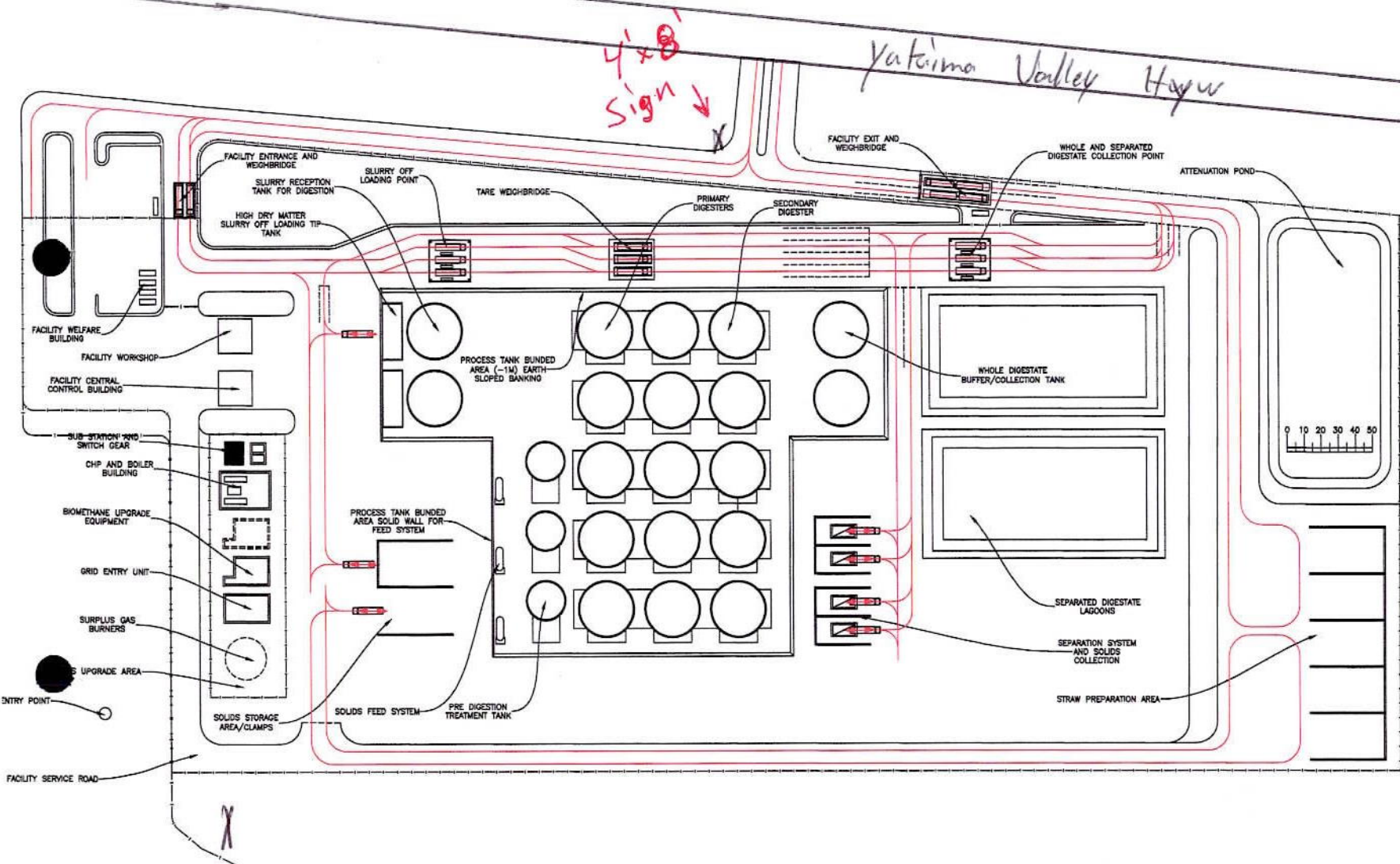
Yakima County will make reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

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.



Ag Pro
Construction, Inc

Chris Smeenk
(509) 840-2420
ChrisS@agprorepair.com



8'x24'
Sign

4'x8'
Sign

Yakima Valley Hwy



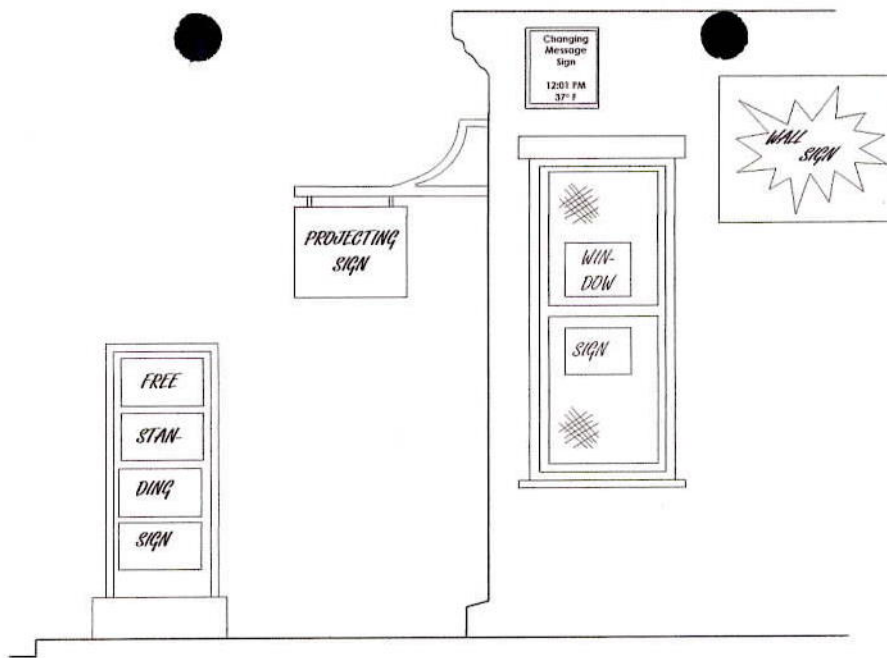
SIGN SUPPLEMENTAL FORM

Revised 1/3/2019

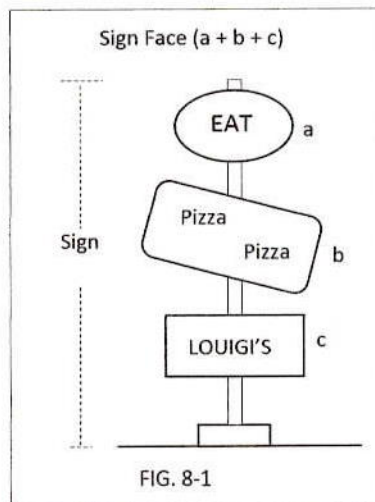
Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

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
<p>If you are proposing a sign, complete the following questions (if not applicable, explain why):</p> <p>1. Are you:</p> <p>a. Proposing a new sign(s)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>b. Changing or replacing an existing sign? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>2. How many signs are you proposing? <u>1</u></p> <p>3. What type of sign are you proposing (such as: wall sign, billboard, directional, projecting, etc.)? Describe the sign in detail: <u>Billboard 8'x24' Going North/South</u> <u>This sign would be visible by Traffic</u> <u>going East/West on interstate 82 in would</u> <u>be 38' From the ground to the Top of the sign</u></p> <p>4. What is the size of the sign area (height, width) of the proposed sign? <u>8'x24', 30' off of the ground.</u></p> <p>5. What is the total height of the sign from grade to top? <u>38'</u></p> <p>6. Is the proposed sign:</p> <p><input checked="" type="checkbox"/> On-Premise <input type="checkbox"/> Off-Premise</p> <p>a. If the sign is Off-Premise, what is the parcel number for the sign location? <u>N/A</u></p> <p>Indicate the location of all proposed signs on your site plan.</p>	



“Freestanding sign” means any sign supported by one or more uprights, poles or braces in or upon the ground.
 “Sign height” means the vertical distance measured from the grade below the sign or upper surface of the nearest street curb, whichever permits the greatest height, to the highest point of the sign.

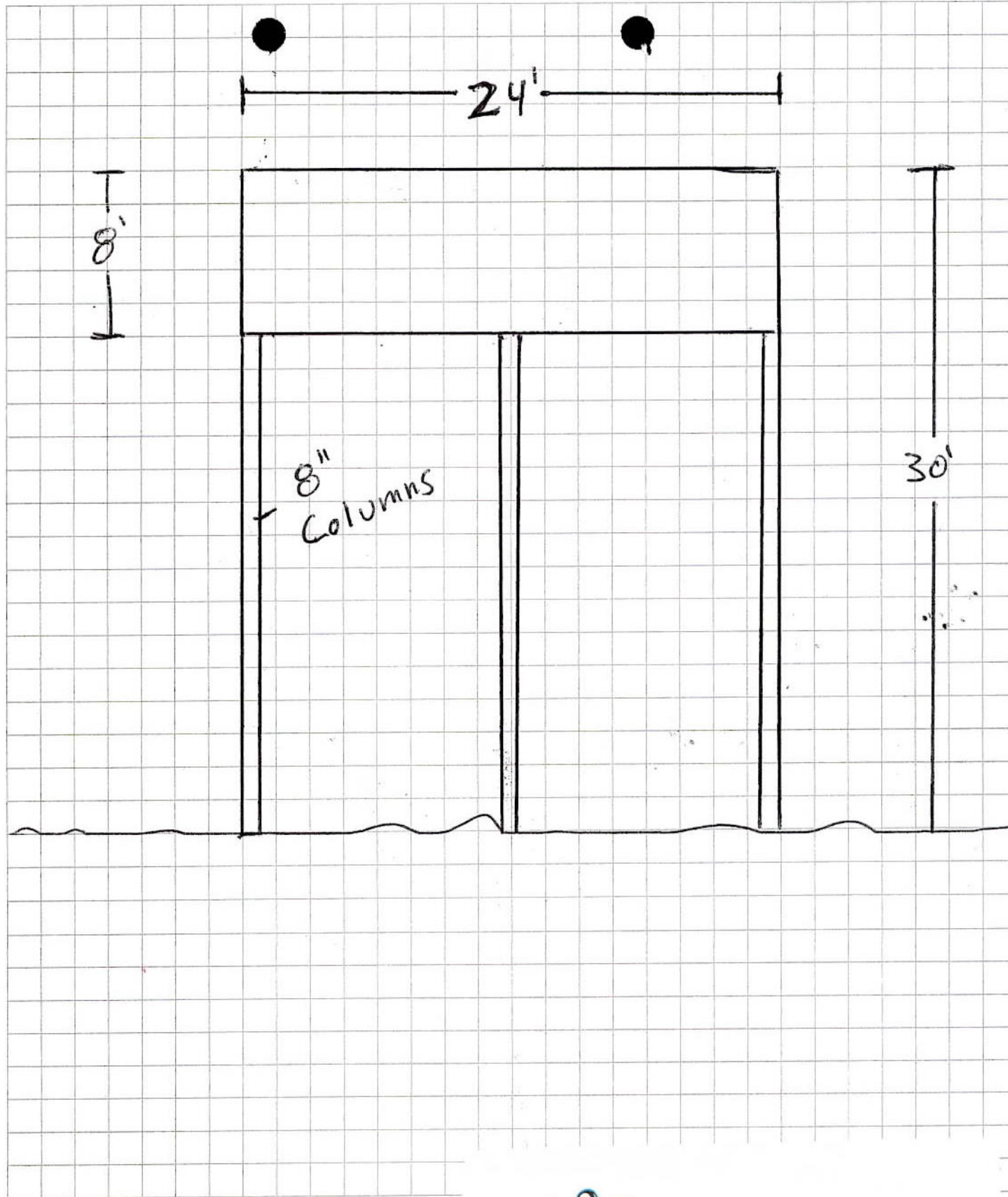


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***All answers to the above questions must be on this form.
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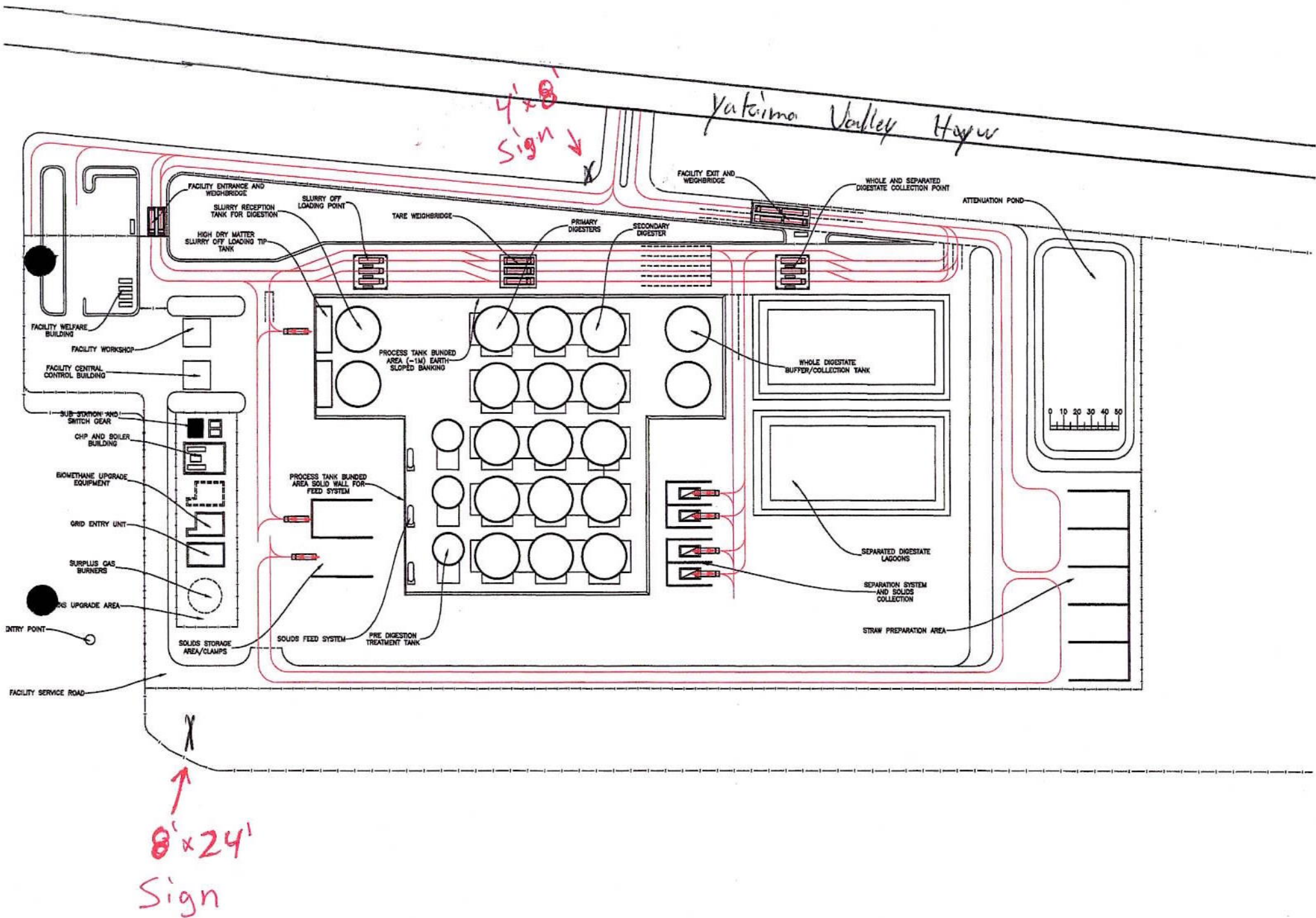
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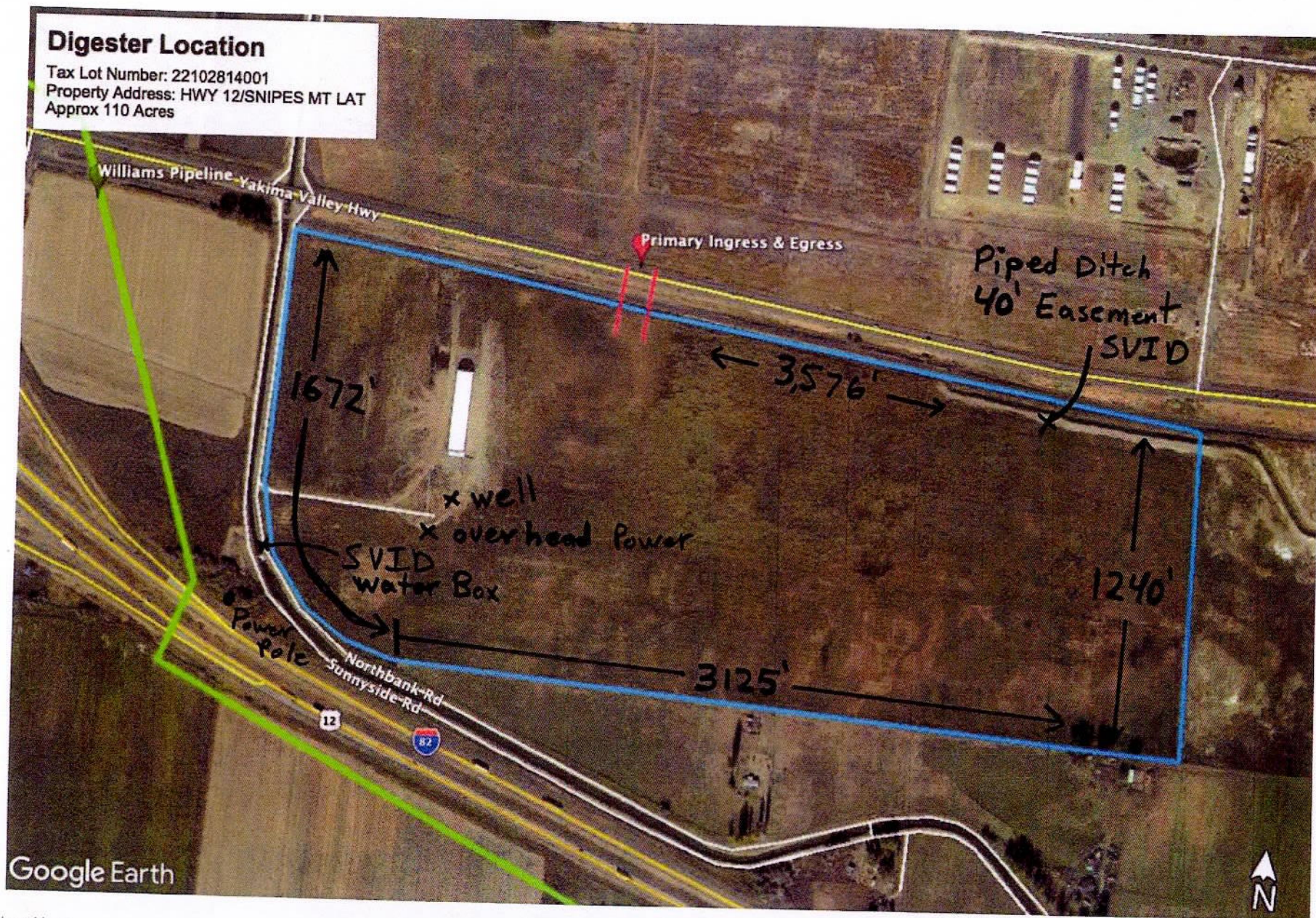
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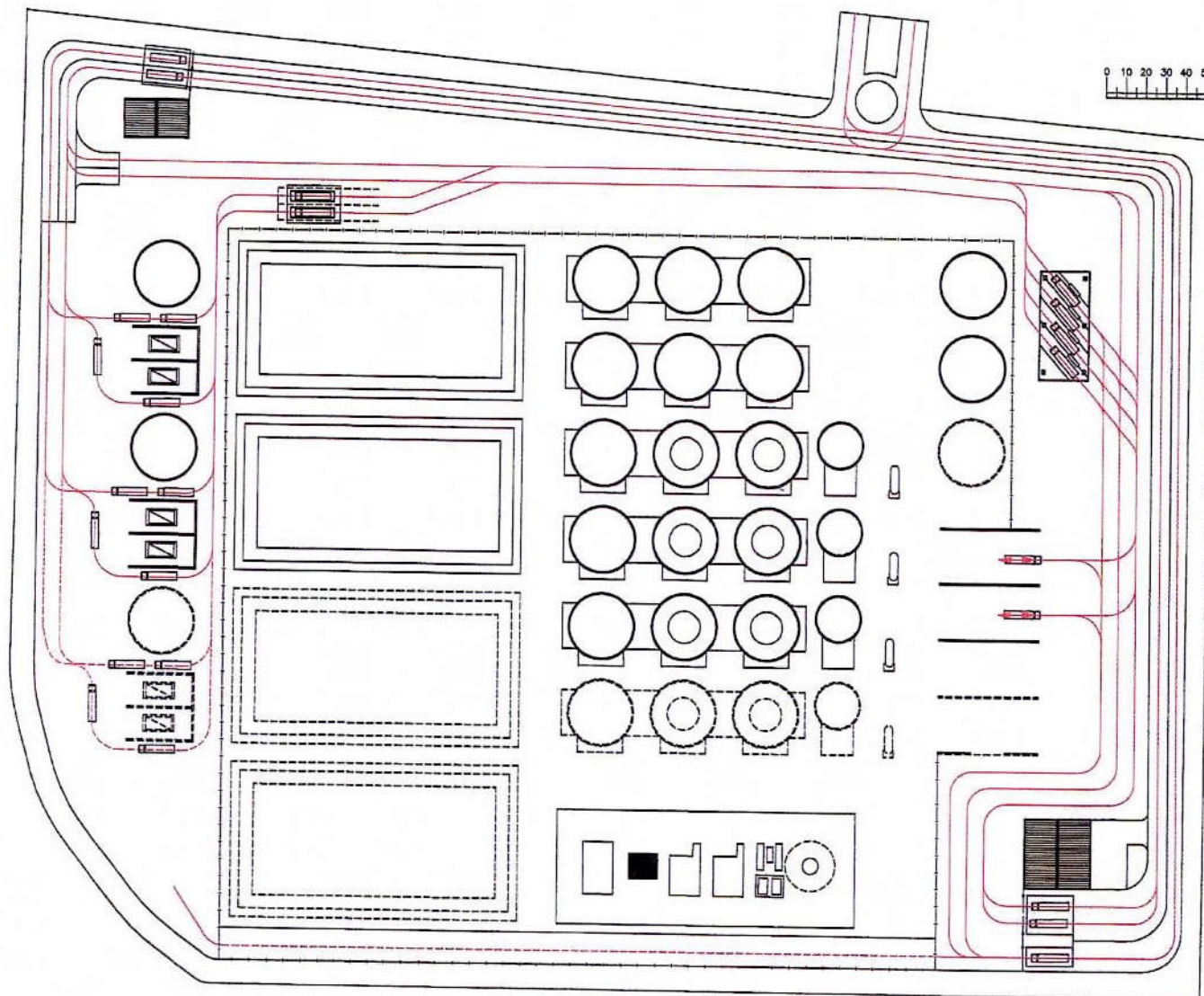
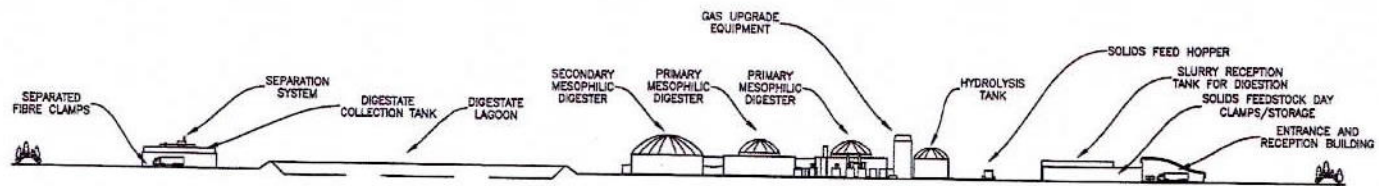
TEAMWORK | COMMITMENT | CLIENTS | FLEXIBILITY | SAFETY | COMMUNICATION



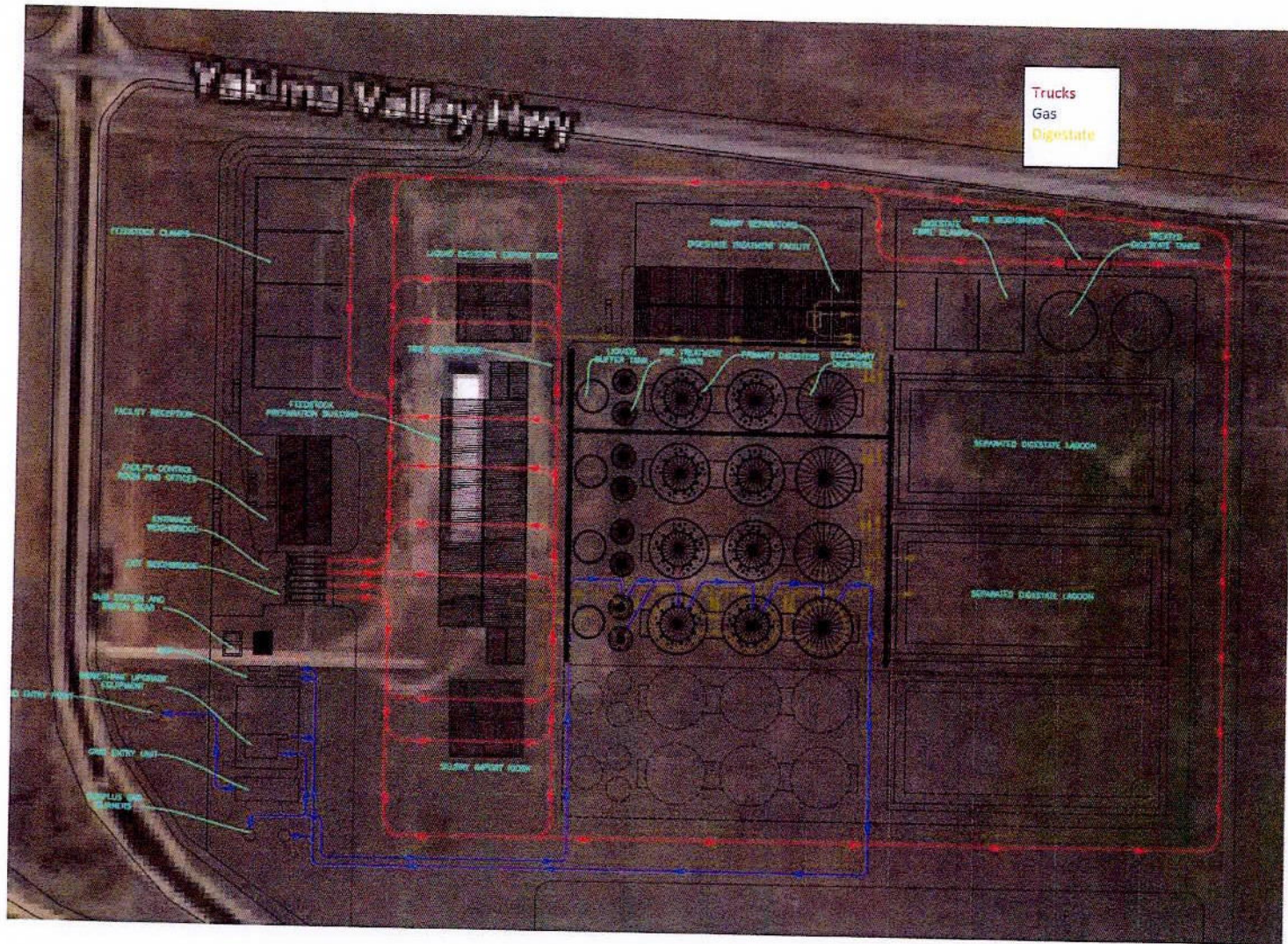
Digester Location

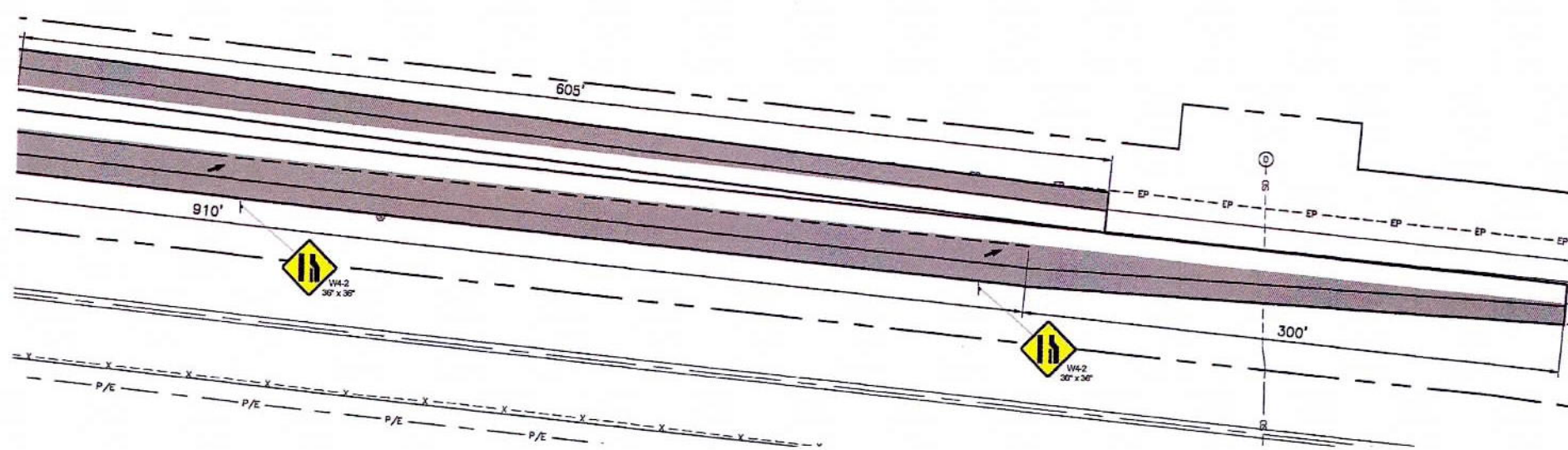
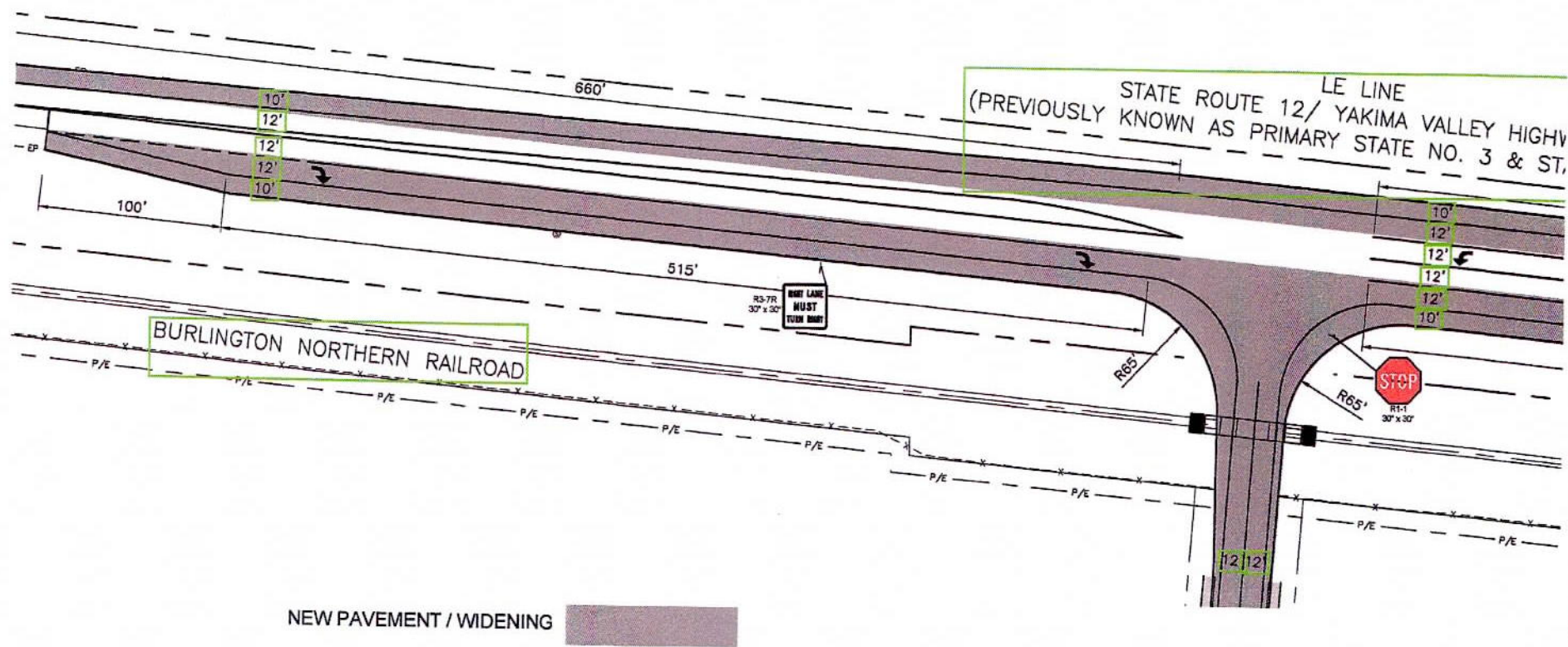
Tax Lot Number: 22102814001
 Property Address: HWY 12/SNIPES MT LAT
 Approx 110 Acres





7. SITE LAYOUT OVERLAY





Required Site Plan Information:			
	N/A	#	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Property line dimensions of all lot(s) involved in the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	The distance from existing and proposed structures to the centerline of state, county, private roads, or access easement with name, dimension, surface type (paved, gravel or dirt) of road.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Existing or proposed driveway locations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	Location, shape, size, gross floor area, height and types (i.e., house, garage, well house) of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	The location, right-of-way widths, pavement widths, curbs, gutters, culverts and names of all existing or platted streets or roads, whether public or private, and other public ways within the subject property or adjacent to any affected lots;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7	Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone. Label as Individual, 2-party, Group B, Group A.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8	Location of proposed or existing septic tank, drain field area, and extension area, as well as replacement areas and distances to structures and property lines
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9	The location and dimensions of any existing and proposed utilities, streets, railroads, irrigation and drainage canals, easements and dedication of property within the subject property or adjacent to any affected lots;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10	Critical Areas/Shoreline: River, streams, creek, pond, floodplain, floodway, etc. on or abutting the site (Distance from structure to the ordinary high water mark of the river, stream, creek, etc.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11	Show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site.

Building Division Application Site Plan Information:			
	N/A	#	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	Fire apparatus turnaround
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	For larger parcels, draw a simple plan showing the entire lot and indicate which area the new construction is to take place. Attach to the detailed section and submit both.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	Distance of new structures from all property lines.

Planning Division Application Site Plan Information:			
	N/A	#	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Location and dimensions of all proposed exterior land uses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Location of new and/or expanded public and private utility infrastructure.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4	Location of structures on the adjoining lots, which may cause compatibility issues.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5	Proposed location and dimensions of community and other open space.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	Existing and proposed landscaping, site screening, street trees and storm water drainage facilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	The existing on-site sewage system components and reserve areas and the proposed location for on-site sewage systems and soil test pits for all affected lots not served by an on-site sewage system or other approved wastewater treatment system. The location of structures on the adjoining lots when within 100 feet of a well or on-site sewage disposal system;
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8	Proposed contours and grading as they affect lot layout, streets, and drainage ways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9	Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.
Floodplain development:			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10	Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11	The boundaries of the 100-year floodplain, the boundaries of floodways where floodways have been established, and the 100-year base flood elevations where base flood elevations have been established.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12	The boundaries of the 10 and 25-year floodplain using the flood risk maps provided by Yakima County as part the mandatory pre-application conference.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13	Other information as may be required by YCC Titles 13, 16A, 16C or 16D.



SEPA ENVIRONMENTAL CHECKLIST SUBMITTAL SUPPLEMENTAL

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-SS1-A
Revised: 8/12/14

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: 11/16/21
REVIEWED BY: DSR
PROJECT #: CUP 21-59
CASE #: SEP 21-044
RELATED FILES:

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help 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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: **Sunnyside RNG, LLC**
2. Name of applicant: **Sunnyside RNG Real Estate, LLC c/o Chris Smeenk**

3. Address and phone number of applicant and contact person:
2995 1st Street, Hermiston, OR 97838
(509) 840-2420

4. Date checklist prepared: **November 9, 2021**

5. Agency requesting checklist: **Yakima County**

6. Proposed timing or schedule (including phasing, if applicable):
Construction is planned to begin in late 2022, after the required project permits are received, and is expected to be completed in spring 2022. The project is expected to be fully operational, processing manure, and producing renewable natural gas by Fall 2022.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
There is designated space for future tank digesters, possible water filtration beds and other equipment.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
The scope of the proposed project does not warrant the preparation of additional reports, studies, or other environmental documents. No significant adverse impacts from project construction or operation are anticipated.

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 permits or governmental approvals are pending.**

10. List any government approvals or permits that will be needed for your proposal, if known.
Type II Administrative Review, Building Permit, Grading/Excavation Permits, Mechanical Permits

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 proposed project would employ anaerobic digestion as a means to process manure into renewable natural gas (RNG). The RNG would be routed through a new distribution line and distributed to contracted buyers. The project would also serve as a highly effective nutrient management system for dairies in the area. Nutrient management would occur as nitrogen and phosphorous are removed from the effluent of the anaerobic digester.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **The subject property is located along Yakima Valley HWY. The subject properties is identified as Parcel # 22102814001 and # 22102813006, NE 1/2 of S28 T10N R22E.**

B. Environmental Elements [\[HELP\]](#)

Sunnyside RNG assuming will provide total negative emission of -155,515 MTCO₂e that's equivalent to pulling 34,000 vehicles off the road (from a carbon emissions perspective).

1. Earth [\[help\]](#)

a. General description of the site: **Site is generally flat.**

(circle one) ☒ **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? **3%**

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. **The predominate soil types on the subject properties are Zillah sandy loam (36.9%) and Hezel loamy fine sand (28.3%).**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No surface indications or history of unstable soils in the immediate vicinity.**

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. **Approximately 40 acres of the 100 acres would be grubbed off and gravel fill would be placed. Excavation would consist of the underground piping, footing excavation and water retention ponds (lined ponds). An estimated 148,831 cubic yards of grubbing's, site prep, and pond building. Fill material will be determined by our GeoTechnical engineer. All fill materials (common borrow 1-1/4 gravel, 5/8 gravel, 2 in minus) will come from a licensed gravel pit.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Erosion is not anticipated at this site.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **25-35% of the project will be impervious surface. This number fluctuates on whether the surfaces are gravel, concrete, or asphalt.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Best management practices will be used to reduce and control erosion. Local and state laws will be followed. Silt fence, construction entrance, inlet protection.**

2. Air [\[help\]](#)

- 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. **Soil-disturbing activities and use of diesel construction equipment may temporarily affect air quality in the immediate vicinity of the work. This work would generate particulate matter and small amounts of carbon monoxide and nitrogen oxide. Once completed, the proposed project would result in an overall reduction in methane emissions into the atmosphere, which is an existing source of air pollution in the Yakima Valley.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **Off-site emissions or odors would not affect the proposed project. However, the project operation would result in a measurable reduction in odor at the dairies because acid-forming bacteria would be significantly reduced, and decomposition of the manure would occur in a controlled environment.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Project operations would result in an additional reduction to methane emissions in Yakima Valley by approximately 155,515 MTCI2e each year compared to existing conditions.**

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)
- 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. **The proposed project is located to the north of an unnamed canal. The unnamed canal is a man-made irrigation canal.**
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **The project would require work within 200 feet of the man-made canal, but construction is not expected to impact the canal.**
 - 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. **This project does not require any filling or dredging of surface waters or wetlands.**
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **The project would not require surface water withdrawals or diversions; all water required for project operation would be supplied by private wells located on the property and Sunnyside Irrigation District.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No, this area is determined to be outside of the 100-year flood plain.

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. **The project has an option to discharge treated water (post digestate removal) to the ditch to the north of the property.**

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **Yes, water will be withdrawn from wells for drinking water and bathroom facilities for approximately 10-15 employees.**

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. **Domestic Sewage and/or export.**

c. Water runoff (including stormwater):

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. **Stormwater runoff will be retained on site and infiltrated into the ground via a stormwater pond.**

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. **All runoff generated by the proposed project would be directed to the new holding lagoons, which are sized appropriately to handle the nominal increase.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **Temporary erosion and sediment control measures would be implemented during construction.**

4. Plants [\[help\]](#)

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

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs

___Xgrass

___Xpasture

- ____ 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? **Vegetation will be removed during grading and the construction of new buildings. Vegetation is not planned to be replanted at this time.**
- c. List threatened and endangered species known to be on or near the site. **None known.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **There are no proposed measures to provide landscaping or use native plants as part of the project design, as project construction and operation is not expected to have an impact on native vegetation in the area.**
- e. List all noxious weeds and invasive species known to be on or near the site. **None known.**

5. Animals [\[help\]](#)

- 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: **Coyote**
 fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. **None known.**
- c. Is the site part of a migration route? If so, explain. **Pacific Flyway Migration.**
- d. Proposed measures to preserve or enhance wildlife, if any: **Maintain existing vegetation in undistributed areas.**
- e. List any invasive animal species known to be on or near the site. **None known.**

6. Energy and Natural Resources [\[help\]](#)

- 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. **The proposed project would use a combination of electric power and natural gas to meet the project's energy needs. Electricity would be used to power ancillary equipment, including the scales, pumps, compressors, and macerators. Natural Gas from the proposed natural gas distribution pipeline would be used to heat the boilers that control the internal temperature of the anaerobic digesters.**

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: **The project would produce renewable natural gas that would be routed through the pipeline and distributed to contracted buyers through an existing gas transportation pipeline. The renewable natural gas produced as part of this project is considered a clean fuel and is fully interchangeable with conventional natural gas. Therefore, the project would result in a slight beneficial effect on regional energy needs.**

7. Environmental Health [\[help\]](#)

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. **During project construction, all fuels used for construction would be stored with secondary containment. Fuels stored on-site to support project operation would also be placed in secondary containment, and spill kits would be located nearby. The proposed project would not produce hazardous waste, and a majority of the by products from project operation would be beneficially reused. Biogas is contained on site. Although the biogas is not flammable in the digesters due to the lack of oxygen, if there is a facility failure that allows biogas to meet oxygen and an ignition source, there may be a fire/explosion risk.**

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

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **None known.**

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **None known.**

4) Describe special emergency services that might be required. **Only those services provided by the County.**

5) Proposed measures to reduce or control environmental health hazards, if any:
The following measures may be implemented to reduce or control environmental health hazards:

- **A health and safety plan would be followed during construction to address worker safety and to minimize exposure to potential environmental health hazards.**
- **To help detect potential leaks quickly, an odorant may be added to the gas.**
- **Pressure and flow at the facilities will be monitored to ensure proper operation and reduce potential risk for fire and explosion.**
- **All fuels used to support project construction and operation would be stored in secondary containment, and spill kits would be located nearby.**
- **The centralized gas cleaning unit would be designed with internal shutoff**

- valves that will switch automatically if the system detects a malfunction.
- The centralized gas cleaning unit would be outfitted with control technology to ensure that emissions are below the acceptable source impact level for air pollutants associated with project operation.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Local area noise and noise typically associated with agricultural activities would not affect the proposed project.**

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

Short term – Construction noise, occurring daytime hours

Long Term – Project operation noise generated by stationary equipment such as pumps, generators, macerators, and compressors.

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

The following measures would be implemented to reduce or control noise impacts from project construction and operation:

- To the extent feasible, all construction activities would occur during daytime hours to avoid noise impacts from nighttime work.
- Engineered controls may be implemented (such as construction of mechanical buildings or application of equipment covers) to reduce noise levels to levels not exceeding standard permissible noise levels for full-day or constant exposure.

8. Land and Shoreline Use [\[help\]](#)

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 currently undeveloped and used for agricultural purposes, like the adjacent properties. The proposed project would not affect current land uses nearby or at adjacent properties because all properties within the project area are maintained for agricultural uses and the project is inherently related to the agricultural industry.**

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? **The subject property is currently not being used as working farmland. Although agricultural land would be used to support the proposed improvements at the facility, this would not constitute a significant impact in this agriculture district. The proposed project will provide a valuable service to the participating dairies and can be classified as an agricultural service establishment, therefore is consistent with typical use of working farmland.**

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, the proposal is consistent with uses in the surrounding area.**

- c. Describe any structures on the site. **One existing outbuilding exists on the property, used for storage.**
- d. Will any structures be demolished? If so, what? **Yes, the existing storage building on-site.**
- e. What is the current zoning classification of the site? **Agriculture (AG)**
- f. What is the current comprehensive plan designation of the site? **Agriculture (not in UGB)**
- g. If applicable, what is the current shoreline master program designation of the site? **Not Applicable.**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **No.**
- i. Approximately how many people would reside or work in the completed project? **Residential housing is not included as a project component and no residential uses of the project area is planned.**
- j. Approximately how many people would the completed project displace? **None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **Not Applicable, there will not be displacement impacts.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **By complying with the zoning designation, the comprehensive plan, and the Yakima County Code.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **The proposed project can be defined as an agricultural service establishment, with aspects of petroleum and natural gas exploration and production, and is an allowable land use in the agricultural district. The project will employ anaerobic digestion as a means to process manure and other organic materials into renewable natural gas. Given these characteristics, the proposed project would be compatible with agricultural and forest lands of long-term commercial significance.**

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **None.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None.**
- c. Proposed measures to reduce or control housing impacts, if any: **None.**

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **40' – this includes the roof peaks, amine towers, and covered truck loading/unloading racks.**
- b. What views in the immediate vicinity would be altered or obstructed? **The visual character of this area would not change significantly as a result of the improvements because agricultural structures are a large part of the existing viewshed.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **None.**

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Standard lighting will be installed on the mechanical buildings. These lights would be on at all times to ensure that the building are adequately illuminated should operations and maintenance be required during evening hours. This lighting is consistent with existing work area lighting at the dairies. The additional lighting would only result in a minor increase in overall lighting in the project area, as high-intensity would not be used, and the new lighting would be consistent with light levels at nearby structures. No adverse impact to the viewshed is anticipated and lighting will be placed to avoid light trespassing off the property.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No, light or glare from the proposed project is not expected to present a safety hazard or interfere with views.**
- c. What existing off-site sources of light or glare may affect your proposal? **None.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **As described above, the proposed project would not result in any impacts from light or glare, therefore, mitigation of such impacts is not anticipated.**

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? **There are no designated or informal recreational opportunities in the project area. The subject property is privately owned that will be used for agricultural purposes. The public right of way on Yakima Valley HWY does not support pedestrian or bicycle facilities, and these informal activities are not typically observed on this road.**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **No.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None.**

13. Historic and cultural preservation [\[help\]](#)

- 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? 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. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **Two tribes have land claims in Yakima County, including the Confederated Tribes and Bands of the Yakama Nation and the Confederated Tribes of the Colville Reservation. However, there are no landmarks, features, or other evidence of Indiana or historic use of occupation within the project area.**
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. **The Department of Archaeology and Historic Preservation WISAARD does not indicate any structures within the vicinity of the project location. The site was identified as "Survey Highly Advised: Very High Risk for Environmental factors with Archaeological Resources Results. The property is also identified as Colville, Yakama, and Nez Perce Tribal Land.**
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **None at this time.**

14. Transportation [\[help\]](#)

- 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. **The primary roadway serving the project site is Yakima Valley Highway and North Bank Road. There are plans to add a new access point off of Yakima Valley HWY with acceleration, deceleration, and center turn lanes.**
- 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? **The project area is currently not served by public transit. The nearest public transportation is located over 2 miles east, within the City of Sunnyside.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **20 parking spaces would be created as a result of the proposed project. The staff that would provide operations for the project will utilize these parking spaces.**
- 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). **Clearing would be required at the acquired property to allow for vehicles ingress and egress. Access would not require development beyond a primitive driveway, which would be installed prior to regrading at the sites. A new driveway will be installed off of Yakima Valley HWY.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **The project area is not located within the vicinity of water or air transportation.**

- 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? **Total truck trips would increase by up to 80 trucks per day. Delivery of off-site manure and substrates would occur during normal business hours.**
- 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, the proposed project is an agricultural service establishment that would require similar movements of agricultural projects on roads in the area. Truck trips generated by this project are of the same scale as those from other projects nearby. Due to the compatibility with normal activities in an agricultural district and use of trucks and roadways maintained for this purpose, the movement of agricultural and forest products would not be affected.**
- i. Proposed measures to reduce or control transportation impacts, if any: **The following measure would be implemented to reduce or control potential impacts to local transportation.**
- **Truck traffic generated by project construction and operation would use county-maintained arterial streets that are designated for this type of use, and would not use streets designated as local or private, except for those at the dairies or on the subject property.**
 - **Wayfinding and signage may be installed to allow truck drivers and public services to navigate safely through the project area.**
 - **Left and right turn lanes on Yakima Valley Highway are proposed at the site entrance to allow slowing trucks to transition from the through travel lanes, with enough storage to accommodate a train event. An eastbound right turn acceleration lane is also proposed.**

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
No, proposed need will be the same as existing need.
- b. Proposed measures to reduce or control direct impacts on public services, if any. **None.**

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other **Benton PUD**
- 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. **Northwest Natural Gas is 300 yards from property, and we will add a bi-directional connections. A new 1.4 Mega Watt electrical service is needed from Benton Rural Electrical Association. Construction would be dirt work, concrete installation, building erection, tank erection, storage pond construction, electrical work, plumbing, and general construction activities.**

C. Signature [\[HELP\]](#)

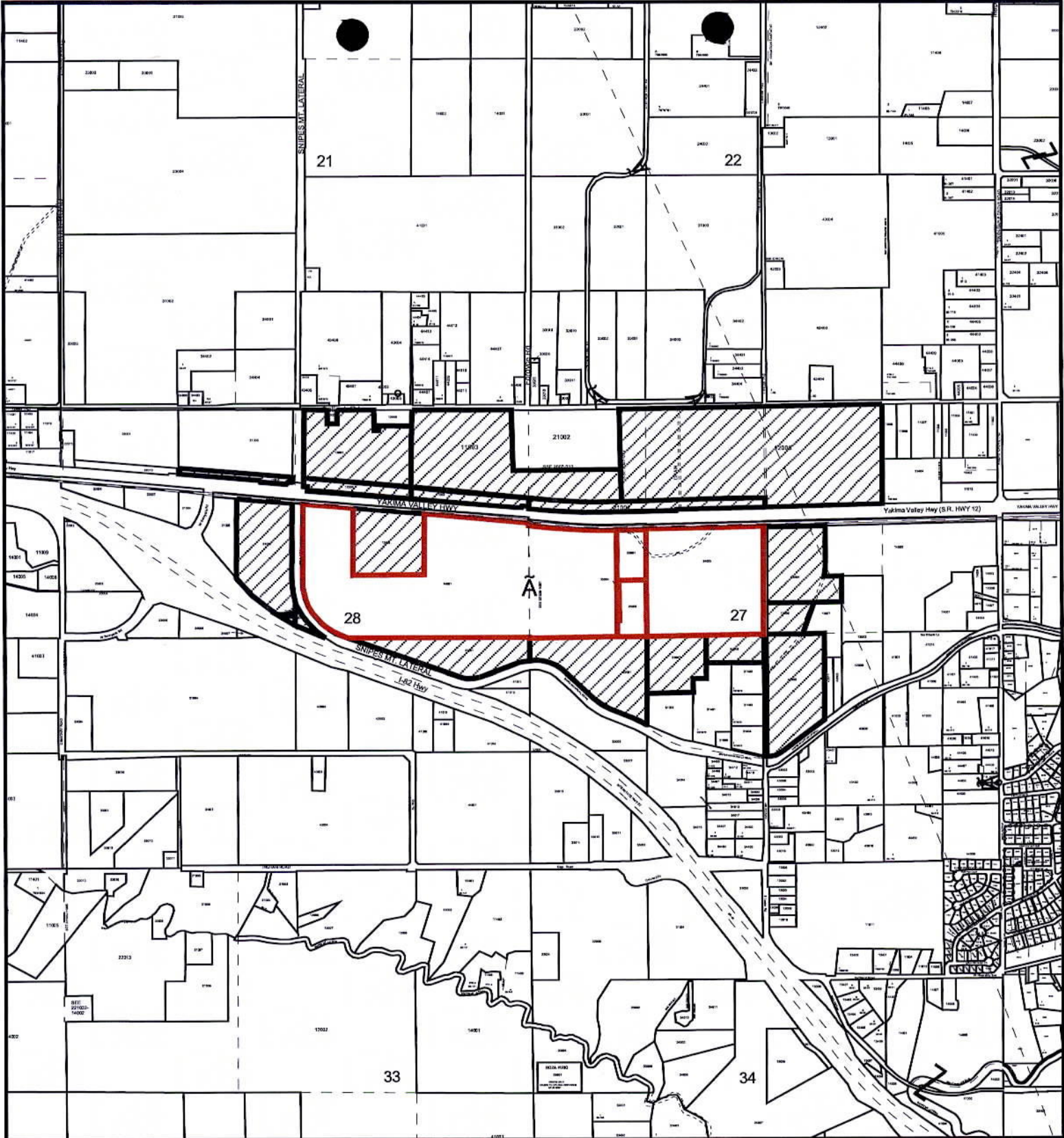
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Chris Smeenk

Name of signee Chris Smeenk

Position and Agency/Organization C/O

Date Submitted: 10-28-2021

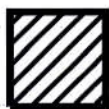


FILE: CUP2021-059 SEP2021-044
NAME: Smeenck Properties LLC/ Dreke

Parcels: 221028-14001, 221027-24003, 221027-23001, 221027-23005, 221027-23004



Subject Parcels

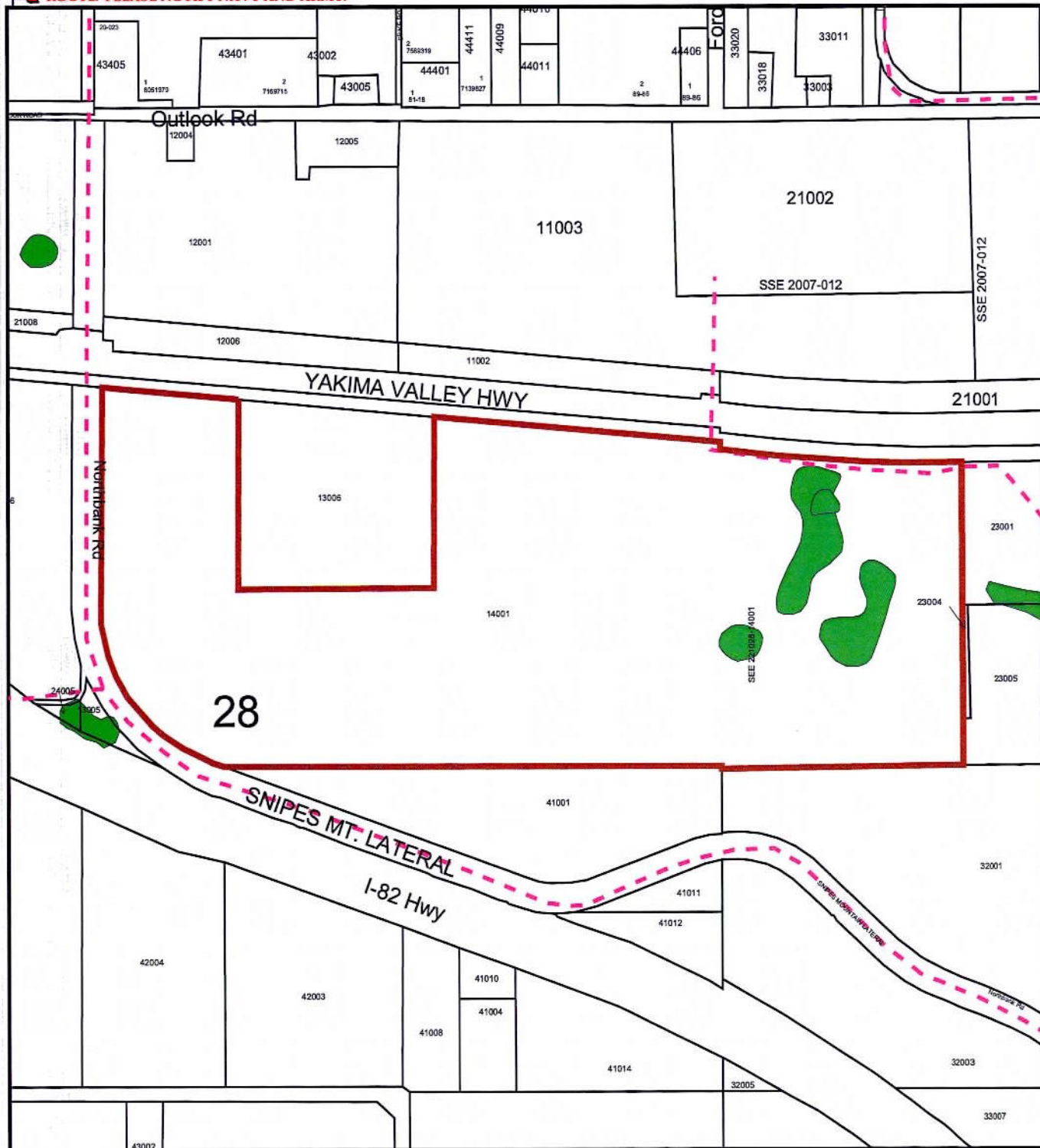


Notified Property Owners
Within 300 Feet

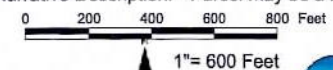


Mapscale: 1" = 1500'
December 3, 2021





Narrative Description: *Parcel may be a District Segregation.*



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OTHER J-U-B COMPANIES

TECHNICAL MEMORANDUM

DATE: October 27, 2021

TO: Shane Fisher, City of Sunnyside Public Works Director

CC:

FROM: Spencer D. Montgomery, Transportation Planner
Travis A. Marden, P.E.

SUBJECT: Sunnyside RNG Facility, Yakima Valley Highway Access

Introduction

Pacific Ag desires to construct a Renewable Natural Gas Digester Facility using regional dairy wastewater supplemented with cellulosic material on a 100 plus acre site in Yakima County just west of the City of Sunnyside, bounded on the west and south by Northbank Road/SVID and on the north by Burlington Northern Santa Fe Railway (BNSF Railway)/Central Washington Railroad and Yakima Valley Highway (YVH). A single access to the site would be provided to Yakima Valley Highway that crosses the existing BNSF Railway tracks. This memo discusses analysis of the access to the site and recommended mitigation to provide safety and capacity enhancements.

Existing Conditions

YVH is a two-lane east-west major collector with a speed limit of 55 MPH. Having previously served as US 12 in the vicinity of the proposed development, YVH is built to a highway standard with a width of approximately 44' including two 12' lanes and 10' shoulders. The BNSF Railway tracks are approximately 75' south of YVH.

The proposed project site previously secured a private railroad crossing permit approximately 1,500' east of Northbank Road, and approximately 2,500' east of Sunnyside Road which has an interchange with Interstate 82.

Traffic volumes were collected during a three-day window for both AM and PM peak periods in September 2020 at the intersection of Maple Grove Road/Swan Road/YVH east of the proposed development. Since there are no intersections between this intersection and the proposed access the traffic volumes on the west leg of the intersection are representative of traffic volumes at the proposed access. The highest of all peak hour volumes was used, which included 348 westbound and 379 eastbound vehicles during the PM peak hour on September 17, 2020.

Proposed Access Analysis

The peak hour traffic volumes in 2020 were increased by 2% annually to year 2026 to represent future through trips on YVH of 392 westbound and 427 eastbound trips.

The proposed development is anticipated to operate in two shifts that will change at 5:00 PM with 12 employees arriving in the morning and leaving during the PM peak hour and six employees arriving for their shift that begins at 5:00 PM. It is assumed that these trips will be split roughly 50% in each direction of travel on YVH, similar to the current traffic pattern during the PM peak hour.

Also, part of the operation is trucks arriving and departing throughout the day. The company will have 20 trucks that each will make four round trips delivering dairy farm wastewater to the facility. These trucks are not anticipated to remain at the facility overnight. Thus, for the purposes of this analysis, it is assumed that each of the 20 trucks will arrive and depart during the PM peak hour, with 75% of the trips to/from the west and 25% of the trips to/from the east on YVH. The resulting PM peak hour 2026 Build Scenario traffic volumes are shown below.



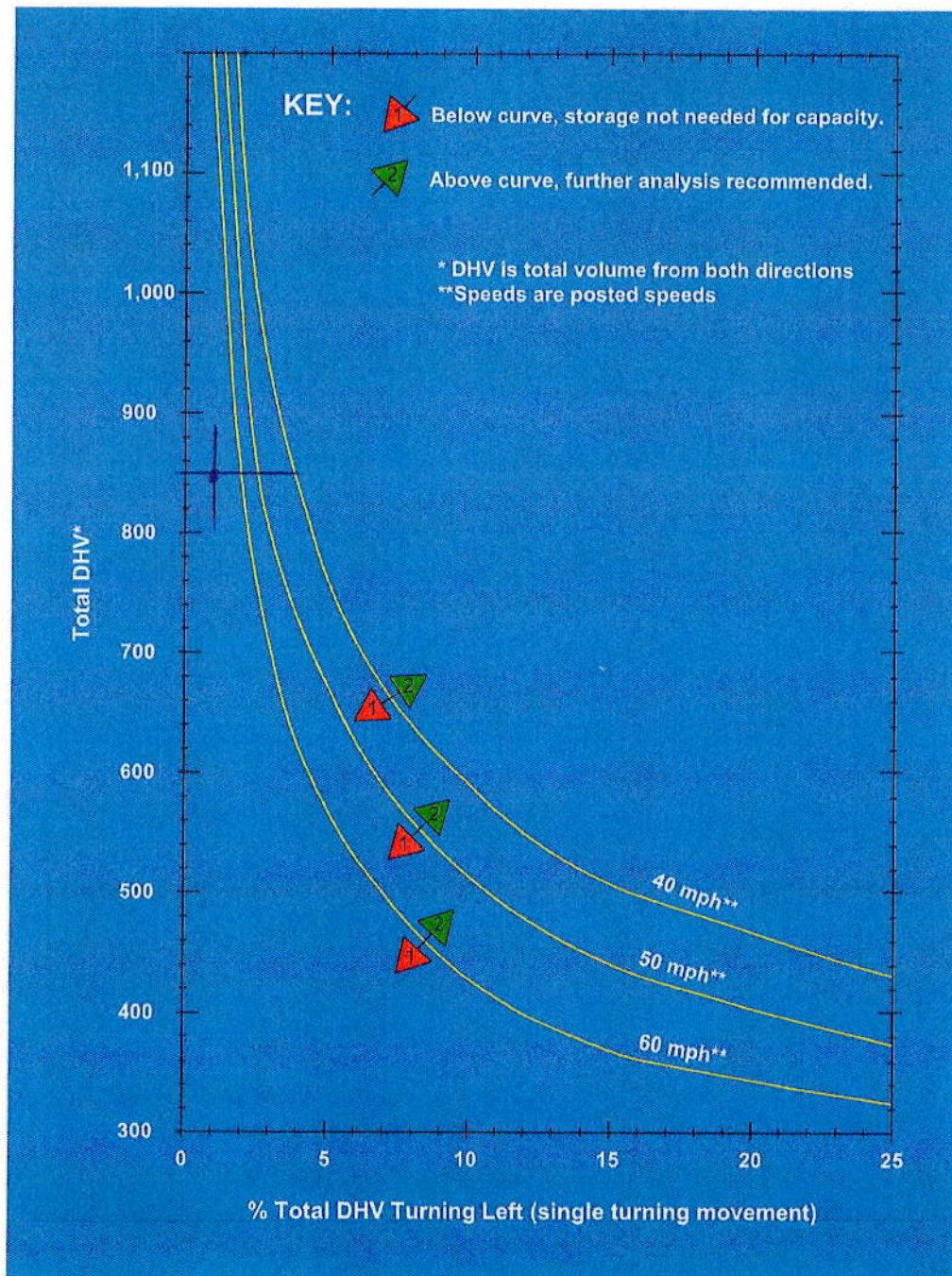
A safety analysis was performed using the attached Washington State Department of Transportation (WSDOT) Design Manual exhibits as well as the National Cooperative Highway Research Program (NCHRP) Report 279 Figure 4-12 "Volume warrants for left turn lanes at unsignalized intersections". These evaluations indicate that an eastbound right turn radius and westbound left turn lane with storage of 100' are recommended.

The train traffic on the BNSF Railway Granger Subdivision is currently one train per day with 5 to 10 cars, operating Monday, Tuesday, Thursday and Friday. Additional safety considerations were evaluated at the railroad crossing assuming future train traffic will increase and could disrupt traffic operations for several minutes at the crossing if multiple trucks were to arrive when access to the site is blocked. Pacific Ag is proposing additional safety improvements to decrease the potential for vehicular conflicts at the site access road. The proposed improvements include an eastbound deceleration lane and right turn radius sized for a WB-67 vehicle, an eastbound acceleration lane and taper to reduce rear-end collision potential, and increasing the westbound left turn storage length to accommodate 3 WB-67 design vehicles (240'). The attached exhibits depict the proposed access improvements.

Conclusion

To provide safe access to the proposed development approximately 2300' east of Sunnyside Road on the Yakima Valley Highway, it is proposed that an eastbound deceleration lane, a westbound left turn lane with 240 feet of storage, and an eastbound acceleration lane be provided to accommodate adequate storage during a train event and reduce potential truck deceleration, acceleration and merging conflicts.

Exhibit 1310-7a Left-Turn Storage Guidelines: Two-Lane, Unsignalized



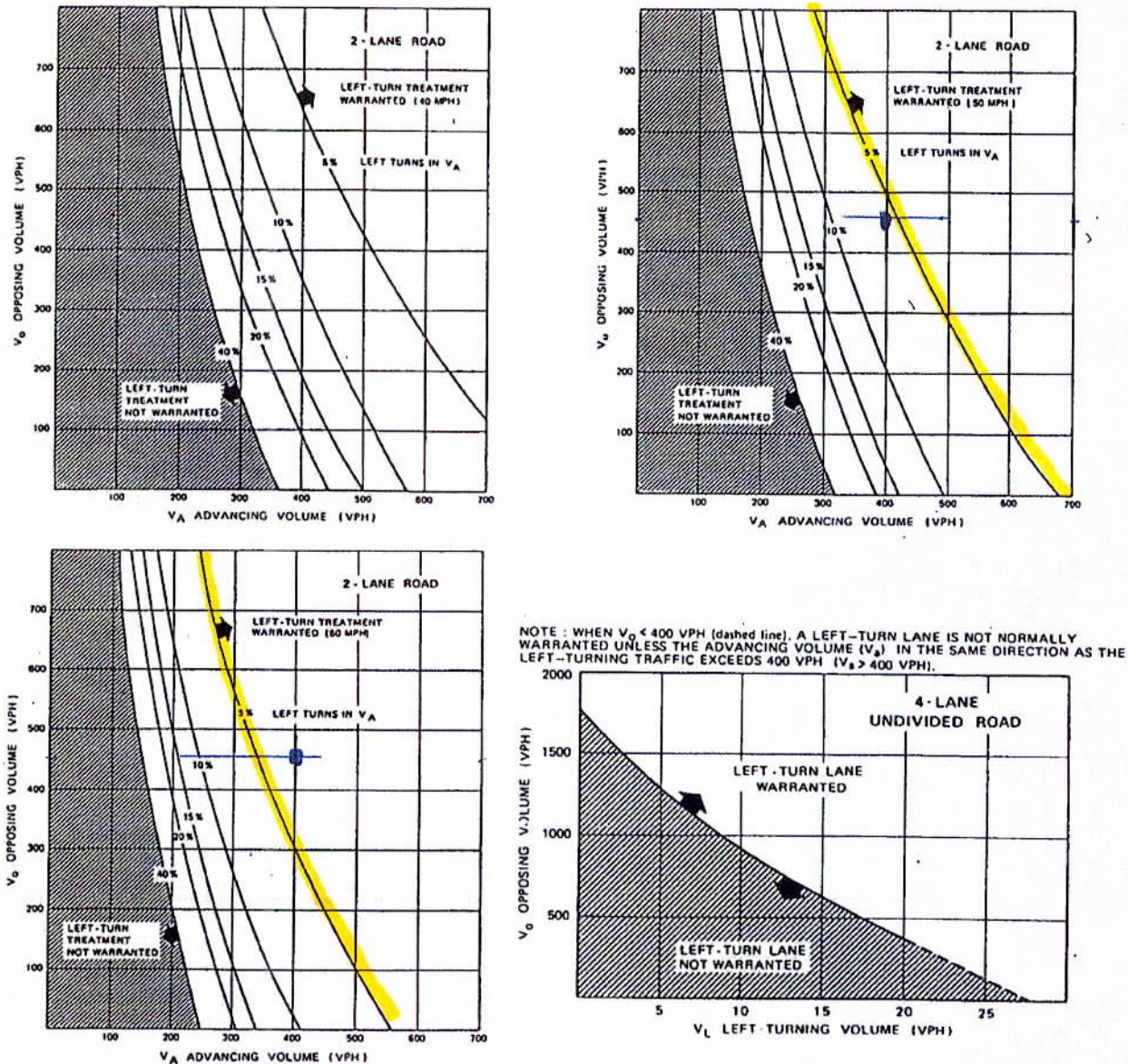


Figure 4-12. Volume warrants for left-turn lanes at unsignalized intersections. (Source: Ref. 4-7)

a partially shadowed left-turn lane, as illustrated in Figure 4-14. With partially shadowed left-turn lanes, the offset created by the approach taper does not entirely protect or "shadow" the turn lane.

Length of Lane

The left-turn lane length is among the most important design element of left-turn lanes. Its design is directly tied to the particular function of the lane, which is based on prevailing speeds,

traffic volumes, and traffic control. The design basis for length can be deceleration, storage, or a combination of both.

Left-turn lanes on high-speed highways should be designed to accommodate vehicle deceleration and braking. The channelization principle of removing slow or decelerating vehicles from through traffic applies at such locations. Figure 4-15 illustrates the functional basis for design of deceleration-based left-turn lanes according to AASHTO. The assumed "reasonable" driver behavior includes deceleration in gear for 3 sec., followed by comfortable braking completely within the turning lane. Where constraints exist and speeds are moderate, an al-

2026 BUILD $V_A = 4100$
 $V_O = 445$

90 LEFT TURNS IN $V_A = 29$
 SPEED = 55 MPH

Exhibit 1310-8b Left-Turn Storage Length: Two-Lane, Unsignalized (50 mph)

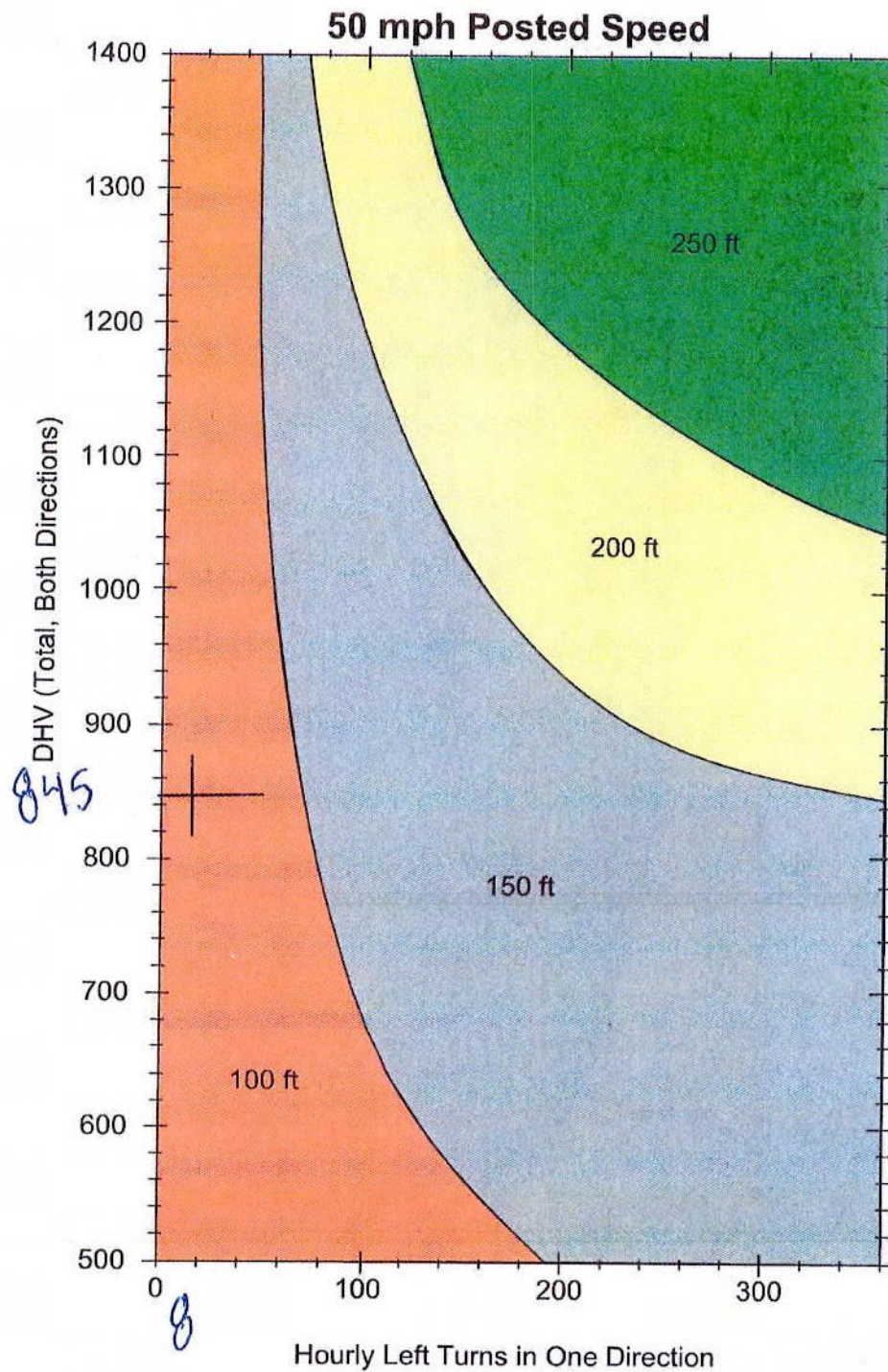


Exhibit 1310-8c Left-Turn Storage Length: Two-Lane, Unsignalized (60 mph)

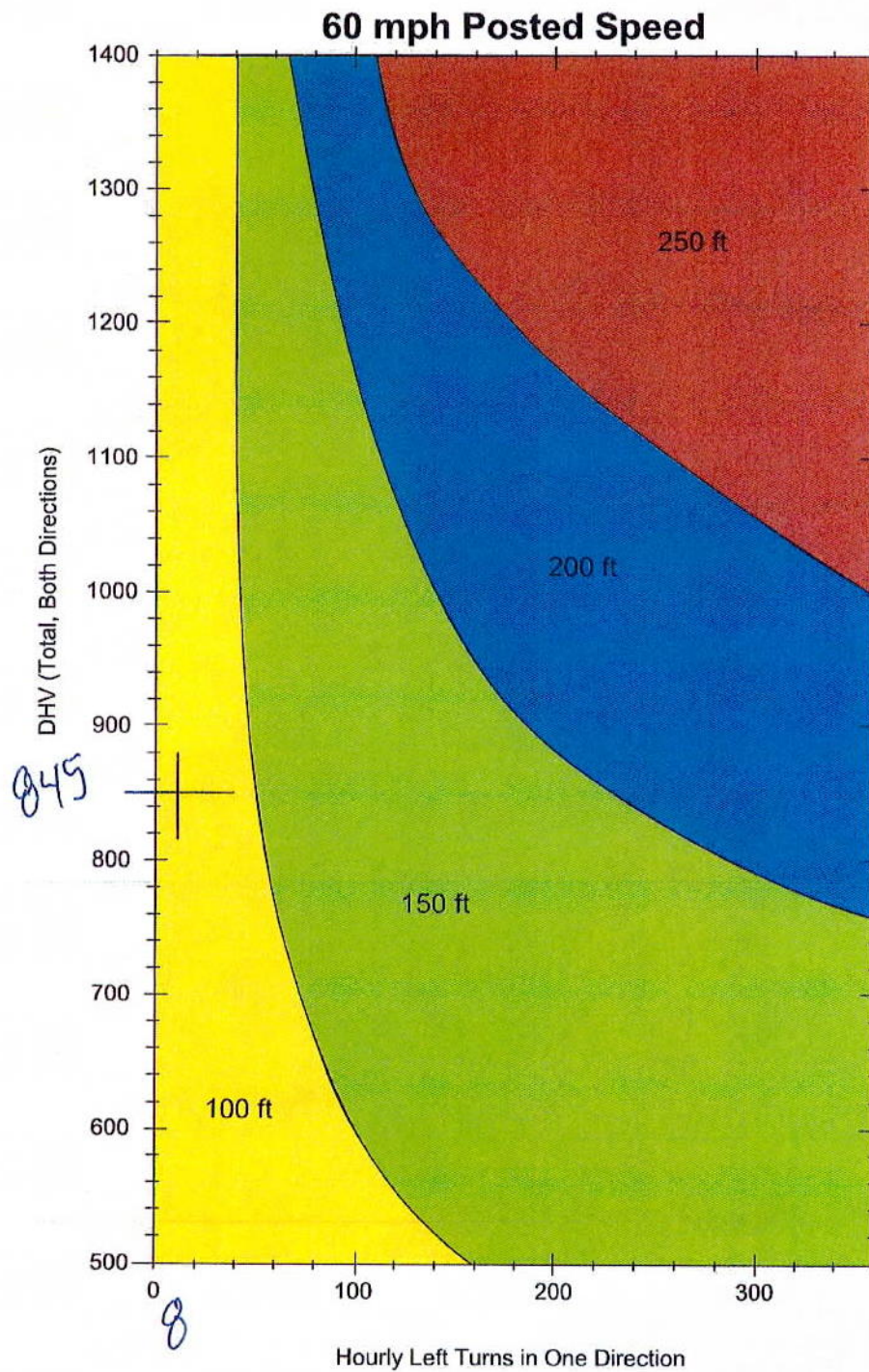
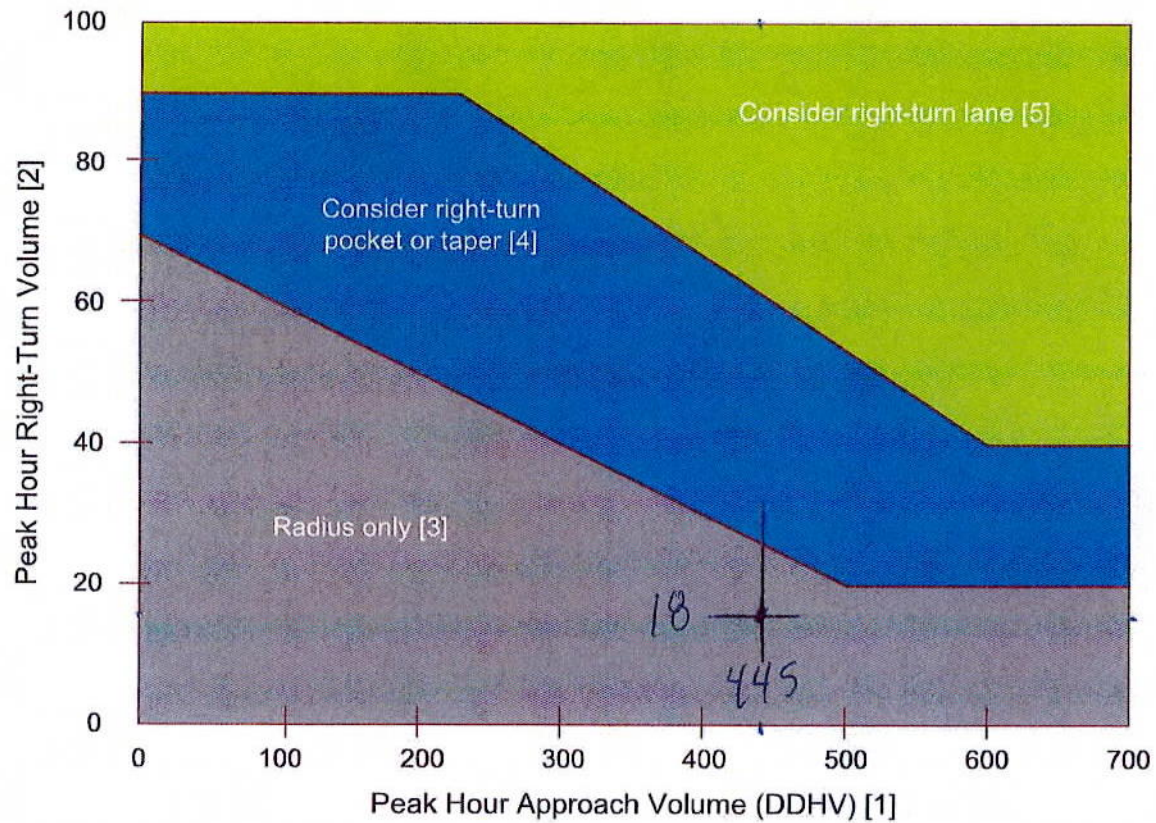
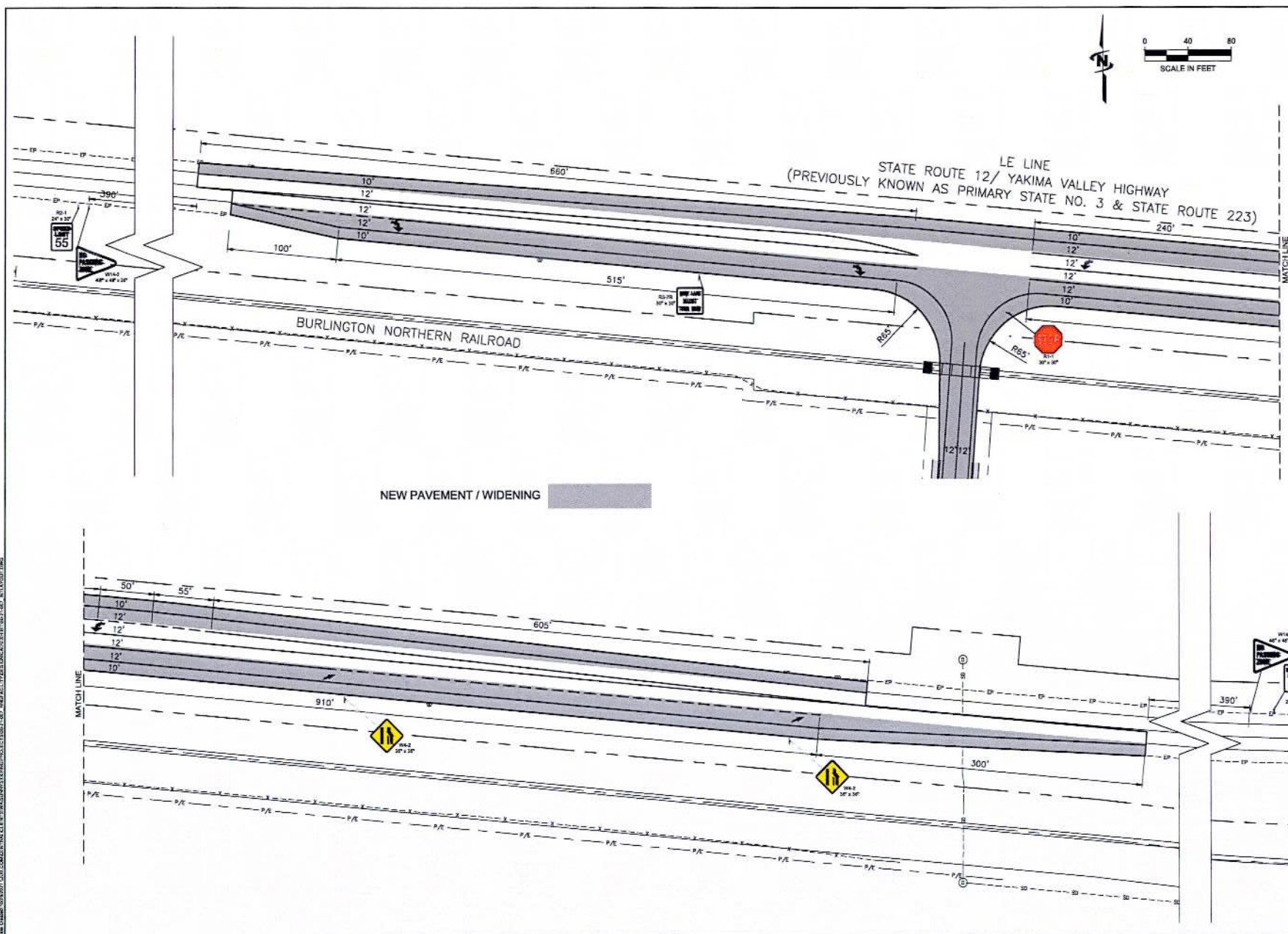


Exhibit 1310-11 Right-Turn Lane Guidelines

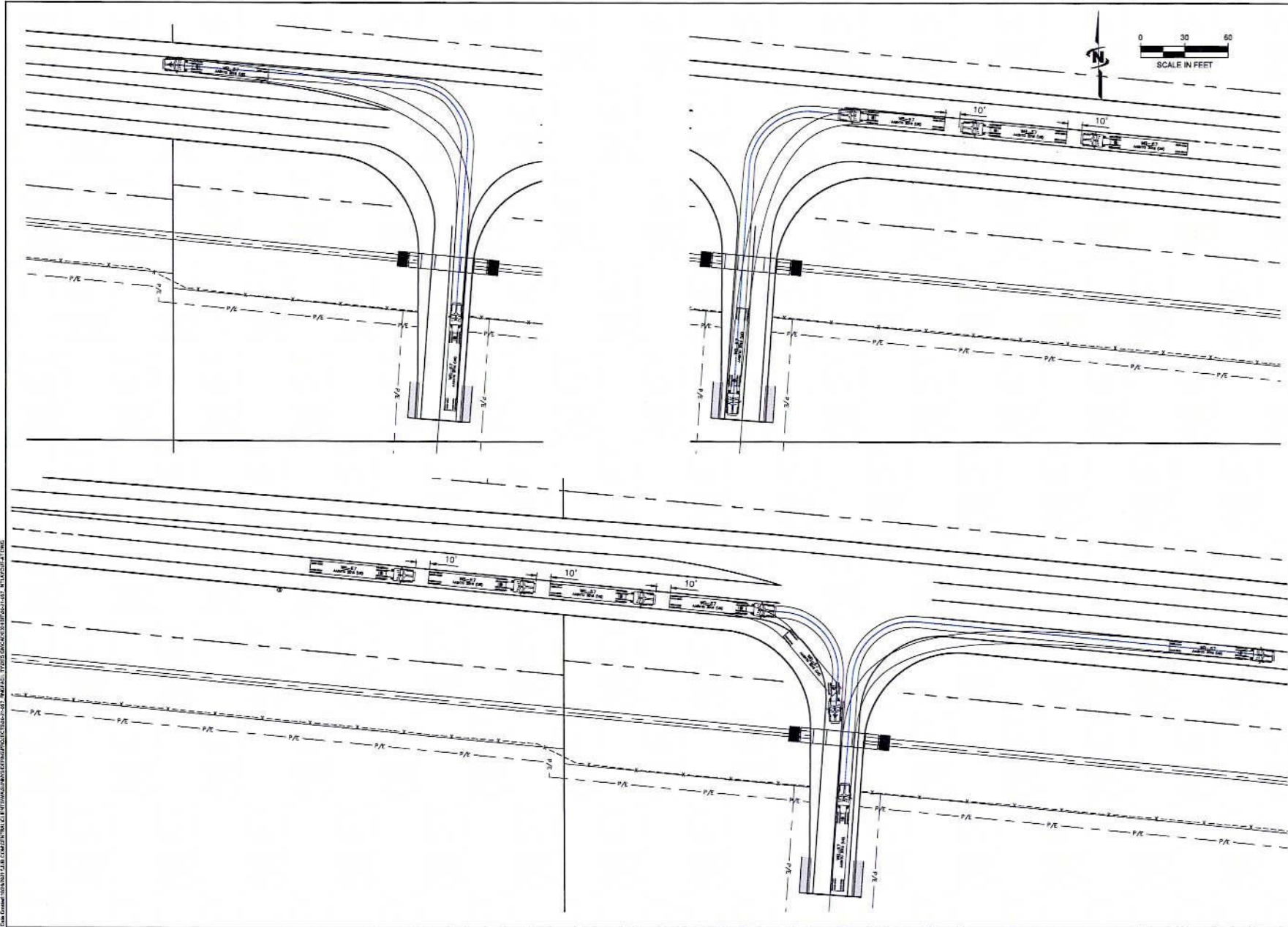


Notes:

- [1] For two-lane highways, use the peak hour DDHV (through + right-turn).
For multilane, highways (posted speed 45 mph or above), use the right-lane peak hour approach volume (through + right-turn).
- [2] When all three of the following conditions are met, reduce the right-turn DDHV by 20:
 - The posted speed is 45 mph or below
 - The right-turn volume is greater than 40 VPH
 - The peak hour approach volume (DDHV) is less than 300 VPH
- [3] For right-turn corner design, see Exhibit 1310-6.
- [4] For right-turn pocket or taper design, see Exhibit 1310-12.
- [5] For right-turn lane design, see Exhibit 1310-13.



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7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		

RNG FACILITY
SUNNYSIDE RNG
WB 67 TUNNEL MOVEMENTS

FILE #	2021-001 INTLAD-01
DESIGNED BY	WMS
CHECKED BY	WMS
DATE	10/26/2021
PROJECT	AT-101 S/S, P-HOT ONE
LAST UPDATED	10/26/2021

DRAWING:
A-2
SHEET: ## OF ##

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help 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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable: **Sunnyside RNG, LLC**
2. Name of applicant: **Sunnyside RNG, LLC Nathan Drake**

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

**1000 S. Hwy 395, Suite A506
Hermiston, OR 97838**

Office: (541) 567-3610

Cell: (303) 263-4566

4. Date checklist prepared: **November 9, 2021 (updated Feb 11, 2022)**

5. Agency requesting checklist: **Yakima County**

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

Construction is planned to begin in late 2022, after the required project permits are received, and is expected to be completed in December 2023. The project is expected to be fully operational, processing manure, and producing renewable natural gas by Spring 2024.

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

There is designated space for future tank digesters, possible water filtration beds and other equipment.

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

Geotechnical Report and Phase 1 ESA, prepared by GeoProfessional Innovation in Fall 2021. "GPI did not identify recognized environmental conditions in connection with the site that, in their opinion, would require additional investigation at this time." A Yakima County Clean Air Permit Application is underway.

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.

Pending Approval:

- **Conditional Use Permit (CUP)**
- **Yakima Regional Clean Air Agency (YRCAA) Notice of Construction (NOC) air permit**

Approved:

- **Traffic Memo for Yakima Valley Highway improvements (City of Sunnyside)**

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

Type II Administrative Review, Building Permit, Grading/Excavation Permits, Mechanical Permits

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 proposed project is located on 110 acres of land just to the South of the**

City of Sunnyside. The project is being built on an independent sight that will receive both dairy manure from up to 14 local dairies, and cellulosic feedstocks (likely wheat straw or corn stover) which will be fed into a series of anaerobic digestion tanks to convert the manure and cellulosic material into renewable natural gas (RNG). All feedstocks will be delivered via truck transport. The RNG produced through anaerobic digestions will be "upgraded" to produce pipeline quality gas that will be injected into a nearby natural gas pipeline for sale into multiple gas markets. Total gas production is expected to be approximately 750,000 MMBTU per year. Digestate and other residues produced at the plant will be carefully managed, along with strict wastewater management, emissions management, odor control and other state-of-the art practices.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **The subject property is located along Yakima Valley HWY. The subject properties are identified as Parcel # 22102814001 and # 22102813006, within NE 1/2 of S28 T10N R22E.**

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site: **Site is generally flat.**

(circle one) ☒ Flat rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? **3%**

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. **The predominate soil types on the subject properties are Zillah sandy loam (36.9%) and Hezel loamy fine sand (28.3%).**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No surface indications or history of unstable soils in the immediate vicinity.**

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. **Approximately 40 acres of the 100 acres would be grubbed off and gravel fill would be placed. Excavation would consist of the underground piping, footing excavation and water retention ponds (lined ponds). An estimated 150,000 cubic yards of grubbing's, site prep, and pond building. Fill material will be determined by our GeoTechnical engineer. All fill materials (common borrow 1-1/4 gravel, 5/8 gravel, 2 in minus) will come from a licensed gravel pit.**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Erosion is not anticipated at this site.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **25-35% of the project will be impervious surface. This number fluctuates on whether the surfaces are gravel, concrete, or asphalt.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Best management practices will be used to reduce and control erosion. Local and state laws will be followed. Silt fence, construction entrance, inlet protection.**

2. Air [\[help\]](#)

- 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. **Soil-disturbing activities and use of diesel construction equipment may temporarily affect air quality in the immediate vicinity of the facility during construction. Once in operation, the facility is estimated to have emissions that will not exceed Title 5 minor source emission thresholds and are expected to not exceed:**
- CO - 100 tons per year (tpy)
 - NOX - 40 tons per year (tpy)
 - SO2 - 40 tons per year (tpy)
 - PM - 25 tons per year (tpy)
 - PM10 - 15 tpy
 - PM25 - 10 tpy
- These emissions quantities are being refined currently as part of the Clean Air Permit Application with Yakima County. Major source emissions are CHPs and boilers.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None known.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **We will use Best Available Control Technology (BACT) as being modeled by the air permitting process and do not expect to exceed Title 5 Minor Source emission threshold.**

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)
- 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. **The proposed project is located to the north of Snipes Mountain Lateral Canal. An additional man-made canal is located on the NE portion of the subject property. Both are owned and controlled by Sunnyside Valley Irrigation District (SVID).**
 - 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. **The project would require work within 200 feet of the man-made canal, but construction is not expected to impact either of the canals listed above.**

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. **This project does not require any filling or dredging of surface waters or wetlands.**

— ponds

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **The project would not require surface water withdrawals or diversions.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **No, this area is determined to be outside of the 100-year flood plain.**

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. **The project does not anticipate any discharge of waste materials to surface waters.**

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **Yes, water will be withdrawn from wells for drinking water and bathroom facilities for approximately 20-25 employees. We estimate that relatively small quantities will be required for process operations. Those quantities are still being calculated.**

Summerside

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. **The only waste produced on-site that will be discharged is domestic sewage. A domestic sewage septic system will be provided to handle bathroom and drinking fountain needs of 20-25 employees. One system is anticipated around the workshop and employees' facilities, located in the NW corner of the property and in compliance with all County compliance.**

c. Water runoff (including stormwater):

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. **Stormwater runoff will be retained on site and infiltrated into the ground via a stormwater pond. This water will not flow into other waters.**

2) Could waste materials enter ground or surface waters? If so, generally describe. **The project is being designed and engineer to ensure appropriate surface containment and spill monitoring. Regulations are followed and stormwater management requirements are met to prevent groundwater contamination.**

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **Stormwater storage is planned and directed to the lined attenuation pond.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **Temporary erosion and sediment control measures would be implemented during construction.**

4. Plants [\[help\]](#)

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

☐ deciduous tree: alder, maple, aspen, other
☐ 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? **Vegetation will be removed during grading and the construction of new buildings. Vegetation is not planned to be replanted at this time.**

- c. List threatened and endangered species known to be on or near the site. **None known.**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **A landscaping plan that meets County requirements and supports native vegetation and other habitat considerations is under development.**

- e. List all noxious weeds and invasive species known to be on or near the site. **None known.**

5. Animals [\[help\]](#)

- 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: **Coyote**
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. **Monarch Butterfly, Bull Trout, and Yellow-Billed Cuckoo**
However, neither the Yellow-Billed Cuckoo or nor Bull Trout are anticipated to occur in the project area because suitable habitat for these species do not occur

within the project area. The project will consult with USFWS (United States Fish and Wildlife Service) regarding Monarch Butterfly concerns and, if there are any such concerns, measures to minimize potential impacts on Monarch Butterfly habitat.

- c. Is the site part of a migration route? If so, explain. **Pacific Flyway Migration**
- d. Proposed measures to preserve or enhance wildlife, if any: **Milkweed will be planted on site to enhance Monarch Butterfly habitat. Other measures will be considered as appropriate.**
- e. List any invasive animal species known to be on or near the site. **None known.**

6. Energy and Natural Resources [\[help\]](#)

- 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. **The proposed project would use a combination of electric power and natural gas to meet the project's energy needs. Electricity would be used to power ancillary equipment, including the scales, pumps, compressors, and macerators. Natural Gas from the proposed natural gas distribution pipeline would be used to heat the boilers that control the internal temperature of the anaerobic digesters.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No.**
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: **High efficiency CHP units will be installed, capable of running on natural gas produced on site, or acquired. Energy efficiency is a major focus of the project and BACT modeling will help both reduce emissions and enhance energy efficiency decision making.**

7. Environmental Health [\[help\]](#)

- 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. **Anaerobic-digester-based renewable natural gas facilities produce methane (CH₄) which is a flammable gas (under limited circumstances) and hydrogen sulfide (H₂S) which is both a flammable and toxic gas. Both of these components will be contained in anaerobic tanks with membrane roofs and in the downstream raw biogas piping systems designed in compliance with industry standards for sour gas facilities.**
 - 1) Describe any known or possible contamination at the site from present or past uses. **None known, as documented in the Phase 1 ESA.**
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **None known.**

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **Methane (CH₄) and Hydrogen Sulfide (H₂S) are product of the anaerobic digestion process and both are considered hazardous with H₂S also considered toxic. Both components will be present in the facility tanks and piping. Their hazardous and/or toxic characteristics along with response measures, should either be released to the atmosphere, can be found in Material Safety Data Sheets (MSDS) Process chemicals such as solvents, oils, lubricants, antifreeze, ferric chloride and natural gas injection calibration gases such as Nitrogen, Propane, Helium, and Odorant will be used in limited quantities.**
- 4) Describe special emergency services that might be required. **Standard emergency and fire services, as well as potentially confined space rescue. Other special health and safety planning is underway and will be confirmed with emergency services and County Health Department.**
- 5) Proposed measures to reduce or control environmental health hazards, if any:
The following measures may be implemented to reduce or control environmental health hazards:
 - **A health and safety plan would be followed during construction to address worker safety and to minimize exposure to potential environmental health hazards.**
 - **To help detect potential leaks quickly, an odorant may be added to the gas.**
 - **Pressure and flow at the facilities will be monitored to ensure proper operation and reduce potential risk for fire and explosion.**
 - **The centralized gas cleaning unit would be designed with internal shutoff valves that will switch automatically if the system detects a malfunction.**
 - **The centralized gas cleaning unit would be outfitted with control technology to ensure that emissions are below the acceptable source impact level for air pollutants associated with project operation.**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Local area noise and noise typically associated with agricultural activities would not affect the proposed project.**
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Short term – Construction noise, occurring daytime hours
Long Term – Project operation noise generated by stationary equipment such as pumps, generators, macerators, and compressors will occur 24/7. Truck traffic will occur during daytime working hours. Noise is not anticipated to be a problem.
- 3) Proposed measures to reduce or control noise impacts, if any:
The following measures would be implemented to reduce or control noise impacts from project construction and operation:
 - **To the extent feasible, all construction activities would occur during daytime hours to avoid noise impacts from nighttime work.**

- Engineered controls may be implemented (such as construction of mechanical buildings or application of equipment covers) to reduce noise levels to levels not exceeding standard permissible noise levels for full-day or constant exposure.

8. Land and Shoreline Use [\[help\]](#)

- 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 currently undeveloped and used for agricultural purposes, like the adjacent properties. The proposed project would not affect current land uses nearby or at adjacent properties because all properties within the project area are maintained for agricultural uses and the project is inherently related to the agricultural industry.**
- 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? **The subject property is currently not being used as working farmland, but per the Phase 1 Environmental Site Assessment done by GPI in November 2021, the site has been in agricultural use since the 1950's, with one house (now demolished) on the site during that period. The proposed project will provide a valuable service to the participating dairies and support agricultural activities in the region.**
 - 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, the proposal is consistent with uses in the surrounding area.**
- Describe any structures on the site. **One existing outbuilding exists on the property, used for storage.**
- Will any structures be demolished? If so, what? **Yes, the existing storage building on-site.**
- What is the current zoning classification of the site? **Agriculture (AG)**
- What is the current comprehensive plan designation of the site? **Agriculture (not in UGA)**
- If applicable, what is the current shoreline master program designation of the site? **Not Applicable.**
- Has any part of the site been classified as a critical area by the city or county? If so, specify. **Areas on the property have been identified as Critical Aquifer Recharge Area (CARA) – moderate and high. Conversations with Yakima County Planning indicate that preparation of an appropriate stormwater drainage site plan will be required to address stormwater runoff in the CARA zone.**
- Approximately how many people would reside or work in the completed project? **Residential housing is not included as a project component and no residential uses of the project area is planned. Approximately 20-25 full-time positions will be created.**

- j. Approximately how many people would the completed project displace? **None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **Not Applicable, there will not be displacement impacts.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **By complying with the zoning designation, the comprehensive plan, and the Yakima County Code. The anerobic digester meets requirements for Solid Waste Handling permit exemption.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **None.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None.**
- c. Proposed measures to reduce or control housing impacts, if any: **None.**

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **58.3' – this includes the roof peaks, amine towers, and covered truck loading/unloading racks.**
- b. What views in the immediate vicinity would be altered or obstructed? **The property is located between two significant roadways and railroad tracks. There is no significant vista that would be obstructed. Landscaping will be used to mitigate impacts as appropriate.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **Landscaping and unobtrusive color palettes will be used.**

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Standard lighting will be installed on the mechanical buildings. These lights would be on at all times to ensure that the buildings are adequately illuminated should operations and maintenance be required during evening hours.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No, light or glare from the proposed project is not expected to present a safety hazard or interfere with views. This project will be sensitive to light and glare impacts to Yakima Valley Highway and I-82.**
- c. What existing off-site sources of light or glare may affect your proposal? **None.**

- d. Proposed measures to reduce or control light and glare impacts, if any: **As described above, the proposed project would not result in any impacts from light or glare, therefore, mitigation of such impacts is not anticipated.**

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? **There are no designated or informal recreational opportunities in the project area. The subject property is privately owned that will be used for agricultural purposes. The public right of way on Yakima Valley HWY does not support pedestrian or bicycle facilities, and these informal activities are not typically observed on this road.**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **No.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None.**

13. Historic and cultural preservation [\[help\]](#)

- 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? 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. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **Two tribes have land claims in Yakima County, including the Confederated Tribes and Bands of the Yakama Nation and the Confederated Tribes of the Colville Reservation. However, there are no landmarks, features, or other evidence of Indian or historic use of occupation within the project area.**
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. **The Department of Archaeology and Historic Preservation WISAARD does not indicate any structures within the vicinity of the project location. The site was identified as "Survey Highly Advised: Very High Risk for Environmental factors with Archaeological Resources Results. The property is also identified as Colville, Yakima, and Nez Perce Tribal Land.**
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **None at this time.**

14. Transportation [\[help\]](#)

- 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. **The primary roadway serving the project site is Yakima Valley Highway. There are plans to add a new access point off of Yakima Valley HWY with acceleration, deceleration, and center turn lanes.**

- 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? **The project area is currently not served by public transit. The nearest public transportation is located over 2 miles east, within the City of Sunnyside.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **20 parking spaces would be created as a result of the proposed project. The staff that would provide operations for the project will utilize these parking spaces.**
- 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). **Clearing would be required at the acquired property to allow for vehicles ingress and egress. Access would not require development beyond a primitive driveway, which would be installed prior to regrading at the sites. A new driveway will be installed off of Yakima Valley HWY.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **The project area is not located within the vicinity of water or air transportation. Rail transportation occurs to the north of the project site. This project will require a rail crossing only.**
- 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? **Total truck trips are expected to be 105 truck round trips per day. Employee passenger car trips are expected to be 30 to 35 round trips per day. Delivery of off-site manure and substrates would occur during normal business hours. A proprietary scheduling model was used to calculate these numbers.**
- 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.**
- i. Proposed measures to reduce or control transportation impacts, if any: **The following measure would be implemented to reduce or control potential impacts to local transportation.**
- **Truck traffic generated by project construction and operation would use county-maintained arterial streets that are designated for this type of use, and would not use streets designated as local or private, except for those at the dairies or on the subject property.**
 - **Wayfinding and signage may be installed to allow truck drivers and public services to navigate safely through the project area.**
 - **New left and right turn lanes on Yakima Valley Highway are proposed at the site entrance to allow slowing trucks to transition (from the "through travel lanes"), with enough turn lane capacity to accommodate trucks waiting capacity for a train event. An eastbound right turn acceleration lane is also proposed.**

- A signaled rail-road crossing is planned.

15. Public Services [\[help\]](#)

- 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.

We do not believe changes are required, but plan to work with local fire protection to identify potential needs and/or training.

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

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other **Benton PUD**

- 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. **Northwest Natural Gas is 300 yards from property, and we will add a bi-directional connections. A new 1.4 Mega Watt electrical service is needed from Benton Rural Electrical Association. Telecom service will also be developed. Construction would be dirt work, concrete installation, building erection, tank erection, storage pond construction, electrical work, plumbing, and general construction activities.**

C. Signature [\[HELP\]](#)

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.

Position and Agency/Organization:

Sunnyside RNG, LLC

By: Pacific Ag, LLC, its manager

By: 

Name: Nathan Drake

Title: Chief Financial Officer

Date Submitted: February 11, 2022



c/o Pacific Ag
1000 South Highway 395, Ste A #506
Hermiston, OR 97838
File Number: CUP2021-00059/SEP2021-00044

1. The proposal includes parcels that aren't owned by Smeenk Properties LLC. Please provide the signature of those property owners on the application materials.

See additional signature page attached.

2. The proposal doesn't indicate how the facility will connect to the Northwest Pipeline natural gas transmission pipeline. Please provide those details. If the gas line to connect to the transmission line is required to cross additional parcels, please provide the signature(s) of the property owners of those parcels, as well as any entities that own Right-of-Way, such as an irrigation district or the Washington State Department of Transportation.

The proposed pipeline connection is shown on the attached updated site plan. Agreements are in place with Northwest Pipeline regarding construction and ownership and cost for pipeline construction. Northwest Pipeline is addressing the lateral to the subject property under FERC guidelines. Copies of those agreements can be provided as required. An extension is requested for this item, and/or consideration of processing the CUP application for approval contingent on demonstrating that the pipeline connection arrangements have been finalized. Both the project developer and Northwest Pipeline are comfortable with the regulatorily-prescribed process, but we ask that CUP processing not be delayed while this process moves forward.

3. The proposed area of development is approximately 40 acres on a 97-acre parcel. Please provide a large format site plan, meeting the site plan minimum requirements, that allows for enough detail to review all the proposed site improvements. A copy of the site plan minimum requirements is attached to this letter for your convenience.

See attached updated Site Plan, dated 02/11/2022.

4. The different site plans and application materials identify different access locations. In order to review impacts to transportation facilities, please clarify where and how the proposed development will access public roadways.

See attached updated Site Plan, dated February 11, 2022. The proposed access location aligns with the east boundary of the existing Calaway property, Yakima County Parcel No. 22102813006 and is existing entirely on the Calaway property, mentioned previously.

5. Based on critical areas mapping, a review of soil types on the property, and aerial imagery, it has been determined that wetlands may be present on this parcel. Please fill out the attached Site Visit Request form to schedule a site visit. If wetlands are identified, a formal wetland delineation and rating may be required, as well as critical areas permitting, prior to moving forward with the proposal.

See attached Site Visit Request form, dated February 4, 2022.



SUNNYSIDE RNG

c/o Pacific Ag
1000 South Highway 395, Ste A #506
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6. One of the submitted site plans is a portion of a proposed improvement to Yakima Valley Highway. Please provide the full plans for this improvement.
See attached Traffic Memo, Dated: October 27, 2021.
7. It is indicated that the City of Sunnyside has reviewed this proposal for impacts to their transportation facilities. Please provide documentation that they have approved the proposed access location(s) that lie within their jurisdiction.
See attached email from the City of Sunnyside (Shane Fisher), Dated: November 22, 2021.
8. Mr. Smeenk indicated that a Traffic Impact Analysis had been completed. Please provide a complete copy of that analysis.
See attached Traffic Memo, Dated: October 27, 2021.
9. The proposed access crosses railroad Right-of-Way. Please provide proof that the railroad has approved this crossing.
Central Washington Railroad (CWRR) has approved the rail crossing permit (see email dated 12/01/2021). This item is now under review with Burlington Northern Santa Fe Railroad (BNSF).
10. The application doesn't indicate the total number of trips per day. Please include all traffic created by this proposal, including employees and deliveries to and from the site.
Truck traffic is 105 trips and 32 passenger vehicle trips, totaling no more than 150 trips, per day.
11. Please provide the total square footage of all proposed structures. If phases are proposed, please indicate what development is included in each phase.
See attached Site Plan.
 - **Buildings: 20,000 - 30,000 square feet**
 - **Containerized Equipment: 3,264 square feet**
 - **Anaerobic Digestion Tanks: 163,000 square feet**
12. Please provide the total area of all outdoor activities, including lagoons, storage areas, etc.
See attached Site Plan.
 - **Lagoons: 180,000 square feet consisting of two lagoons and a stormwater attenuation pond. The number of lagoons may be increased to stay under dam safety capacity thresholds.**
 - **Footings/ Hard Surfaces: 186,000 square feet**



SUNNYSIDE RNG

c/o Pacific Ag
1000 South Highway 395, Ste A #506
Hermiston, OR 97838
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13. You are proposing a sign along Interstate 82. Yakima County defines this as a freeway sign, and it is not a permitted sign in the Agriculture Zoning District. Please update your application materials to reflect there is no signage proposed along Interstate 82.

Signage along Interstate 82 is no longer proposed. A revised sign application for entrance signage is attached.

14. The sign proposed along Yakima Valley Highway is limited in height to 10 feet from the natural grade to the top of the sign. Please update your application to reflect this.

See attached updated Sign Permit Application which meets the height requirements.

15. The application materials only mention the processing of manure into natural gas. Please provide additional details on how the proposed facility will operate. I.e. – how is manure or other solids brought to the site and how it is offloaded and processed. Please include how remaining solids or byproducts are managed after processing materials into natural gas. **The proposed Anaerobic Digester (AD) will utilize approximately 1,052,701 US tons of feedstock per year. Feedstocks will consist of dairy manure and wheat straw residues. All feedstocks will be delivered to the "independent" Sunnyside site via trucks. Approximately 70-80 trucks per day will deliver feedstock to the site. Manure slurry tankers enter the site and will be directed to a kiosk station for offloading via dockings funnels. Approximately eight funnels will be in place for a combination of pumping and sucking of the liquid slurry from the tanker. Tankers will have in-built vents to equalize the internal pressure as liquid is discharged.**

Straw /Cellulosic material bales will be deposited from arrival trucks in storage areas in the Eastern portion of the facility, where the material will be ground to proper consistency prior to being taken to the AD intake area within the AD facility. The manure slurries and cellulosic material are then all blended and under-go further maceration, particle reduction, settlement of coarse and semi-fine materials before entering the hydrolysis stage. The feedstock is then fed into a series of heated continuously stirred anaerobic digesters. The "soup" is fed into the primary digesters where the bulk of digestion mainly occurs.

These tanks include full tank diameter biogas storage membranes for biogas capture, conditioning, and desulphurization. The digester contents are kept homogenously mixed, and the AD process is be completed through a number of tanks, linked with sealed pipework. All process tanks for the main AD reaction will be within a bund for emergency spillage containment. It is currently proposed to utilize an embankment bund with a geotechnical, impermeable liner, as opposed to a concrete wall.

After AD processing and extraction of biogas, the remaining digestate is pumped to digestate buffer tanks before it is sent to the separators. This is where the digestate is separated into fiber and the thin fraction which is stored in two covered lagoons. The Sunnyside RNG Nutrient Management Plan (NMP) is being developed in conjunction with the participating dairies to balance appropriate digestate plans for return of digestate to each of the farms or other arrangements that will be in compliance with all regulatory requirements.

Biogas extracted during the AD process is transferred from the storage membranes, chilled and blown to the Amine Biogas upgrade plant. The amine upgrade plant will use a

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Form or



SUNNYSIDE RNG

c/o Pacific Ag
1000 South Highway 395, Ste A #506
Hermiston, OR 97838
File Number: CUP2021-00059/SEP2021-00044

recuperative thermal oxidizer to treat the hydrogen sulfide. The methane will be polished through a lead lag activated carbon process to produce the RNG for injection into the Northwest Pipeline. The RNG is compressed and sent to a gas chromatograph where it is analyzed for calorific value, dew point, O₂, N and other units. Depending on the injection site, odorant is also added.

16. SEPA checklist question B.2. indicates that overall methane emissions are reduced. The emissions resulting from this facility need to be addressed in this response. Please provide those details based on the anaerobic digestion process and how this facility will operate.

See updated SEPA Checklist attached. Plant AD emissions are specifically addressed.

17. SEPA checklist question B.3.a.6. indicates that treated water may be discharged to a ditch north of the property. Please provide more details. What volumes are anticipated, how is the water treated, does the ditch have capacity for discharge, etc.

See updated SEPA Checklist attached. Treated water will not be discharged to ditch north of the property.

18. SEPA checklist question B.3.b.2. states that waste materials discharged to the ground will be domestic sewage and/or export. Please provide details on what materials will be discharged and their volumes. What is meant by export?

See updated SEPA Checklist attached. Domestic septic system will be utilized. No other ground discharge is anticipated.

19. SEPA checklist question B.7.a.3. requests a description of toxic or hazardous chemicals that would be produced on site. Please provide details on volumes of natural gas created or stored on site, as well as any other potentially toxic or hazardous materials that would be present during the operation of the facility.

The facility will produce 750,000 MMBTU of natural gas annually. Gas will only be "stored" on site as part of the ongoing production and collection process. Once produced, it is "cleaned" to pipeline specifications and then injected into the Northwest Pipeline. See updated SEPA Checklist attached, for additional information about anticipated toxic or hazardous materials that could potentially be utilized as part of the anticipated anaerobic digestion process. Air permitting work for Yakima Regional Clean Air Agency also addresses this issue.



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20. SEPA checklist question B.14.a. indicates that North Bank Road is to be used by the facility. This appears to be a canal access road. Please provide proof of legal access to North Bank Road. A Road Approach Permit from North Bank Road to Yakima Valley Highway will be required. Please be aware that the Yakima County Transportation Division has indicated that it would not likely approve that road approach for the proposed development due to the projected truck traffic and proximity to an unsignalized railroad crossing and irrigation lateral.

See updated SEPA Checklist attached. North Bank Road will not be used.

21. SEPA checklist question B.14.e. asks for a description of what activities are in the immediate vicinity of rail transportation. Please provide details on the project activities taking place near the rail line.

See updated SEPA Checklist attached. Railroad will be crossed by trucks and passenger vehicles. No other activities are anticipated in the vicinity of the rail line.

22. SEPA checklist question B.14.f. asks for the number of vehicular trips per day. The response indicates an increase of 80 trucks per day. Please provide information on the types of trucks (semi-truck, dump truck, etc.), as well as the number of passenger vehicles expected.

See updated SEPA Checklist attached. Truck traffic (semi-trucks) is 105 trips and 32 passenger vehicle trips, totaling no more than 150 trips, per day.

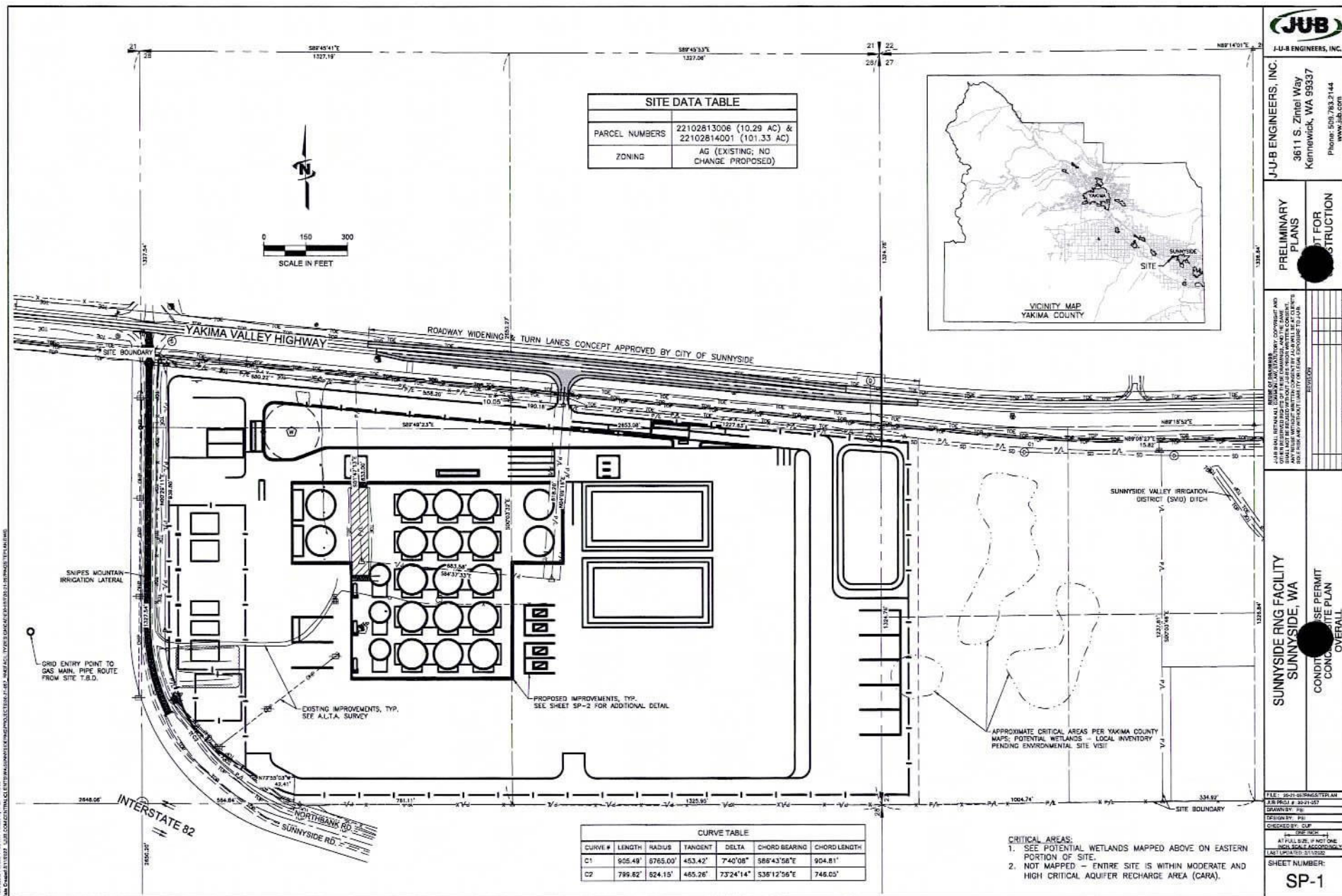
Sunnyside RNG, LLC

By: Pacific Ag, LLC, its manager

By: 

Name: Nathan Drake

Title: Chief Financial Officer

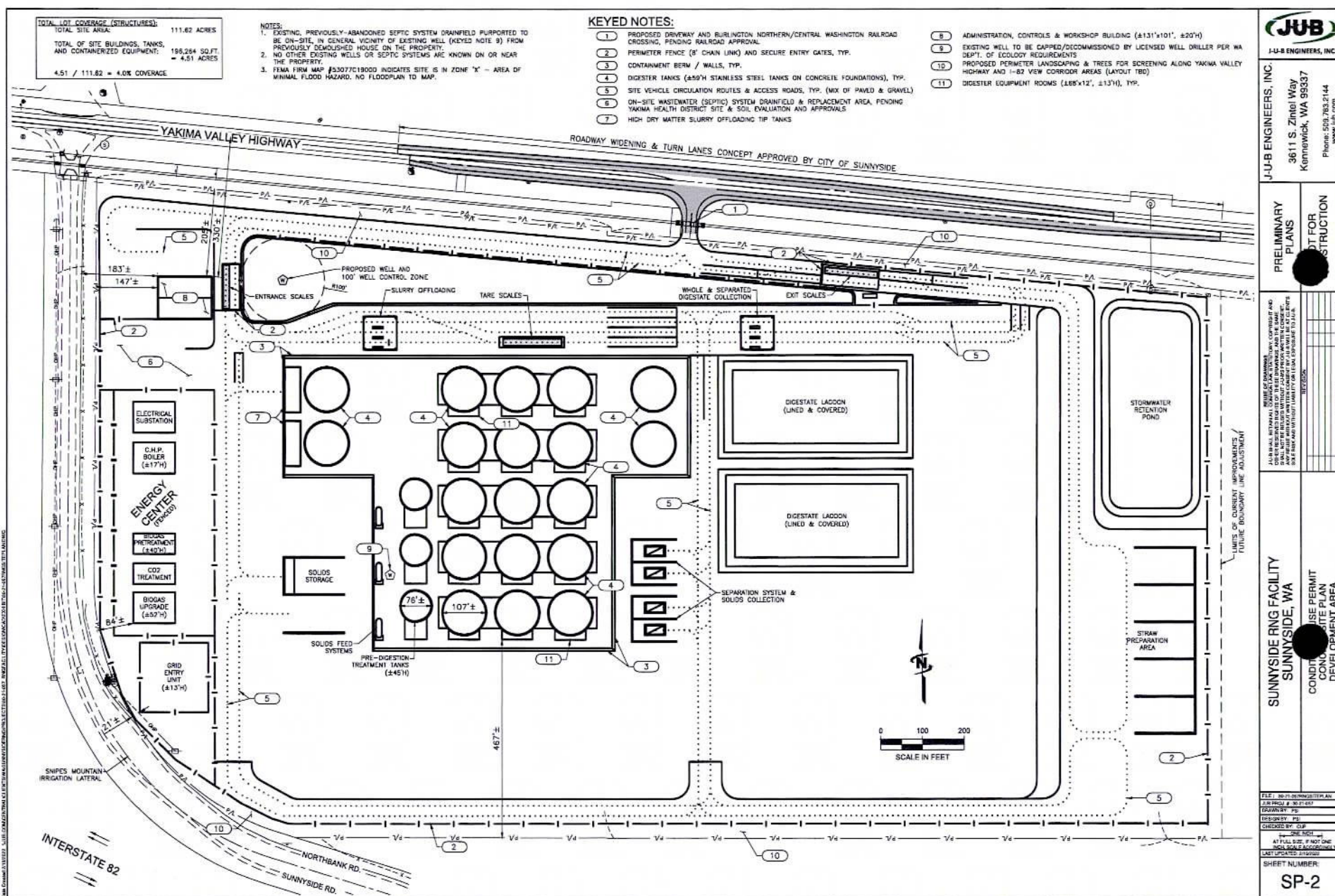


NOTES:

1. EXISTING, PREVIOUSLY-ABANDONED SEPTIC SYSTEM DRAINFIELD PURPORTED TO BE ON SITE IN GENERAL VICINITY OF EXISTING WELL (KEYED NOTE 3) FROM PREVIOUSLY DEMOLISHED HOUSE ON THE PROPERTY.
2. NO OTHER EXISTING WELLS OR SEPTIC SYSTEMS ARE KNOWN ON OR NEAR THE PROPERTY.
3. FEMA FIRM MAP #30377C19000 INDICATES SITE IS IN ZONE "X" - AREA OF MINIMAL FLOOD HAZARD. NO FLOODPLAIN TO MAP.

1	PROPOSED DRIVEWAY AND BURLINGTON NORTHERN/CENTRAL WASHINGTON RAILROAD CROSSING, PENDING RAILROAD APPROVAL.
2	PERIMETER FENCE (8' CHAIN LINK) AND SECURE ENTRY GATES, TYP.
3	CONTAINMENT BERM / WALLS, TYP.
4	DIGESTER TANKS (300" H" STAINLESS STEEL TANKS ON CONCRETE FOUNDATIONS), TYP.
5	SITE VEHICLE CIRCULATION ROUTES & ACCESS ROADS, TYP. (MIX OF PAVED & GRAVEL).
6	ON-SITE WASTEWATER (SEPTIC) SYSTEM DRAWING(S) & REPLACEMENT AREA, PENDING YAKIMA HEALTH DISTRICT SITE & SOIL EVALUATION AND APPROVALS.
7	HIGH DRY MATTER SLURRY OFFLOADING TYP TANKS

- | | |
|----|--|
| 8 | ADMINISTRATION, CONTROLS & WORKSHOP BUILDING (+131'x101', ±20"H) |
| 9 | EXISTING WELL TO BE CAPPED/DECOMMISSIONED BY LICENSED WELL DRILLER PER WA DEPT. OF ECOLOGY REQUIREMENTS |
| 10 | PROPOSED PERIMETER LANDSCAPING & TREES FOR SCREENING ALONG YAKIMA VALLEY HIGHWAY AND I-82 VIEW CORRIDOR AREAS (LAYOUT TBD) |
| 11 | DIESTER EQUIPMENT ROOMS (168'x12', ±13'H), TYP. |



JUB ENGINEERS, INC.

I-U-B ENGINEERS, INC.
3611 S. Zintel Way
Kennewick, WA 99337
Phone: 509.763.2144
ISO 9001 certified

PRELIMINARY
PLANS

RESERVE OF DRAWINGS

JANIS SHALL RETAIN ALL COPYRIGHT, LAW, INTELLECTUAL PROPERTY, AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REPRODUCED WITHOUT JANIS' PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY JANIS WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY FOR LEGAL EXPENSES TO JANIS.

SUNNYSIDE RING FACILITY
SUNNYSIDE, WA

FILE: 30-21-00/THINGS/ITEM.AIN
JUN PROJ # 30-21-007
DRAWN BY: PS
DESIGN BY: PS
CHECKED BY: CLP
ONE INCH
AT FULL SIZE, IF NOT ONE
INCH SCALE IS ACCORDINGLY
LAST UPDATED: 2/10/2003
SHEET NUMBER:

SP-2

- BOUNDARY / OWNERSHIP NOTE**
SEE EXHIBIT 1 FOR DETAILED BOUNDARY AND OWNERSHIP INFORMATION

- | PROJECT BORON MARK | | | | |
|--------------------|-----------|------------|-----------|--|
| POINT # | NORTHING | EASTING | ELEVATION | DESCRIPTION |
| 1 | 363224.32 | 1748395.35 | 701.56 | 5/8" IRON REBAR WITH RED PLASTIC CAP, STAMPED "JULY 20TH 91" |

- [illegible]

BASE OF MEASUREMENT
THE BASIS OF MEASUREMENT FOR THE PRODUCT IS A LOCAL, NOT A NATIONAL, CONSUMPTION PROPORTIONED TO THE PER CAPITA ADJUSTMENT OF THE NORTH AMERICAN GROSS DOMESTIC PRODUCT, MEASURING THE CITY AND THE STATE OF THE CONSUMER. THE DATA FOR THE FORMER MEASUREMENT IS THE NATIONAL CONSUMPTION PROPORTIONED TO THE NATIONAL GROSS DOMESTIC PRODUCT. THE DATA FOR THE LATTER MEASUREMENT IS THE NATIONAL CONSUMPTION PROPORTIONED TO THE NATIONAL GROSS DOMESTIC PRODUCT. THE DATA FOR THE LATTER MEASUREMENT IS THE NATIONAL CONSUMPTION PROPORTIONED TO THE NATIONAL GROSS DOMESTIC PRODUCT. THE DATA FOR THE LATTER MEASUREMENT IS THE NATIONAL CONSUMPTION PROPORTIONED TO THE NATIONAL GROSS DOMESTIC PRODUCT.

Elizabeth Smith

From: Travis Marden
Sent: Wednesday, December 1, 2021 10:31 AM
To: Elizabeth Smith
Subject: FW: Sunnyside RNG Facility - Access from Yakima Valley Highway

Follow Up Flag: Follow up
Flag Status: Flagged

See the City's email response below my email to Tom and Chris.

Travis

From: Travis Marden
Sent: Tuesday, November 23, 2021 1:57 PM
To: tom.todaro@pacificag.com; Chris Smeenk <ChrisS@agprorepair.com>
Cc: Vince Loftus <vloftus@jub.com>
Subject: FW: Sunnyside RNG Facility - Access from Yakima Valley Highway

Good afternoon Gentlemen. We received a response from Shane Fisher at City of Sunnyside regarding the capacity and analysis submitted for the Sunnyside RNG facility. See Shane's email below. Based on this response we are comfortable with the lane widening configuration included with the capacity analysis. I believe the only remaining transportation related element is the location of the new private rail crossing that Chris is working with Kim Yeager on.

Let me know if there is any other assistance we can provide. Have a happy and safe Thanksgiving holiday.

TRAVIS A. MARDEN, P.E. (WA, ID, CO)
Project Manager
Transportation Services Group

J-U-B ENGINEERS, Inc.

Please note new address

3611 S. Zintel Way, Kennewick, WA 99337
e tam@jub.com w www.jub.com
p 509 783 2144 c 509 531 0000 f 509 736 0790

From: Shane Fisher <sfisher@sunnyside-wa.gov>
Sent: Monday, November 22, 2021 8:59 AM
To: Travis Marden <tmarden@jub.com>
Subject: [EXTERNAL] RE: Sunnyside RNG Facility - Access from Yakima Valley Highway

External Email - This Message originated from outside J-U-B ENGINEERS, Inc.

Travis,
My apologies for the delayed response. Everything looks good.

Thanks!!!

Shane Fisher
Director of Public Works
City of Sunnyside
509.837.5399 (o)
509.836.6383 (f)
sfisher@sunnyside-wa.gov

From: Travis Marden <tmarden@jub.com>
Sent: Monday, November 22, 2021 7:38 AM
To: Shane Fisher <sfisher@sunnyside-wa.gov>
Subject: RE: Sunnyside RNG Facility - Access from Yakima Valley Highway

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments, and verify any instructions with the sender in person or over the phone.

Hi Shane. With this being the week of Thanksgiving you're probably on vacation but I thought I'd reach out anyway. Did you have a chance to review the capacity and safety analysis we prepared for the potential renewable natural gas facility on Yakima Valley Highway? We have a status call this morning with the client and would like to give them an update on the City's review.

Thanks Shane. Hope all is well.

TRAVIS A. MARDEN, P.E. (WA, ID, CO)
Project Manager
Transportation Services Group

J-U-B ENGINEERS, Inc.

Please note new address

3611 S. Zintel Way, Kennewick, WA 99337
e tam@jub.com w www.jub.com
p 509 783 2144 c 509 531 0000 f 509 736 0790

From: Travis Marden
Sent: Monday, November 8, 2021 9:30 AM
To: Shane Fisher <sfisher@sunnyside-wa.gov>
Subject: RE: Sunnyside RNG Facility - Access from Yakima Valley Highway

Good morning Shane,
I wanted to check in with you regarding the capacity and safety analysis we submitted for the renewable natural gas facility to be constructed on the Yakima Valley Highway. Did you have any questions on the analysis provided? I'm not sure how much you know about the proposed facility so it might be beneficial to discuss on the phone.

Thank you. I look forward to speaking with you about this project and planned improvements to YVH.

TRAVIS A. MARDEN, P.E. (WA, ID, CO)

Project Manager
Transportation Services Group

J-U-B ENGINEERS, Inc.

Please note new address

3611 S. Zintel Way, Kennewick, WA 99337

e tam@jub.com w www.jub.com

p 509 783 2144 c 509 531 0000 f 509 736 0790

From: Travis Marden

Sent: Wednesday, October 27, 2021 3:37 PM

To: Shane Fisher <sfisher@sunnyside-wa.gov>

Cc: tom.todaro@pacificag.com; ChrisS@agprorepair.com; Vince Loftus <vloftus@jub.com>

Subject: Sunnyside RNG Facility - Access from Yakima Valley Highway

Good afternoon Shane,

J-U-B ENGINEERS, Inc. is currently working with Pacific Ag on the feasibility of siting a Renewable Natural Gas facility south of Yakima Valley Highway (YVH) and east of Northbank Road in Yakima County. Access for the facility will be from YVH approximately 2,500 feet east of the I-82 Sunnyside Road Interchange. It is our understanding that jurisdictional control for this particular section of YVH lies with the City, which is the reason for my email today. A capacity and safety analysis was performed to document existing and proposed conditions, any mitigation required, and additional improvements proposed by Pacific Ag to increase safety at the new access point. This analysis and exhibits depicting the proposed access improvements on YVH are included in the attached PDF.

We understand that the City cannot formally approve the access improvements without final engineering plans, but we would like to receive preliminary approval from the City on the access location and proposed improvements to YVH as we proceed with the feasibility study. I am available to discuss the project with you at any time. If you have any questions or concerns please email me at tam@jub.com or call me at the numbers below.

Thanks Shane.

TRAVIS A. MARDEN, P.E. (WA, ID, CO)

Project Manager

Transportation Services Group

J-U-B ENGINEERS, Inc.

Please note new address

3611 S. Zintel Way, Kennewick, WA 99337

e tam@jub.com w www.jub.com

p 509 783 2144 c 509 531 0000



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

Disclaimer

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ENVIRONMENTAL SITE VISIT REQUEST

Yakima County Planning Division

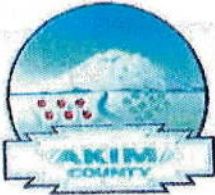


Yakima County Planning Division
128 N. 2nd Street, 4th Floor Courthouse

Yakima, WA 98901

Phone: (509) 574-2300 Email: Planning_Info@co.yakima.wa.us

Application Packets available at: <https://www.yakimacounty.us/781/Applications-Forms>



ENVIRONMENTAL SITE VISIT REQUEST FORM FOR LAND USE ACTIONS

Form # PLN ENR 005-F-A
Revised 10/19/20

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 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.

Complete the following questions (if not applicable, explain why):

1. Is this request a result of a code Enforcement action? Yes ☐ No ☒
If yes, what is the Code Enforcement case number?: N/A

2. Are there any streams/drainages on the property?: Yes, there is a man-made drainage located in the NE section of the property.

3. Are there any lakes/ponds on the property?: No.

4. Are there any wetlands on the property?: No, survey noted that no evidence of wetlands were present on the property. 'Potential Wetlands' are located outside the current planned development area.

5. Is there a floodplain/floodway on the property?: No.

6. Are there any slopes that exceed 15% on the property?: No.

List other natural/environmental features: No.

Please state any specific questions for the project here: None.

SITE PLAN

Please complete and submit a site plan with this request. A sample site plan and checklist are attached.

AUTHORIZATION TO CONDUCT SITE VISIT

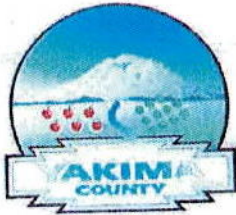
I am the owner of the above addressed property and hereby give permission to Yakima County to enter the above addressed property to conduct a Pre-Application Site Visit. I agree to inform the property's tenants, if any, of the site visit. I am aware that if conditions at the addressed site present a hindrance to the inspector, such as uncontrolled dogs or uncooperative tenants, the Pre-Application Site Visit will not be conducted, and must be rescheduled to a time when such hindrances are no longer present.

Signature: *[Signature]*

Gunnyside Farms, LLC, by its Manager, Pacific Ag, LLC
Nathan Drake, CEO

Date: 2/4/22

Please check one of the following: Owner Occupied ☐ Renter/lessee Occupied ☐ Vacant ☒



CRITICAL AREAS, SHORELINE, & FLOODPLAIN SITE PLAN SUBMITTAL CHECKLIST

Form # PLN 011-SC3-A
Revised 7-1-16

Planning Division

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

This supplemental checklist is a required submittal for your flood plain or critical areas proposal. Check the box beside those items you have included on your site plan. Cross through the entire line of an item if you think it does not apply. The Administrative Official may require additional information.

A sample site plan is available for your assistance. For additional information or assistance, please contact the Public Services Department at (509) 574-2300

Required Site Plan Information:

	Yes	No	
1	<input type="checkbox"/>	<input type="checkbox"/>	All required items on the Site Plan Minimum Requirements Submittal Checklist.
2	<input type="checkbox"/>	<input type="checkbox"/>	Boundary and area of 100 year floodplain, and floodway, if delineated. The location of floodplains and floodways can be found on the website www.yakimap.com .
	<input type="checkbox"/>	<input type="checkbox"/>	Floodplain
	<input type="checkbox"/>	<input type="checkbox"/>	Floodway
3	<input type="checkbox"/>	<input type="checkbox"/>	The location of all wetlands located within 200 feet of the project area along with vegetative buffer(s). A formal delineation (see Critical Areas Report Bulletin) of all wetland areas may be required.
4	<input type="checkbox"/>	<input type="checkbox"/>	Boundary of vegetative buffer, as determined by Natural Resource Planner. Refer to the Critical Areas Ordinance, Yakima County Code Title 16C.06.16 for more information.
5	<input type="checkbox"/>	<input type="checkbox"/>	Location of all vegetation found near a stream or wetland.
6	<input type="checkbox"/>	<input type="checkbox"/>	Channel Migration Zones (CMZ), or the areas within which a river channel is likely to move over a period of time (see Natural Resources Planner).
7	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed use areas. (Ex: yard, garden, dog house, gazebo, parking/storage, etc.)
8	<input type="checkbox"/>	<input type="checkbox"/>	Any proposed filling and excavation in the floodplain.
9	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed land contours. The contours shall be at intervals sufficient to accurately determine the existing character of the property, slopes, and the extent of proposed change to the land.
10	<input type="checkbox"/>	<input type="checkbox"/>	Area where development could occur without a Shoreline Variance or Critical Areas Adjustment. (if applicable)
11	<input type="checkbox"/>	<input type="checkbox"/>	Mitigation areas for impacts associated with the proposed project.(if applicable)

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

Signature: Sunnyvale & NG, LLC by its manager Date: 2/7/22
Pacific Ag, LLC
Michelle Watson Drake, CGO



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) _____ S.F.
- b) Building addition/new structure(s) dimension(s) _____ S.F.
- c) Existing paved area(s) (driveways, walkways, patios, etc.) TOTAL _____ S.F.
- d) Proposed paved area(s) _____ S.F.
- e) Total Impervious Surface (a+b+c+d = e) _____ S.F.
- f) Lot Size (1 acre = 43,560 sq ft) _____ S.F.
- 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 0.20" by 0.20"

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 Site Plan Information:

	N/A	#	
<input type="checkbox"/>	<input type="checkbox"/>	1	Property line dimensions of all lot(s) involved in the project.
<input type="checkbox"/>	<input type="checkbox"/>	2	The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site.
<input type="checkbox"/>	<input type="checkbox"/>	3	The distance from existing and proposed structures to the centerline of state, county, private roads, or access easement with name, dimension, surface type (paved, gravel or dirt) of road.
<input type="checkbox"/>	<input type="checkbox"/>	4	Existing or proposed driveway locations
<input type="checkbox"/>	<input type="checkbox"/>	5	Location, shape, size, gross floor area, height and types (i.e., house, garage, well house) of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.
<input type="checkbox"/>	<input type="checkbox"/>	6	The location, right-of-way widths, pavement widths, curbs, gutters, culverts and names of all existing or platted streets or roads, whether public or private, and other public ways within the subject property or adjacent to any affected lots;
<input type="checkbox"/>	<input type="checkbox"/>	7	Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone. Label as Individual, 2-party, Group B, Group A.
<input type="checkbox"/>	<input type="checkbox"/>	8	Location of proposed or existing septic tank, drain field area, and extension area, as well as replacement areas and distances to structures and property lines
<input type="checkbox"/>	<input type="checkbox"/>	9	The location and dimensions of any existing and proposed utilities, streets, railroads, irrigation and drainage canals, easements and dedication of property within the subject property or adjacent to any affected lots;
<input type="checkbox"/>	<input type="checkbox"/>	10	Critical Areas/Shoreline: River, streams, creek, pond, floodplain, floodway, etc. on or abutting the site (Distance from structure to the ordinary high water mark of the river, stream, creek, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	11	Show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site.

Building Division Application Site Plan Information:

	N/A	#	
<input type="checkbox"/>	<input type="checkbox"/>	1	Fire apparatus turnaround
<input type="checkbox"/>	<input type="checkbox"/>	2	For larger parcels, draw a simple plan showing the entire lot and indicate which area the new construction is to take place. Attach to the detailed section and submit both.
<input type="checkbox"/>	<input type="checkbox"/>	3	Distance of new structures from all property lines.

Planning Division Application Site Plan Information:

	N/A	#	
<input type="checkbox"/>	<input type="checkbox"/>	1	Location and dimensions of all proposed exterior land uses.
<input type="checkbox"/>	<input type="checkbox"/>	2	Location of new and/or expanded public and private utility infrastructure.
<input type="checkbox"/>	<input type="checkbox"/>	3	Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
<input type="checkbox"/>	<input type="checkbox"/>	4	Location of structures on the adjoining lots, which may cause compatibility issues.
<input type="checkbox"/>	<input type="checkbox"/>	5	Proposed location and dimensions of community and other open space.
<input type="checkbox"/>	<input type="checkbox"/>	6	Existing and proposed landscaping, site screening, street trees and storm water drainage facilities.
<input type="checkbox"/>	<input type="checkbox"/>	7	The existing on-site sewage system components and reserve areas and the proposed location for on-site sewage systems and soil test pits for all affected lots not served by an on-site sewage system or other approved wastewater treatment system. The location of structures on the adjoining lots when within 100 feet of a well or on-site sewage disposal system;
<input type="checkbox"/>	<input type="checkbox"/>	8	Proposed contours and grading as they affect lot layout, streets, and drainage ways.
<input type="checkbox"/>	<input type="checkbox"/>	9	Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.
Floodplain development:			
<input type="checkbox"/>	<input type="checkbox"/>	10	Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.
<input type="checkbox"/>	<input type="checkbox"/>	11	The boundaries of the 100-year floodplain, the boundaries of floodways where floodways have been established, and the 100-year base flood elevations where base flood elevations have been established.
<input type="checkbox"/>	<input type="checkbox"/>	12	The boundaries of the 10 and 25-year floodplain using the flood risk maps provided by Yakima County as part the mandatory pre-application conference.
<input type="checkbox"/>	<input type="checkbox"/>	13	Other information as may be required by YCC Titles 13, 16A, 16C or 16D.



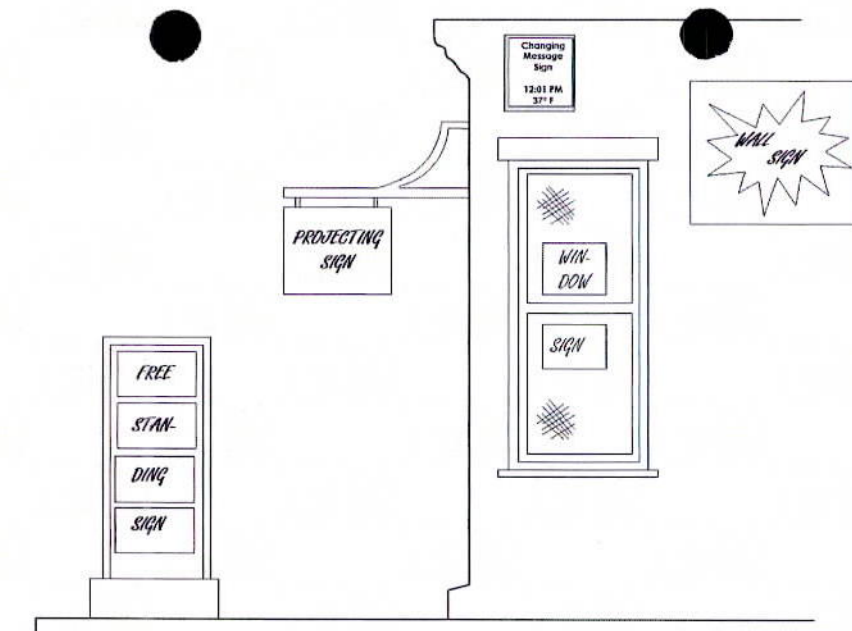
SIGN SUPPLEMENTAL FORM

Revised 1/3/2019

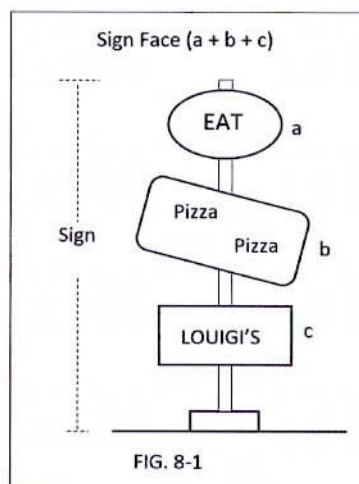
Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
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Please answer all of the following questions with narrative when required (If a question is not applicable, write N/A.) Your narrative should 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
<p>If you are proposing a sign, complete the following questions (if not applicable, explain why):</p> <p>1. Are you:</p> <p>a. Proposing a new sign(s)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>b. Changing or replacing an existing sign? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>2. How many signs are you proposing? <u>1</u></p> <p>3. What type of sign are you proposing (such as: wall sign, billboard, directional, projecting, etc.)? Describe the sign in detail:</p> <p><u>Freestanding sign 75' off of Yakima Valley Highway Identifying Sunnyside RNG location.</u></p> <p>4. What is the size of the sign area (height, width) of the proposed sign? _____</p> <p><u>4' x 8' sign - 6' off of the ground.</u></p> <p>5. What is the total height of the sign from grade to top? <u>10'</u></p> <p>6. Is the proposed sign:</p> <p><input checked="" type="checkbox"/> On-Premise <input type="checkbox"/> Off-Premise</p> <p>a. If the sign is Off-Premise, what is the parcel number for the sign location?</p> <p><u>N/A</u></p> <p>Indicate the location of all proposed signs on your site plan.</p>	



"Freestanding sign" means any sign supported by one or more uprights, poles or braces in or upon the ground. "Sign height" means the vertical distance measured from the grade below the sign or upper surface of the nearest street curb, whichever permits the greatest height, to the highest point of the sign.

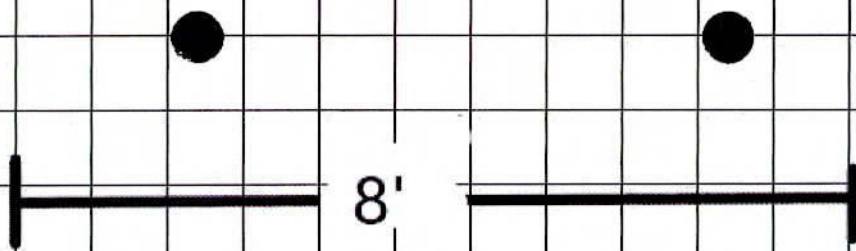


"Sign area" means that area contained within one or more perimeters that enclose the entire sign cabinet, and a rectilinear shape encompassing individual letters with no background but excluding any support or framing structure that does not contain a logo or other symbol which advertises or promotes merchandise, services, goods, or entertainment. For example: the sign area in Figure 8-1 is the sum of the areas of the sign faces "a", "b" and "c".

***All answers to the above questions must be on this form.
However, if additional space is needed, you may attach additional narrative.***

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.



8'

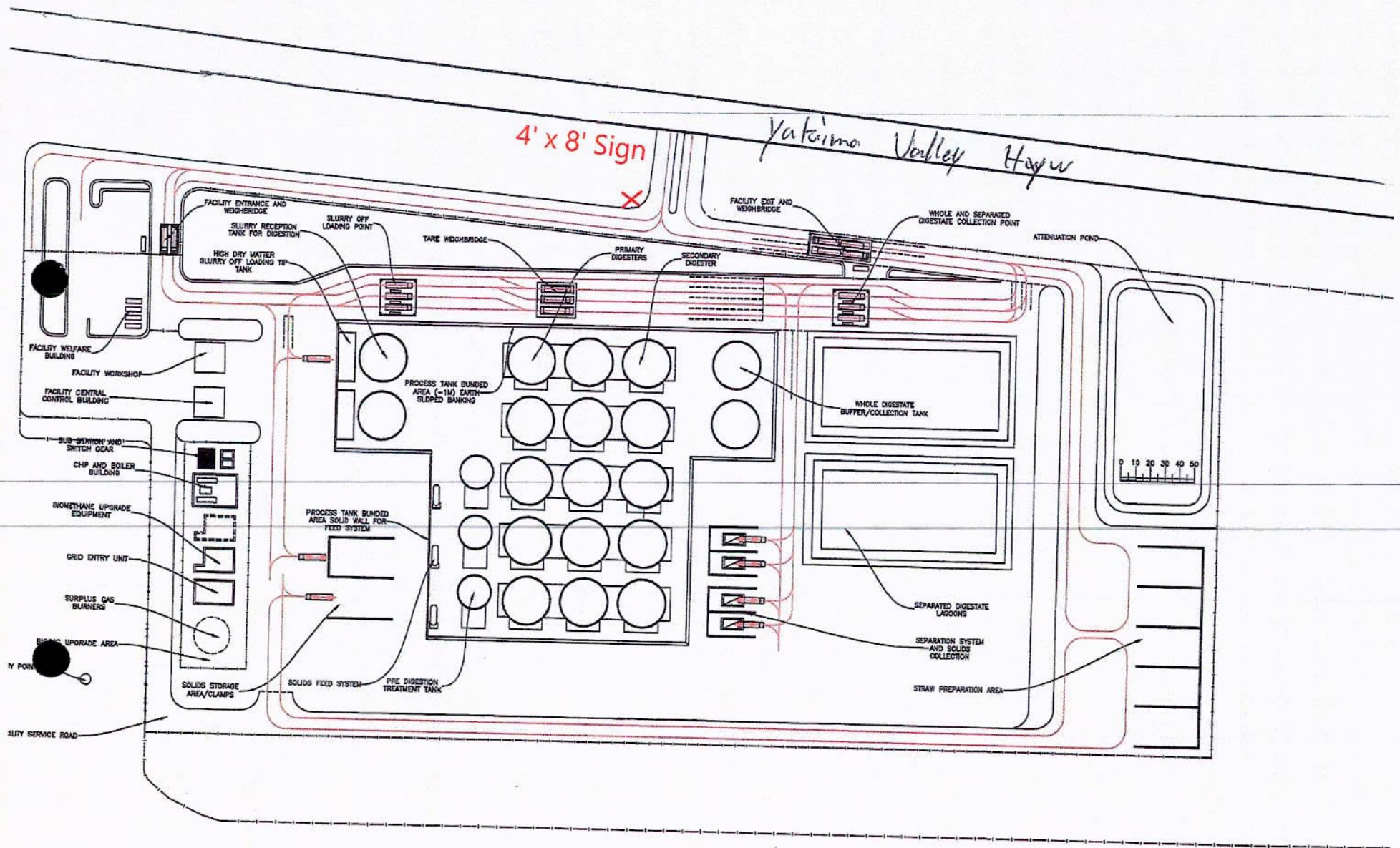


4'



6'

4' x 8'
Sign



Jon Salmon

From: Barbara Laflin Treat
Sent: Monday, December 13, 2021 7:14 PM
To: Jon Salmon; Nathan Drake; Charles Martin
Subject: FW: Update

Follow Up Flag: Follow up
Flag Status: Flagged

Aloha, Jon! Hope you made it safely. This needs to go in the Sunnyside file under RR Crossing.

Nathan/Charles – this is FYI for your information

From: Chris Smeenk <ChrisS@agprorepair.com>
Date: Monday, December 13, 2021 at 12:56 PM
To: Barbara Laflin Treat <barbara.treat@pacificag.com>
Cc: Bill Levy <bill.levy@pacificag.com>
Subject: Fwd: Update

EXTERNAL



Chris Smeenk

Founding Partner, Ag Pro Construction, Inc.

(509) 836-0651 ext. 7 | (509) 840-2420 | chriss@agprorepair.com
<https://www.agproconstruction.com/>
PO Box 972 | 50 N. McLean Rd. Sunnyside, WA 98944



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Begin forwarded message:

From: Kim Yeager <kyeager@ihdllc.com>
Subject: RE: Update
Date: December 3, 2021 at 1:51:52 PM PST
To: Chris Smeenk <ChrisS@agprorepair.com>

Chris,

Your application has been Approved by Central Washington Railroad, but we're still waiting on BNSF Approval. I'll be sure to keep you posted.

It can take several weeks...but you'll be the first to be notified!

Kim

From: Kim Yeager
Sent: Wednesday, December 1, 2021 4:14 PM
To: 'Chris Smeen' <ChrisS@agprorepair.com>
Subject: RE: Update

Your Application for Private Crossing is out for "Approvals" with the Railroad right now...as the Railroad Right-of-Way is owned by BNSF, we have to receive their approval too.
They tend to take a while to review...

Once I have the Approvals in place, I'll draft and send you a copy of the Private Crossing License for signature. You'll then return the signed copy to my office with your updated Certificate of Insurance. Then it will be forwarded to the two (2) Railroads for their signatures.

I'll certainly keep you posted as things progress
Kim

Kim Yeager
Real Estate Manager/Designated Broker

Iron Horse Real Estate

Railroad Property Management & Land Management

111 University Parkway | Suite 200 | Yakima, WA 98901 |
| P 509.834.2533 | | C 509.388.6602 | | F 509.453.9349 |
kyeager@ihdlc.com

From: Chris Smeen <ChrisS@agprorepair.com>
Sent: Wednesday, December 1, 2021 3:41 PM
To: Kim Yeager <kyeager@ihdlc.com>
Subject: Update

Hi Kim

Hope all is well with you ? Can i get a update on Sunnyside RNG's permitting ?

Thank you



Chris Smeenk

Founding Partner, Ag Pro Construction, Inc.

(509) 836-0651 ext. 7 | (509) 840-2420 | chriss@agprorepair.com

<https://www.agproconstruction.com/>

PO Box 972 | 50 N. McLean Rd. Sunnyside, WA 98944



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ADDITIONAL OWNERS / AGENTS SUBMITTAL SUPPLEMENTAL

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: 10/1/15

Applicant Information:

By signing this form, I hereby state as true that all ownership interests of the property have reviewed the proposal as presented in the application materials and support the proposed change(s) in land use and hereby give Yakima County Permission to enter my property during the course of this review to inspect my property as needed. Additionally, I hereby agree to pay all fees associated with the processing of this application from submittal to the issuance of the final decision.

(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.)

Additional Property Owner: Eric Calman
Day Phone: (509) 727-455 Company (if any) I
Parcel Number(s): 22102813006
Mailing Address: 1117 W. Answorth City: Prima State: WA ZIP: 99301
Email: eric@idealtop.com Date: 1/26/22
Signature: [Signature]

Additional Property Owner: _____
Day Phone: () _____ Company (if any) _____
Parcel Number(s): _____
Mailing Address: _____ City: _____ State: _____ ZIP: _____
Email: _____ Date: _____
Signature: _____

Additional Property Owner: _____
Day Phone: () _____ Company (if any) _____
Parcel Number(s): _____
Mailing Address: _____ City: _____ State: _____ ZIP: _____
Email: _____ Date: _____
Signature: _____

Additional Agent/Applicant: _____
Day Phone: () _____ Company (if any) _____
Mailing Address: _____ City: _____ State: _____ ZIP: _____
Email: _____ Date: _____
Signature: _____

Additional Agent/Applicant: _____
Day Phone: () _____ Company (if any) _____
Mailing Address: _____ City: _____ State: _____ ZIP: _____
Email: _____ Date: _____
Signature: _____

Elizabeth Smith

Public Services ()

From: Travis Marden
Sent: Wednesday, December 1, 2021 10:31 AM
To: Elizabeth Smith
Subject: FW: Sunnyside RNG Facility - Access from Yakima Valley Highway

JAN 11 2022

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

Follow Up Flag: Follow up
Flag Status: Flagged

See the City's email response below my email to Tom and Chris.

Travis

From: Travis Marden
Sent: Tuesday, November 23, 2021 1:57 PM
To: tom.todaro@pacificag.com; Chris Smeenck <ChrisS@agprorepair.com>
Cc: Vince Loftus <vloftus@jub.com>
Subject: FW: Sunnyside RNG Facility - Access from Yakima Valley Highway

Good afternoon Gentlemen. We received a response from Shane Fisher at City of Sunnyside regarding the capacity and analysis submitted for the Sunnyside RNG facility. See Shane's email below. Based on this response we are comfortable with the lane widening configuration included with the capacity analysis. I believe the only remaining transportation related element is the location of the new private rail crossing that Chris is working with Kim Yeager on.

Let me know if there is any other assistance we can provide. Have a happy and safe Thanksgiving holiday.

TRAVIS A. MARDEN, P.E. (WA, ID, CO)
Project Manager
Transportation Services Group

J-U-B ENGINEERS, Inc.

Please note new address

3611 S. Zintel Way, Kennewick, WA 99337
e tam@jub.com w www.jub.com
p 509 783 2144 c 509 531 0000 f 509 736 0790

From: Shane Fisher <sfisher@sunnyside-wa.gov>
Sent: Monday, November 22, 2021 8:59 AM
To: Travis Marden <tmarden@jub.com>
Subject: [EXTERNAL] RE: Sunnyside RNG Facility - Access from Yakima Valley Highway

External Email - This Message originated from outside J-U-B ENGINEERS, Inc.

Travis,
My apologies for the delayed response. Everything looks good.

City of Sunnyside
acceptance of TIA

CUP21-059/SEP21-044

Thanks!!!

Shane Fisher
Director of Public Works
City of Sunnyside
509.837.5399 (o)
509.836.6383 (f)
sfisher@sunnyside-wa.gov

From: Travis Marden <tmarden@jub.com>
Sent: Monday, November 22, 2021 7:38 AM
To: Shane Fisher <sfisher@sunnyside-wa.gov>
Subject: RE: Sunnyside RNG Facility - Access from Yakima Valley Highway

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments, and verify any instructions with the sender in person or over the phone.

Hi Shane. With this being the week of Thanksgiving you're probably on vacation but I thought I'd reach out anyway. Did you have a chance to review the capacity and safety analysis we prepared for the potential renewable natural gas facility on Yakima Valley Highway? We have a status call this morning with the client and would like to give them an update on the City's review.

Thanks Shane. Hope all is well.

TRAVIS A. MARDEN, P.E. (WA, ID, CO)
Project Manager
Transportation Services Group

J-U-B ENGINEERS, Inc.

Please note new address

3611 S. Zintel Way, Kennewick, WA 99337
e tam@jub.com w www.jub.com
p 509 783 2144 c 509 531 0000 f 509 736 0790

From: Travis Marden
Sent: Monday, November 8, 2021 9:30 AM
To: Shane Fisher <sfisher@sunnyside-wa.gov>
Subject: RE: Sunnyside RNG Facility - Access from Yakima Valley Highway

Good morning Shane,
I wanted to check in with you regarding the capacity and safety analysis we submitted for the renewable natural gas facility to be constructed on the Yakima Valley Highway. Did you have any questions on the analysis provided? I'm not sure how much you know about the proposed facility so it might be beneficial to discuss on the phone.

Thank you. I look forward to speaking with you about this project and planned improvements to YVH.

TRAVIS A. MARDEN, P.E. (WA, ID, CO)

Project Manager
Transportation Services Group

J-U-B ENGINEERS, Inc.

Please note new address

3611 S. Zintel Way, Kennewick, WA 99337

e tam@jub.com w www.jub.com

p 509 783 2144 c 509 531 0000 f 509 736 0790

From: Travis Marden

Sent: Wednesday, October 27, 2021 3:37 PM

To: Shane Fisher <sfisher@sunnyside-wa.gov>

Cc: tom.todaro@pacificag.com; ChrisS@agprorepair.com; Vince Loftus <vloftus@jub.com>

Subject: Sunnyside RNG Facility - Access from Yakima Valley Highway

Good afternoon Shane,

J-U-B ENGINEERS, Inc. is currently working with Pacific Ag on the feasibility of siting a Renewable Natural Gas facility south of Yakima Valley Highway (YVH) and east of Northbank Road in Yakima County. Access for the facility will be from YVH approximately 2,500 feet east of the I-82 Sunnyside Road Interchange. It is our understanding that jurisdictional control for this particular section of YVH lies with the City, which is the reason for my email today. A capacity and safety analysis was performed to document existing and proposed conditions, any mitigation required, and additional improvements proposed by Pacific Ag to increase safety at the new access point. This analysis and exhibits depicting the proposed access improvements on YVH are included in the attached PDF.

We understand that the City cannot formally approve the access improvements without final engineering plans, but we would like to receive preliminary approval from the City on the access location and proposed improvements to YVH as we proceed with the feasibility study. I am available to discuss the project with you at any time. If you have any questions or concerns please email me at tam@jub.com or call me at the numbers below.

Thanks Shane.

TRAVIS A. MARDEN, P.E. (WA, ID, CO)

Project Manager

Transportation Services Group

J-U-B ENGINEERS, Inc.

Please note new address

3611 S. Zintel Way, Kennewick, WA 99337

e tam@jub.com w www.jub.com

p 509 783 2144 c 509 531 0000



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

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