



LAND USE ZONING & PERMIT APPLICATION

CITY OF PROSSER, WASHINGTON

APPLICANT'S NAME: Darral Moore – JUB Engineer's, Inc.

PROJECT NAME Milne Fruit @ Hwy 22/221

PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)

Project Address: _____
(Leave blank if not assigned)

Parcel Number (Property Tax Account Number): 106852011408003

Legal Description: Lot 3 of Short Plat 1408

PROPERTY OWNER INFORMATION

Name: Wyckoff Holdings, ^{LLC} Inc. successor to Washington Frontier Juice, Inc.

Address: 160602 Evans Road City: Grandview State: WA Zip: 98930

Phone: 509-882-3934 Cell Phone: 509-830-5000

Email: DaveW@wyckoff-farms.com (email will not be used for transmittal of official findings)

OWNERS AUTHORIZED AGENT: Darral Moore – JUB Engineers, Inc.

Address: 2810 W. Clearwater Ave, Ste 201 City: Kennewick State: WA Zip: 99336

Phone: 509-783-2144 Cell Phone: _____

Email: dsm@jub.com

PROJECT INFORMATION

- | | |
|--|---|
| <input checked="" type="checkbox"/> Site Review | <input type="checkbox"/> Conditional Use (requires Conditional Use form LUA-S1) |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Variance (requires Variance request form LUA-S2) |
| <input type="checkbox"/> Change of Zone | <input type="checkbox"/> Similar Use |
| <input type="checkbox"/> Accessory Dwelling Unit | <input type="checkbox"/> Encroachment |
| <input type="checkbox"/> Overlay Zone | <input type="checkbox"/> Adult Family Home |
| <input type="checkbox"/> Right-of-Way Use Permit | <input type="checkbox"/> Continuation and/or Minor Alteration of Non-Conforming Use |
| <input type="checkbox"/> Other | <input checked="" type="checkbox"/> SEPA |

PROJECT DESCRIPTION: Construct 20,000 sq.ft. processing and 10,000 sq ft storage facilities and associated site improvements on Lot 3 of Short Plat 1408 consisting of approximately 6.14 acres off of SR 22 and SR 221.

City of Prosser
601 7th Street
Prosser WA 99350
(509) 786-2332

PLEASE ATTACH THE REQUIRED VICINITY MAP

ESTIMATED PROJECT VALUATION: \$ 16,500,000

CONTRACTOR INFORMATION

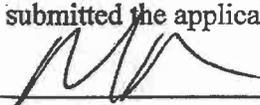
Company Name: N/A Email: _____

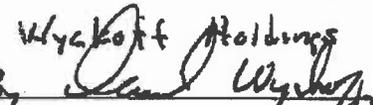
Contact Person: _____ Contact Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Contractor's Registration No.: _____ Expiration Date: _____

I, the undersigned, do hereby certify that, to the best of my knowledge, the information on this application and other submitted information is true and correct. In addition, I understand that acceptance of this application and fees does not constitute submittal of a valid application until so informed by the City. I have attached, enclosed, or submitted the applicable fees for this application.


Applicant Signature _____ Date 12-28-15

Wycokoff Holdings LLC
By 
Owner Signature _____ Date 12/28/15
David Wycokoff

If the property owner is other than an individual such as a corporation, partnership or agency, please provide proof of signatory authorization.

SITE REVIEW	
<u>Application must include the following.</u>	
1. Critical Areas Worksheet	
2. Proof of Legal Lot	
3. Proof of ownership or authority	
4. 25 year Storm Water Calculations stamped by an engineer	
5. Site Plan Drawing which shows....	
<input type="checkbox"/> All existing and proposed lot lines.	
<input type="checkbox"/> The location of all existing structures to remain and the location of all proposed structures.	
<input type="checkbox"/> The location of all utilities proposed to be used.	
<input type="checkbox"/> The proposed number and location of water meters.	
<input type="checkbox"/> The location of all solid waste receptacle areas.	
<input type="checkbox"/> The method of handling storm water removal.	
<input type="checkbox"/> All easements and right-of-ways.	
<input type="checkbox"/> All off-street parking and loading areas.	
<input type="checkbox"/> All driveway locations.	
<input type="checkbox"/> All landscaping, outdoor lighting and fencing..	
<input type="checkbox"/> A north arrow.	
<input type="checkbox"/> Scale of drawing	
Deposits are required at the time an application is submitted. You will still get a monthly bill for actual costs incurred. Your deposit will not be refunded until the project has closed.	
SITE REVIEW	\$500.00 Deposit
VARIANCE	\$500.00 Deposit
SITE REVIEW	\$500.00 Deposit
SEPA	\$500.00 Deposit
ANNEXATION	\$500.00 Deposit
ZONE CHANGE	\$1000.00 Deposit
CONDITIONAL USE	\$500.00 Deposit

CITY USE ONLY

RECEIVED BY _____ DATE _____

APPROVED BY _____ DATE _____

RETURNED BY _____ DATE _____

REASON FOR APPLICATION RETURN _____

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: [\[help\]](#)

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

1. Name of proposed project, if applicable: Milne Fruit @ SR 22/221
2. Name of applicant: Wyckoff Holdings, Inc. successor to Washington Frontier Juice, Inc. - Reed McKinlay or Dave Wyckoff
3. Address and phone number of applicant and contact person:
160602 Evans Rd, Grandview, WA, 98930

Phone: 509-882-3934 or 509-830-5000

4. Date checklist prepared: 12-18-15
5. Agency requesting checklist: City of Prosser
6. Proposed timing or schedule (including phasing, if applicable): Begin Construction March 2016 through September 2016
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes. Future 20,000 s.f. expansion of the processing building and an additional 10,000 s.f. of storage building.

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

Geotechnical report will be prepared.

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

No

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

SEPA, Site Review, Building and ancillary 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 to develop a 20,000 s.f. vegetable/fruit processing building and a 10,000 s.f. storage building and associated site improvements on 6.14 acres. Site access will come off of SR 221 as shown on the general site plan.

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.

Lot 3 of short plat 1408

Parcel Number: 106852011408003

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site:

(circle one): FLAT, rolling, hilly, steep slopes, mountainous, other _____

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

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.

Scootney silt loams with gravel loam subsoil

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

No

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

It is anticipated that no imported fill material will be needed. On-site soils to be reworked to accommodate on-site improvements. It is estimated that approximately 12,000 cubic yards of on-site earthwork will be conducted.

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

Erosion control measures will mitigate possible erosion during construction. Soil erosion due to water and air is likely during clearing and construction.

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

70%

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

Water during construction, landscape and hydroseed disturbed areas

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.

Vehicle exhaust during and after construction, possible dust emission during construction, and steam from the processing facility.

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

No

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

Dust control during construction

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

a. Surface Water:

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. [\[help\]](#)

No

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

No

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

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

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

No

b. Ground Water:

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

No

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

None anticipated

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. [\[help\]](#)

Stormwater runoff. Runoff to be collected and contained on-site per City of Prosser design standards.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Stormwater will be contained on-site meeting City of Prosser design requirements.

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

a. Check the types of vegetation found on the site: [\[help\]](#)

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? [\[help\]](#)

Existing shrubs and grasses will be removed over the majority of the site.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

Unknown

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Landscaping to conform with the City of Prosser Municipal Code

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Unknown

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. [\[help\]](#)

Examples include:

birds: **hawk**, heron, eagle, **songbirds**, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Unknown

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Unknown

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None at this time

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

Unknown

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. [\[help\]](#)

Electrical and natural gas will be used to power and heat the building.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

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: [\[help\]](#)
None at this time

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. [\[help\]](#)

Project will have ammonia tanks for cooling

- 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. [\[help\]](#)

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. [\[help\]](#)

Project will have ammonia tanks for cooling

- 4) Describe special emergency services that might be required. [\[help\]](#)

None

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None identified at this time

- b. **Noise** [\[help\]](#)

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

None

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

Short Term Construction: 7 am to 6 pm

Long Term Facility operation: 7am to 7pm

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None

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. [\[help\]](#)

Industrial. No impacts to adjacent uses

- 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? [\[help\]](#)

No

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

No

- c. Describe any structures on the site. [\[help\]](#)

None

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No

- e. What is the current zoning classification of the site? [\[help\]](#)

IL – Light Industrial

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Industrial

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

.NA

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

24 to 30 employees

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

NA

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

None

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None

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

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

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? [\[help\]](#)

Building should not be greater than 35-ft. Main exterior material is metal siding.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

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? [\[help\]](#)

Building and parking/yard area lighting. Evenings and early mornings

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Lighting to be in accordance with City of Prosser municipal code

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

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
None

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
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 located on or near the site? If so, specifically describe. [\[help\]](#)

None known

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. [\[help\]](#)

No

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

Historic maps

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. [\[help\]](#)

None

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. [\[help\]](#)
SR 22 and SR221. Access will come off of SR 221. No access off of SR 22.

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? [\[help\]](#)

No. No transit in the nearest vicinity.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Approximately 28 parking spaces to be added. No parking spaces eliminated.

- 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). [\[help\]](#)

None anticipated

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

No

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

Estimate 70 to 80 vehicle trips per day. Peak volumes would occur during employee shift changes which are estimated to occur around 7:00 am and 7:00 pm. Peak hour is estimated between 6:30 to 7:30 am with an estimated 20 trips inbound/ 20 outbound. Trucks are estimated to be 10 to 15% of the peak hour volume. Employee shifts are estimated between 12 to 15 employees per shift. Morning peak hour truck delivery/pickup is estimated between 4 to 6 trucks.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None at this time

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. [\[help\]](#)

Possible increased emergency services (police and fire) related to this project.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None at this time

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

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

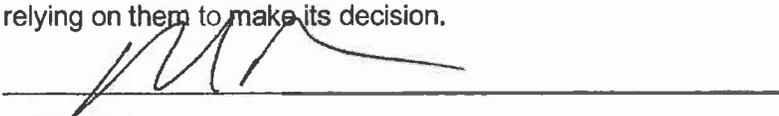
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

City of Prosser: Water and Sewer
Benton REA: Electric
Natural Gas: Cascade Natural Gas
Telephone: Century Link
Refuse/Garbage: Basin Disposal

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: _____



Name of signee: Darral Moore

Position and Agency/Organization: Project Manager, J-U-B Engineers, Inc.

Date Submitted: 12-29-15