



SEPA ENVIRONMENTAL CHECKLIST SUBMITTAL SUPPLEMENTAL

Form # PLN ENR 003-SS1-A
Revised: 8/12/14

Yakima County Public Services
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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: 4/12/17

REVIEWED BY: TC

PROJECT #: Horizon 2040

CASE #: SEP17-011

RELATED FILES:
2017-02 2017-01

A. BACKGROUND

1. Name of proposed project, if applicable:

Horizon 2040 – Comprehensive Plan update from Plan 2015 to Horizon 2040.

CPA – Grandview Comprehensive Plan Amendment

2. Name of applicant:

Yakima County Public Services, Planning Division

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

**Noelle Madera – Senior Project Planning, Long Range Division
128 N. 2nd St., Fourth Floor Courthouse
Yakima, WA 98901
509-574-2235**

4. Date checklist prepared:

March 22, 2017

5. Agency requesting checklist:

Yakima County Public Services

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

**Anticipated schedule for calendar year 2017 (Horizon 2040 and CPA):
Planning Commission Public Hearing scheduled for April 26, 2017.
Board of County Commissioners Public Hearing scheduled for June 6, 2017.
Board of County Commissioners adoption – June 2017**

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

Horizon 2040 - Yes, according to RCW 36.70A.130, each city or county fully planning under RCW 36.70A.040 must complete a periodic update of their entire comprehensive plan and development regulations to ensure they comply with the Growth Management Act. Per the schedule provided by the Department of Commerce, Yakima County must complete its update by June of 2017 and every 8 years thereafter.

CPA – No.

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

Horizon 2040 - SEPA/GMA Integrated Environmental Analysis for the Yakima County Comprehensive Plan 2015 (as part of the Comprehensive Plan 2015 adoption in 1997). SEP2007-00052 – Environmental review associated with the Comprehensive Plan update in 2007.

Environmental impacts of the existing goals, policies and regulations were previously considered through the environmental review of Plan 2015, including all updates since

then. The proposed changes to *Plan 2015* goals and policies are primarily generated to comply with the latest requirements of the Growth Management Act (RCW 36.70A).

CPA – The original zoning of the property would have been considered with the SEPA/GMA Integrated Environmental Analysis for Yakima County when the associated zoning was applied.

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.

N/A (*Horizon 2040* and CPA)

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

Local approval and adoption by the Board of County Commissioners (BOCC) (*Horizon 2040* and CPA).

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.)

Yakima County is proposing to update (provide edits and revisions to) the Comprehensive Plan (*Plan 2015* to *Horizon 2040*) to comply with current state law. This revision combined *Plan 2015* Volumes 1 and 2 into one document, *Horizon 2040*, includes text and map edits, and changes the name of the Comprehensive Plan to *Horizon 2040*. A copy of the current revisions, as proposed by Yakima County Planning staff is provided at: <http://www.yakimacounty.us/852/Process-Documents>. Any future revisions or substantive documents produced relating to this proposal will be updated at that link. This is a non-project action, no development is proposed.

Comprehensive Plan Amendment - The City of Grandview has requested a rezone of properties located within the Urban Growth Area of Grandview to be rezoned from Light Industrial (M-1) to Residential (R-1) as part of the Comprehensive Plan Update. This rezone would change the land use designation from Urban Industrial to Urban Residential. The intent of the rezone is to have the land use designation and zoning reflect the existing use of the property, which is developed in residential uses.

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 Comprehensive Plan update is for Yakima County-wide and has applicability to unincorporated areas of Yakima County, excluding the closed areas of the Yakama Nation and lands of the U.S. Army Yakima Training Center.

The CPA consists of five parcels and is located on the east/northeast side of the City of Grandview, less than one from the Yakima County/Benton County line. The property is located in the SW corner of the SW corner of Section 13, Township 9, Range 23.

Tax Parcel Numbers: 230913-33016; 230913-33018; 230913-33029; 230913-33417; 230913-33418

Property Address: 711 and 751 Bonnieview Rd. and 40, 150, and 160 Willoughby Rd.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Horizon 2040 - Yakima County contains all the above.

CPA – flat

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

Horizon 2040 - Yakima County topography ranges from very steep to flat.

CPA – approximately 1% slope

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.

Horizon 2040 – Yakima County contains all of the soils found in the Soil Survey of Yakima County Area, Washington (US Department of Agriculture, 1985).

CPA – Warden silt loam, 0 to 2 percent slopes according to the Soils Survey of Yakima County Area Washington (United States Department of Agriculture, May 1985). This land is currently zoned Light Industrial and therefore is not designated as agricultural resource land of long-term commercial significance.

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

Horizon 2040 – Yakima County contains all levels of soil stability.

CPA – None known.

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.

N/A. No construction activity is proposed (*Horizon 2040* and CPA).

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

N/A (*Horizon 2040* and CPA).

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

N/A (*Horizon 2040* and CPA).

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

Horizon 2040 - No additional measures are proposed in this Comprehensive Plan update. The Critical Areas Ordinance and SEPA review includes provisions to control erosion for new developments and complies with state law.

CPA - No additional measure are proposed.

2. Air

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

Horizon 2040 and CPA - No air emissions would result from the proposal.

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

N/A - Horizon 2040 and CPA

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

Horizon 2040 and CPA - None are proposed.

3. Water

a. Surface:

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

Horizon 2040 - Yakima County contains a range of freshwater environments as described in the both the Shoreline Master Program and Critical Areas Ordinance. This includes perennial and intermittent streams, and wetlands.

CPA - Immediately to the east of all five parcels is an 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.

Horizon 2040 and CPA - N/A, neither Horizon 2040 nor the CPA area proposing any work.

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.

Horizon 2040 and CPA - N/A

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

Horizon 2040 and CPA - N/A

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

Horizon 2040 - Yakima County contains Federal Emergency Management Agency (FEMA) calculated floodplains, including floodways, and 100-year floodplains.

CPA – The subject property does not lie within 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.

Horizon 2040 and CPA - N/A

b. Ground:

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

Horizon 2040 and CPA - N/A

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.

Horizon 2040 and CPA - N/A

c. Water runoff (including storm water):

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

Horizon 2040 - N/A

CPA – Storm water will be maintained on-site.

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

Horizon 2040 and CPA - No

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

Horizon 2040 - N/A

CPA – No

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

Horizon 2040 and CPA - No additional measures are proposed in the Comprehensive Plan update. The CAO includes provisions to control water-related impacts for new developments and complies with state laws.

4. Plants

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

Horizon 2040

- 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

CPA

- 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?

Horizon 2040 and CPA - N/A

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

Horizon 2040

Vascular plants and mosses: beaked cryptantha, basalt daisy, diffuse stickseed (S, T), Brewer's cinquefoil (S,T), dwarf rush (S,T), Kellogg's rush (S,E), Kalm's lobelia (S,E), marginate splashzone moss (S,T), rosy owl-clover (S,E), large-awned sedge (S,T), Sierra onion (S,T), and Umtanum Desert buckwheat (F,T, S,E).

F – federal S – state E – endangered T – threatened

CPA – None known.

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

Horizon 2040 - The Critical Areas Ordinance (Yakima County Code Title 16C) includes provisions to preserve and enhance vegetation for new developments and complies with state law.

CPA – No landscaping measures have been proposed.

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

Horizon 2040

Know noxious weeds are the following:

Class A: Dyer's woad, Johnsongrass, oriental clematis, Ravenna grass, Mediterranean sage, Texas blueweed, and wild four o'clock.

Class B: Dalmatian toadflax, houndstongue, diffuse knapweed, meadow knapweed, Russian knapweed, spotted knapweed, Japanese knotweed, purple loosestrife, skeletonweed, myrtle spurge, sulfure cinquefoil, tansy ragwort, musk thistle, Scotch thistle, yellow floating heart, yellow nutsedge, yellow starthistle, and Eurasian watermilfoil.

CPA – None known.

5. Animals

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

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

Mammals: Deer, bear, elk, beaver, other:

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

Horizon 2040 - All of the above have been observed in Yakima County except herring

CPA – Hawks, songbirds

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

Horizon 2040

Canada lynx (F,T,S,T), Columbia River bull trout (F,T), Columbia River steelhead (F,T), ferruginous hawk (S,T), greater sage-grouse (S,T), northern spotted owl (F, T, S, E), Sandhill Crane (S,E), Western Gray Squirrel (S,T) and yellow-billed cuckoo (F,T).

F – Federal S – State E – Endangered T – Threatened

CPA – None known.

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

Horizon 2040 - Yes, Yakima County is part of the Pacific Flyway for migratory birds, elk migrate through wild lands, and fish migrate through many of Yakima County streams.

CPA – No.

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

Horizon 2040 – The existing Critical Areas Ordinance (Title 16C) and SMP (Title 16D) includes provisions to preserve and enhance wildlife and wildlife habitat that could be affected by new developments and complies with State law.

CPA – None proposed.

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

Horizon 2040 – The update is county-wide.

CPA – None known.

6. Energy and natural resources

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

Horizon 2040 and CPA - N/A

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

Horizon 2040 - N/A

CPA - 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:

Horizon 2040 - N/A

CPA – No

7. Environmental health

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

Horizon 2040 and CPA - None

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

Horizon 2040 - The Comprehensive Plan Update does not relate to a specific property. Known contaminated site information is available from the Washington Department of Ecology and is available online at <https://fortress.wa.gov/ecy/neighborhood/>.

CPA – There are no known contaminations at this site.

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.

Horizon 2040 - N/A

CPA - None

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

Horizon 2040 - N/A

CPA – None known

4) Describe special emergency services that might be required.

Horizon 2040 - N/A

CPA – None

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

Horizon 2040 - No additional measures are proposed. The Comprehensive Plan has goals and policies. Title 19 and Title 16 include provisions that reduce or control environmental health hazards.

CPA - None

b. Noise

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

Horizon 2040 - N/A

CPA – N/A

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.

Horizon 2040 - N/A

CPA - None

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

Horizon 2040 - None proposed

CPA – None proposed

8. Land and shoreline use

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

Horizon 2040 - Yakima County contains a wide range of land uses throughout the county.

CPA – The current land use for four of the tax parcels is single family residential. The remaining tax parcel consists of a five unit multi-family residential unit. Three of the four parcels also consist of agricultural land. The surrounding properties consist of single family residential and agricultural lands. To the north of the subject property is Interstate 82. The proposal to rezone to Single-Family Residential (R-1) will not affect current land uses on nearby or adjacent properties because so many of the neighboring properties are already developed in residential uses. Additionally, the development regulation (Title 19)

STAFF USE ONLY

applies development regulations to protect the residential land uses from industrial development.

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?

Horizon 2040 - Yakima County has extensive working farmlands and many areas that are forested. This proposal would not convert any lands.

CPA – There are no forest lands on-site. The subject property has areas of agricultural pasture land. The subject property is not designated agricultural lands of long-term commercial significance, therefore none will be converted as part of this proposal. This CPA does not propose to convert farmland into nonfarm uses; however, there are approximately 7 acres of vacant pasture land on the subject property.

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:

Horizon 2040 - N/A

CPA – No. The neighboring properties to the west in agricultural production are separated by 100 feet of canal or canal right-of-way and the properties to the south, east, and north are separated by road right-of-way. The road and canal right-of-way will help buffer the effect of the agricultural activities. Additionally, Title 19 development regulations has requirements that protect residential uses from agricultural activities, such as additional setback or landscape buffers.

c. Describe any structures on the site.

Horizon 2040 - N/A

CPA – The subject property consists of four single-family residences on four of the tax parcels, one multi-family 5-plex on the fifth tax parcel, and accessory structures on each of the parcels.

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

Horizon 2040 - N/A

CPA – No structures are proposed to be demolished.

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

Horizon 2040 - Yakima County contains a wide range of zoning districts.

CPA – The current zoning is Light Industrial (M-1)

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

Horizon 2040 - Yakima County contains a wide range of Comprehensive Plan land use designations.

CPA – The current comprehensive plan designation is Urban Industrial

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

Horizon 2040 – There are a number of shoreline master program designations throughout the County. The current Shoreline Master Program includes the following environmental designations: Urban, Rural, Conservancy, and Natural.

CPA – N/A

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

Horizon 2040 - Yes, there are areas throughout the county that are classified/identified critical areas.

CPA – None.

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

Horizon 2040 - The most recent federal decennial census for 2010 had Yakima County at a population of 243,231, and the Washington State Office of Financial Management (OFM) has the County at a 2015 population of 249,970.

CPA – There are currently four single-family residences of varying size on the subject property and one multi-family five unit residence, all of which provide residential living space. The proposal would not change the number of people residing/working in the completed project.

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

Horizon 2040 – N/A

CPA - None

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

Horizon 2040 and CPA - None are proposed as no displacements would occur.

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

Horizon 2040 - N/A

CPA – This proposal will be reviewed for consistency with existing and proposed land uses with the Comprehensive Plan

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

Horizon 2040 - The existing Comprehensive Plan and the update include goals and policies to ensure compatibility with nearby agricultural and forest lands of long-term commercial significance.

CPA – The subject property is buffered from all surrounding agricultural producing properties by canal and road rights-of-way. Additional, Title 19 has requirements included that ensure the compatibility between residential uses and agricultural uses, such as additional setbacks and landscape buffering.

9. Housing

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

Horizon 2040 – None

CPA - None

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

Horizon 2040 – None

CPA - None

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

Horizon 2040 and CPA - None are proposed as there are no housing impacts.

10. Aesthetics

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

Horizon 2040 and CPA - N/A. No structures are proposed.

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

Horizon 2040 and CPA - N/A

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

Horizon 2040 and CPA - None are proposed because neither the Comprehensive Plan update nor the Comprehensive Plan Amendment have any aesthetic impacts.

11. Light and glare

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

Horizon 2040 – N/A

CPA - None

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

Horizon 2040 - N/A

CPA - No

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

Horizon 2040 – None

CPA – None

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

Horizon 2040 and CPA - None are proposed as the Comprehensive Plan update and the CPA will not create any light and glare impacts.

12. Recreation

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

Horizon 2040 - There is a variety of recreational opportunities within Yakima County, including but not limited to hunting, fishing, camping, hiking, boating, sightseeing, bike riding, rock climbing, geocaching, birdwatching, rockhounding, golfing, skiing, snomobiling, ATV riding, and individual and team sport activities.

CPA – The Lower Yakima Valley Pathway, which is an east west pathway from Sunnyside, WA to Prosser, WA, is approximately 900 feet south of the subject property, with the closest parking access available at approximately 4800 feet from the property.

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

Horizon 2040 and CPA - No

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

Horizon 2040 and CPA - None are proposed as the Comprehensive Plan Update and CPA do not impact recreation.

13. Historic and cultural preservation

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

Horizon 2040 - Yes, there are historic sites throughout Yakima County that are eligible for listing. See Washington Information System for Architectural & Archaeological Records Data for specific sites at <http://www.dahp.wa.gov/learn-and-research/find-a-historic-place>.

CPA – 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. Is there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Horizon 2040 - Yes, there are landmarks, features, or other evidence of Indian or historic use or occupation, including material evidence throughout Yakima County. Reports

submitted to Yakima County, are project specific and kept on file. However, many reports are confidential and exempt from disclosure under RCW 42.56.300, as they contain historically and culturally sensitive materials.

CPA – None know.

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.

Horizon 2040 - None. The existing and updated Comprehensive Plan do not have any potential impacts to cultural and historic resources.

CPA – The subject property has been developed with residential housing units and agricultural production. There is no record of any landmark, feature, or other evidence of Indian or historic use or occupation identified during those previous developments. Additionally, there is no record in the Washington Department of Archaeology & Historic Preservation website of any record items of significance being found.

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.

Horizon 2040 - No measures are proposed as part of the Comprehensive Plan update. The existing and updated Comprehensive Plan, in addition to Yakima County's development regulations (Title 19) provide measures to avoid, minimize, or compensate for loss, changes to, and disturbance of cultural resources. Additionally, if archaeological resources are uncovered during any project proposal, developers and property owners shall immediately stop work and notify Yakima County, the Washington State Department of Archaeology and Historic Preservation, and any affected Indian tribes. Archaeological sites are subject to RCW 27.44 (Indian graves and records) and RCW 27.53 (Archaeological sites and records), and development or uses that may impact such sites shall comply with WAC 25-48 (Archaeological Excavation and Removal Permit).

CPA – None. As stated above, RCW 27.44, RCW 27.53, and WAC 25-48 shall be complied with.

14. Transportation

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

Horizon 2040 - Yakima County contains a wide range of streets and highways.

CPA – Bonnieview Road (County paved), Willoughby Rd (County paved). Other public roadways would include N. Elm Street (City, paved) and Interstate 82. Private access easements also serve the subject property.

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?

Horizon 2040 - Public transit is provided primarily in urban areas within city limits with some overlap into County jurisdiction. Public bus service is provided in the City of Yakima, Selah, Union Gap, Pahto Public Passage connects Toppenish, Wapato, Harrah,

Brownstown, and White Swan. The Community Connector (Yakima-Prosser Connector) provides fare-free general public transportation. The ADA accessible buses stop at designated site in Yakima, Wapato, Toppenish, Zillah, Granger, Sunnyside, Grandview and Prosser.

CPA – the subject property is not served by public transit. Areas of Grandview are served by the Yakima-Prosser Community Connector with the nearest stops approximately 2,000 feet from the subject property.

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

Horizon 2040 and CPA - None.

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).

Horizon 2040 - N/A

CPA – No

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

Horizon 2040 - N/A

CPA – The subject property is adjacent to Interstate 82 with access to I -82 via two highway interchanges accessed by County and City roadways.

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?

Horizon 2040 - N/A

CPA – No change to existing.

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.

Horizon 2040 and CPA - No.

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

Horizon 2040 and CPA - None proposed as there are no impacts.

15. Public services

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

Horizon 2040 - No.

CPA – No change to existing need.

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

Horizon 2040 and CPA - None are proposed as public services will not be impacted.

16. Utilities

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

Horizon 2040 - All of the above utilities are in various locations throughout Yakima County.

CPA – Electricity, telephone, other: irrigation

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.

Horizon 2040 - N/A

CPA – None.

C. SIGNATURE

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

Signature: 

Date Submitted: 11 Apr 2017

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Horizon 2040 - The proposal will not increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The Yakima County Comprehensive Plan update is the eight-year maintenance update required by RCW 36.70A to ensure internal consistency as well as compliance with state mandates. The existing and proposed updated version of the Comprehensive Plan includes measure to prevent or reduce such impacts.

CPA – The proposal will not increase the production, storage or release of toxic or hazardous substances. Any increase to the discharge of water, emissions to air, or the production of noise would only be to the extent associated with typical low density residential use and only those nonresidential uses allowed in the Single-Family Residential zoning district.

Proposed measures to avoid or reduce such increases are:

Horizon 2040 - Natural Setting goals and policies within the Comprehensive Plan specifically address such impacts, those goals and policies are implemented by the Zoning Ordinance, CAO and the SMP, which include measures to reduce and/or mitigate such impacts resulting from development.

CPA – The goals and policies in the comprehensive plan and the development regulations in Title 19 provide measure to avoid or reduce increases. If applicable, complete an additional SEPA Checklist once a project has been proposed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Horizon 2040 - The updated Comprehensive Plan will not increase impacts to plants, animals, or fish, but is intended to protect, and conserve riparian vegetation and wildlife habitats.

CPA – This proposal will have no effect to plants, animals, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Horizon 2040 - Natural Setting goals and policies within the Comprehensive Plan specifically address such impacts, those goals and policies are implemented by the Zoning Ordinance CAO and the SMP, which include measures to reduce and/or mitigate such impacts resulting from development.

CPA – Conservation of these issues would be reviewed through additional SEPA review and implementation of rules and regulations of the Critical Areas Ordinance, if determined necessary.

3. How would the proposal be likely to deplete energy or natural resources?

Horizon 2040 - N/A

CPA – N/A. No natural resources are being exploited through this application.

Proposed measures to protect or conserve energy and natural resources are:

Horizon 2040 - N/A

CPA – None needed, none proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

Horizon 2040 - The updated Comprehensive Plan will not increase impacts to environmentally sensitive areas, but listed numerous goals and policies intended to protect, and conserve environmentally sensitive areas.

CPA – This proposal does not affect environmentally sensitive areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Horizon 2040 - Natural Setting goals and policies within Plan 2015/Horizon 2040 specifically address such impacts, those goals and policies are implemented by the Zoning Ordinance, CAO and the SMP, which include measures to reduce and/or mitigate such impacts resulting from development.

CPA – Compliance with local, state and federal environmental ordinances will ensure protection occurs.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Horizon 2040 - The updated Comprehensive Plan will not affect land and shoreline use by allowing any incompatible shoreline uses.

CPA – This proposal will not affect shorelines, as there are none affected. Future land use development of the property will be dictated by local, state, and federal ordinances.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Horizon 2040 - Natural Setting goals and policies within the Comprehensive Plan specifically address such impacts, those goals and policies are implemented by the Zoning Ordinance, CAO and the SMP, which include measure to reduce and/or mitigate such impacts resulting from development. Within the proposed CAO/SMP best available science was used in reviewing existing Critical Area standards and instrumental in developing new standards. The updated CAO would reduce Critical Area impacts resulting from land use and development projects.

CPA – Compliance with local, state and federal shoreline and land ordinances will ensure protection occurs.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Horizon 2040 - N/A

CPA – The intent of the proposal is to rezone the property to Single-Family Residential, which is intended for low-density, single-family residential dwellings. Because of the low-density, the proposal is likely to only cause a minor increase demand on the transportation or public services and utilities systems.

Proposed measures to reduce or respond to such demand(s) are:

Horizon 2040 - N/A

CPA – All new development would be required to meet transportation concurrency requirements prior to development occurring.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Horizon 2040 - The proposal is following the Growth Management Act and is consistent with all County ordinances.

CPA – No conflicts are anticipated.