



DEPARTMENT OF PUBLIC SERVICES

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VERN M. REDIFER, P.E., Director

October 26, 2015

TO: SEPA Interested Agencies and Parties of Record

FROM: Lynn Deitrick, SEPA Responsible Official

SUBJ: Mitigation Determination of Non-Significance/Adoption of Existing Environmental Documents for the 2015 Comprehensive Plan - *Plan 2015*, Development Regulation Amendments (File No.: ZON2010-00001/SEP2015-00023; ZON2015-00004/SEP2015-00025; TXT2015-00004/SEP2015-00041; TXT2015-00005/SEP2015-00042; ZON2015-00006/SEP2015-00053)

DESCRIPTION OF PROPOSAL

Yakima County is issuing the attached *Mitigated Determination of Non-Significance (MDNS)/Adoption of Existing Environmental Documents* for the 2015 *Plan 2015*, Development Regulation and UGA update amendments to solicit comment from SEPA interested agencies and parties of record. This proposal is subject to environmental review. As lead agency, Yakima County has determined this proposal will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c), provided the measures listed in the MDNS are taken to mitigate potential adverse impacts.

COMMENT AND APPEAL INFORMATION

Your views on the proposal are welcome, and you may provide written comments on issues related to the proposal. All written comments received by 4:30 p.m., Nov 13, 2015 will be considered. Mail your comments on this proposal to the Yakima County Planning Division, Fourth Floor County Courthouse, 128 N 2nd, Yakima, Washington 98901. Be sure to reference the above file number that pertains to your specific comments in your correspondence. After all comments have been received and considered the threshold determination will be retained, withdrawn or modified without an additional comment period. There is no administrative appeal of this SEPA decision. If you have any questions on this proposal, please call Long Range/Environmental Manager, Tommy Carroll at 509-574-2300 or toll free at 1-800-572-7354 ext. 2300.

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

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

**MITIGATED DETERMINATION OF NON-SIGNIFICANCE
AND
NOTICE OF ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS
FOR 2015 COMPREHENSIVE PLAN AND ZONING AMENDMENTS**

1. **Description of current proposal:** As part of the 2015 comprehensive plan amendment process the Planning Commission has made final recommendations on the two proposed site-specific map amendments, proposed text amendments to the Yakima County Comprehensive Plan - **Plan 2015** and Yakima County Title 19 Unified Land Development Code and five proposed Urban Growth Area boundary changes. This document identifies the environmental impacts associated with each of the proposed amendments, proposed mitigation and the cumulative impacts.
2. **File Numbers:** ZON2010-00001/SEP2015-00023; ZON2015-00004/SEP2015-00025; TXT2015-00004/SEP2015-00041; TXT2015-00005/SEP2015-00042; ZON2015-00006/SEP2015-00053)
3. **Proponent:** Yakima County
4. **Location of Proposal:** County-wide
5. **Lead Agency:** Yakima County Planning Division
6. **Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c), provided the measures listed in the *Environmental Summary and Fact Sheet* are taken to mitigate potential adverse impacts. This decision was made after a careful review of the completed environmental checklists, non-project action supplements, environmental summary, comments and other information on file with the lead agency. This information (including all environmental documentation) is available to the public on request and can be examined in our offices during regular business hours or online at www.yakimap.com/permits. Environmental documents include the SEPA checklist, this threshold determination, and submittal materials
7. **Identified Environmental Impacts and Mitigation Measures:**
Substantive authority to require mitigation for potentially significant adverse environmental impacts is derived from WAC 197-11-660, Yakima County Code 16.04.230 and, by reference, the policies contained in the Yakima County Comprehensive Plan - **Plan 2015**. Proposals requested are for Urban Growth Area boundary changes, land use re-designations, zone changes and text changes. The proposals are non-project related, therefore no specific detail relating to site development or the timing of development was provided. More detailed SEPA review may be required

at time of project specific applications. The environmental review of the proposals took into consideration the applicant's proposal and any proposed changes made by staff and the Planning Commission.

PROPOSED SITE-SPECIFIC MAP AMENDMENTS

Staff has completed an assessment of the potential environmental impacts of each proposed map amendment, and proposed mitigation, where appropriate.

ZON2015-00004/SEP2015-00025: Gary Bos. The applicant requests to amend the Yakima County Comprehensive Plan - ***Plan 2015*** Future Land Use Map and to rezone the property. The request is to change the land use designation of the property from Agriculture Resource to Rural Self-Sufficient (RSS), and to rezone the property from Agriculture (AG) to Highway/Tourist Commercial (HC). The subject property is located at the intersection of State Route 24 and State Route 241, on the north side of State Route 24. The subject parcel is approximately 7 miles north of the City of Sunnyside. The subject property is identified as Assessor Parcel 231212-43900. (See *Exhibit 1* for proposed site plan.)

The proposal could lead to environmental impacts. Such impacts may include an increase in dust, impacts to drainage, an increase in groundwater withdrawals, increase in traffic, and increase in demand for public services, if developed to the fullest possible extent.

The Environmental Checklist submitted by the applicant discloses no direct adverse environmental impacts associated with the proposal. However, if approved, the increased number of possible uses and greater development potential allowed on the property could create potentially significant adverse environmental impacts, thus further environmental review will likely be required of most projects when future development applications are submitted. This proposed map amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in ***Plan 2015's*** Final Environmental Impact Statement (FEIS). Three potential impacts emerged:

Public Services: The property is located approximately 7 miles north of the City of Sunnyside. This parcel is not within a Fire Protection District. Wildfires have impacted the area in the past, included one that destroyed the original structures on the parcel. Wildfires will continue to present a threat to the subject parcel.

Mitigation: *No mitigation is required at this level of review. If approved, the proposed rezone would increase the development potential of the property. Future development will require review from Yakima County Building and Fire Safety.*

Groundwater: If approved, the proposed rezone could result in approximately 18 commercial lots, which would create a demand for additional groundwater withdrawals. Whether the creation of 18 lots is possible or approvable by Yakima County, the amount of groundwater available to the property is limited. Since the property is under a single ownership, it may be considered by Yakima County and Department of Ecology as one development. Therefore, based on Yakima County's comprehensive plan (**Plan 2015** Utilities Chapter – Table 1-2 and Goals and Policies UT 13.1) the proposed development may be required to use a community well with the maximum number of connections allowed would be eight (8) as a Satellite Management Agency (SMA).

Mitigation: Any future development on the parcel shall provide proof of water availability and legal right to access and use the water prior to receiving land use approval.

Mitigation: Yakima County or another approved and qualified Satellite System Management Agency (SMA) will operate and manage water systems with 5-8 connections/ lots. The Satellite System Management Agency (SMA) must be an established water service provider that has been approved by the State of Washington. If one is not available, the Washington State Department of Health may conditionally approve a community water system, provided that it has the financial resources and sufficient management to provide safe and reliable service, and meets other requirements of RCW 70.119A.060.

Land Use: The impacts associated with the potential new lots and commercial development would include; Increased traffic, increased impacts to public facilities, and increased impacts on groundwater withdrawals. Actual intensity of commercial activities and number of lots are unknown at this time. If approved, the proposed rezone could result in a large number of new lots in an area where there is limited public services and infrastructure. The potential of 18 lots in an area primarily designated for agricultural production would require a considerable public investment to ensure the health, safety and welfare of the new commercial activity. These issues need to be considered as part of this environmental review and if approved must be adequately addressed at the project level review.

Mitigation: At the project level, careful consideration must be made to site development and design (i.e., clustering), thus ensuring that the placement of new lots are in areas easily accessible and reduces the overall public investment.

ZON2010-00001: Ron Anderson. The applicant requests to amend the Yakima County Comprehensive Plan - **Plan 2015** Future Land Use Map to establish the Mineral Resource Overlay on one 80-acre parcel, and to remove two parcels, 40 acres each, from the Mineral Resource Overlay.

The application also seeks to re-zone the 80 acre parcel from Valley Rural (VR) to Mining (MIN), while retaining the Remote/Extremely Limited Development Potential (R/ELDP) zone on the parcels that are being de-designated from the Mineral Resource Overlay. The result will essentially be a "swap" of 80 acres of the Mineral Resource Overlay. Approval of this Comprehensive Plan Amendment is subject to consideration by the Planning Commission, the Board of Yakima County Commissioners, and testimony from neighbors and interested parties. Specifically, the applicant proposes to establish the Mineral Resource Overlay on the area identified as tax parcel 171310-31003, 80 acres, (hereafter referred to as Subject Property (1); and to remove two 40-acre tax parcels, 171310-32001 and 171310-32002, from the Mineral Resource Overlay (hereafter referred to as Subject Property (2)). If approved, Subject Property (1) will be simultaneously re-zoned from Valley Rural (VR) to Mining (MIN). (See *Exhibit 2 for proposed site plan.*)

The proposal could lead to environmental impacts. Such impacts may include an increase in dust, noise impacts and impacts to drainage, if developed to the fullest possible extent.

The Environmental Checklist submitted by the applicant discloses no direct adverse environmental impacts associated with the proposal. However, if approved, the proposed mining use on the Subject Property (1) could create potentially significant adverse environmental impacts, thus further environmental review will likely be required for projects when future development applications are submitted. This proposed map amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in **Plan 2015's** Final Environmental Impact Statement (FEIS). Two potential impacts emerged:

Water (Ground and Surface Water): There will likely be impacts to drainage facilities due to construction erosion, increased runoff, and/or stormwater infiltration unless development is properly designed and managed. Adequate site investigation and development planning will mitigate these impacts. (**Plan 2015** Policies NS 13.1, NS 13.3, & NS 14.2.)

Mitigation: The Washington State Department of Ecology (DOE) Sand and Gravel Permit includes requirements that address impacts relating to stormwater events. The applicant is required to obtain and maintain a valid DOE Sand and Gravel Permit throughout the life of the mine.

Earth (Erosion and Dust): The soils within the project area possess the potential to generate significant levels of dust, as they are

disturbed. Wind erosion and fugitive dust are likely mainly during mining operations (including excavation, processing, and hauling), but also during non-use times, as large areas of disturbed ground may remain exposed (**Plan 2015** Policies NS 3.2,& NS 3.3)

Mitigation: During both construction and normal operations, the applicant must comply with the provisions of all permitting and regulatory requirements set forth by the Yakima Regional Clean Air Authority (YRCAA).

PROPOSED PLAN 2015 TEXT AMENDMENTS

Staff has completed an assessment of the potential environmental impacts of the proposed text amendments, and proposed mitigation, where appropriate.

TXT2015-00004/SEP2015-00041:

After a year-long update process Yakima County and the fourteen cities and towns in the County have made a number of text changes to the *1999 Master Interlocal Agreement - For Growth Management Act Implementation in Yakima County* (herein referred to as, ILA) that now require text changes to the Yakima County Comprehensive Plan - **Plan 2015**. The changes to the ILA were necessary to address how land use designations and zoning for property within the unincorporated portions of the Urban Growth Area (UGA) will be amended. The ILA was developed to implement the 1993 County-wide Planning Policies (CWPP) and to provide guidance on how the County and each city and town were to plan for urban development and to set UGA boundaries. Though the land within the unincorporated portions of the UGA is in County jurisdiction, the ILA required cities to plan for the future land use and for the County to zone the property accordingly. This required both jurisdictions to work collaboratively to designate and zone property in the UGA, which was typically done during the GMA-mandated UGA update process.

The problem with the ILA was the lack of guidance language on amending land use designations and zoning for property within the unincorporated UGAs outside of those GMA mandated UGA updates. This lead to cities changing their future land use maps for property within the unincorporated portions of the UGA, without consulting with the County or without a concurrent rezone done by the County on the subject property to maintain consistency between the cities' plans and the County's zoning. The text changes to the ILA now require the County to develop a number of general urban land use designations that would be consistent with the cities' land use designations found on their future land use maps. The new urban land use designations proposed for inclusion in **Plan 2015** are Urban Residential, Urban Commercial, Urban Industrial, Urban Public, Urban Parks and Open Space and Urban Tribal.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this text change proposal. The proposed new land use designations will be consistent with each city or town's future land use map. This proposed text amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in **Plan 2015's** Final Environmental Impact Statement (FEIS). No potential impacts emerged. (See *Exhibit 3* for proposed text change.)

TXT2015-00005/SEP2015-00042:

Yakima County adopted a new unified land development code YCC Title 19, in May of 2015. The new YCC Title 19 becomes effective on October 1, 2015 to allow the Planning Division to develop an implementation strategy for the new code. As part of that implementation process a number of errors have been identified in the new code. Many were simple non-substantive errors that the codifier was unable to fix. In addition, if the proposed new urban land use designations in TXT2015-00004 are approved they need to be added to the land use/zoning consistency table in Title 19.36.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this text change proposal. The proposed revisions to the new Title 19 are needed to correct bad references and minor omissions from previous ordinances. This proposed text amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in **Plan 2015's** Final Environmental Impact Statement (FEIS). No potential impacts emerged. (See *Exhibit 4* for proposed text change.)

PROPOSED URBAND GROWTH BOUDNARY/LAND USE/ZONING AMENDMENTS

Staff has completed an assessment of the potential environmental impacts of the proposed Urban Growth Area boundary amendments for the Grandview, Harrah, Mabton, Naches and Sunnyside and proposed mitigation, where appropriate.

Grandview

There are two proposals associated with Grandview. The first is to apply the detailed future land use designations (from TXT2015-00004 above) and zoning districts to the city's unincorporated UGA as depicted on Exhibit 5. The second is the City of Grandview's proposal to expand the urban growth boundary by adding two half parcels that are split-designated/split-zoned and re-designate and zone them as depicted on Exhibit 5. One split-designated/split-zoned parcel is residential and the second split-designated/split-zoned parcel is industrial.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this map change proposal. This proposed map

amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in **Plan 2015's** Final Environmental Impact Statement (FEIS). No potential impacts emerged.

Mitigation: No mitigation is required at this level of review. If approved, the proposed UGA expansion and rezone could increase the development potential of the two portions of the two properties that will be added. Future development may require Yakima County land use approval, SEPA review and review from Yakima County Building and Fire Safety.

Harrah

There are two proposals associated with Harrah. The first is to apply the detailed future land use designations (from TXT2015-00004 above) and zoning districts to the Town's unincorporated UGA as depicted on Exhibit 6. The second is the Town of Harrah's proposal to expand the urban growth boundary by adding a 35.01 acre parcel in the UGA and designate the land Urban Residential and zone it R-1, as well as add 8.25 acre parcel with a private school into the UGA. The parcel is currently being served with Harrah water and sewer. The school property is currently zoned AG by Yakima County and if approved will be designated Urban Public as depicted on Exhibit 6.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this map change proposal. This proposed map amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in **Plan 2015's** Final Environmental Impact Statement (FEIS). No potential impacts emerged.

Mitigation: No mitigation is required at this level of review. If approved, the proposed UGA expansion and rezone could increase the development potential of the new 35.01 residential lot that will be added, whereas the 8.25 acre school property is already developed and served. Future development may require Yakima County land use approval, SEPA review and review from Yakima County Building and Fire Safety.

Mabton

There are two proposals associated with Mabton. The first is to apply the detailed future land use designations (from TXT2015-00004 above) and zoning districts to the city's unincorporated UGA as depicted on Exhibit 7. The second proposal is Mabton removing 274 acres of Industrial zoned land and to add 241 acres to the UGA for Industrial purposes. This results in a net reduction of 33 acres of Industrial land outside the city. Mabton is proposing a reduction of residential land in its UGA by 82 acres. A map showing the proposed changes is included as Exhibit 7.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this map change proposal. This proposed map amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in **Plan 2015's** Final Environmental Impact Statement (FEIS). No potential impacts emerged.

Mitigation: No mitigation is required at this level of review. If approved, the proposed UGA boundary change, though a total reduction in size, could increase the development potential in the new area added. Future development may require Yakima County land use approval, SEPA review and review from Yakima County Building and Fire Safety.

Naches

There are two proposals associated with Naches. The first is to apply the detailed future land use designations (from TXT2015-00004 above) and zoning districts to the Town's unincorporated UGA as depicted on Exhibit 8. The second proposal is to expand the UGA to incorporate 11 industrial acres currently developed, add 21 acres of commercial land, an increase residential land by roughly 8 acres and 5 acres towards community facilities. A map showing the proposed changes are depicted on Exhibit 8.

The Environmental Checklist discloses no direct adverse environmental impacts associated with this map change proposal. This proposed map amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in **Plan 2015's** Final Environmental Impact Statement (FEIS). No potential impacts emerged.

Mitigation: No mitigation is required at this level of review. If approved, the proposed UGA boundary change could increase the development potential in the new areas added. Future development may require Yakima County land use approval, SEPA review and review from Yakima County Building and Fire Safety.

Sunnyside

There are two proposals associated with Sunnyside. The first is to apply the detailed future land use designations (from TXT2015-00004 above) and zoning districts to the City's unincorporated UGA as depicted on Exhibit 9. The second proposal is the removal of approximately 22 acres of residential land from an area west of the city that has potential critical area limitations while also providing for the reallocation of some residential land to the north of town for residential and community facilities including for future school and cemetery use. Accept Sunnyside's proposal to remove 39 acres of land from commercial, and 218 acres of industrial land from its UGA.

11. SEPA Documents are available for review at:

Online at: www.yakimap.com/permits and at the Yakima County Planning Division, Fourth Floor County Courthouse, 128 North Second Street, Yakima, WA 98901

12. Comment and Appeal Information:

A Notice of Environmental Review for each amendment was mailed to consulted agencies and adjoining property owners in June 2015 prior to a SEPA threshold determination, to provide an early opportunity for written comments on the probable environmental impacts of the proposed map amendments.

Following the review of pre-threshold determination comments, the proposed plan amendments and related supplemental materials, have identified and adopted these existing environmental documents as being appropriate for this non-project proposal after independent review and are issuing a Mitigated Determination of Non-significance (MDNS) for this proposal. The documents meet our environmental review needs for the current proposal and will accompany the proposal to the Board of Yakima County Commissioners.

This MDNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for at least 14 days from the date of issuance. You may submit comments on the environmental impacts of this proposal to the address below before 4:30 pm on Nov. 13, 2015. This threshold determination will be retained, withdrawn or modified before the Board of Yakima County Commissioners decision is made. Be sure to clearly distinguish comments on the environmental impacts from comments on other issues related to the proposal. Mail your comments on this proposal to the Yakima County Planning Division, 4th Floor of the County Courthouse, 128 N 2nd, Yakima, Washington 98901. For information on the comment or appeal processes, or on other issues relating to this proposal, contact Tommy Carroll, Long Range/Environmental Manager, at (509) 574-2300.

13. Contact Person: Tommy Carroll, Long Range/Environmental Manager, (509) 574-2300.

14. SEPA Responsible Official:



LYNN DETRICK, AICP

15. Position/Title: Planning Official / SEPA Responsible Official

16. Address: Fourth Floor Courthouse, Yakima, WA 98901

17. Date: 10-23, 2015

The Environmental Checklist discloses no direct adverse environmental impacts associated with this map change proposal. This proposed map amendment was evaluated to identify any probable significant environmental impacts not adequately addressed/considered in **Plan 2015's** Final Environmental Impact Statement (FEIS). No potential impacts emerged.

Mitigation: No mitigation is required at this level of review. If approved, the proposed UGA boundary change, though a total reduction in size, could increase the development potential in the new areas added. Future development may require Yakima County land use approval, SEPA review and review from Yakima County Building and Fire Safety.

8. Title of environmental documents being adopted:

1. Environmental Analysis Element of **Plan 2015**, Chapter III Volume 1, for **Plan 2015**, the Yakima County Comprehensive Plan adopted May 20, 1997 by the Board of Yakima County Commissioners (Board) as its Final Environmental Impact Statement (FEIS).
2. Environmental Addenda to the FEIS for the 1998, 1999, 2000, 2001, 2002, 2003, 2005, 2007, 2008, 2009, 2010, and 2012 amendments to the Comprehensive Plan adopted by the Board.

9. Agency that prepared documents being adopted: Yakima County Planning Division

10. Description of documents being adopted:

1. **Plan 2015** establishes goals, objectives and policies for unincorporated areas under County land use jurisdiction with particular emphasis on rural, resource (agriculture, mineral or forest) and urban lands. Chapter III of the plan provides the environmental analysis required by statute. Potential significant adverse environmental impacts are evaluated. A full synopsis of the relative environmental impacts of the Plan's primary alternatives is presented, according to the major issues identified in each plan element and the EIS scoping.
2. 1998, 1999, 2000, 2001, 2002, 2003, 2005, 2007, 2008, 2009, 2010 and 2012 Environmental Addenda to the FEIS provide integrated land use and environmental analysis of the proposed amendments to the comprehensive plan maps and text, including cumulative impact analysis as required by the Growth Management Act. Individual case files for the addenda contain the environmental review record for the non-project actions which were used by the Planning Commission and Board in their deliberations and final actions on the requested amendments.

ENVIRONMENTAL SUMMARY AND FACT SHEET

Title and Description of Proposed Action

*The Environmental Summary and Fact Sheet for the 2015 Proposed Map Amendments. Yakima County Comprehensive Plan - **Plan 2015** was adopted in 1997 as a requirement of the Washington State Growth Management Act - RCW36.70A (GMA). **Plan 2015** has since been amended twelve of eighteen years since; including the GMA required update in 2007. The Plan contains the goals and policies of Yakima County in directing growth through the year 2015.*

Proposed amendments covered by this document includes specific land use and zoning changes requested by two property owners (Bos and Anderson), text amendments to both **Plan 2015** and YCC Title 19 and Urban Growth Boundary, land use designations and zoning changes initiated by the City of Grandview, Town of Harrah, .

Proponents

Individual property owners, individuals, and private organizations:

Gary Bos/Hordan (ZON2015-00004/SEP2015-00025);
Ron Anderson (ZON2010-00001/SEP2015-00023);
Yakima County (TXT2015-00004/SEP2015-00041,
TXT2015-00005/SEP2015-00042,
ZON2015-00006/SEP2015-00053).

Timeline for Implementation

The proposed action requires public hearings before the Yakima County Planning Commission and Board of Yakima County Commissioners. The Planning Commission hearing was held on the 23rd of September, 2015. The Board of Yakima County Commissioners will hold hearings to consider public testimony on the Planning Commission's recommendations. It is expected that the amendments will be adopted prior to December 31, 2015.

Lead Agency

Yakima County Public Services

Responsible Official Lynn Deltrick - SEPA Responsible Official

Contact Person Tommy Carroll - Long Range/Environmental Mgr.

Authors Yakima County Planning Division

ENVIRONMENTAL SUMMARY/ADDENDUM TO **Plan 2015/FEIS**

This environmental document assesses the impacts of the proposed amendments to Yakima County Comprehensive Plan - **Plan 2015** and to the Yakima County Unified Land Development Code Title 19. The document is intended to provide the decision-makers with an analysis of the impacts of the proposal, mitigation measures and alternatives.

This document supplements the Environmental Analysis Element of **Plan 2015** (Chapter III of Volume 1) and subsequent addenda last adopted in 2012 for amendments to the comprehensive plan.

Proposed Action

The Proposed Action is the adoption of amendments to:

(1) **Plan 2015**, which was initially adopted in May 1997, and subsequently amended each year as part of an annual cycle allowed under the GMA, and

The Yakima County Comprehensive Plan - **Plan 2015** is a policy document which guides growth and future land use decisions in unincorporated Yakima County. The Plan was developed to address growth over a 20-year time frame. The proposed annual amendments to the Plan primarily address perceived changes in conditions since the plan was adopted and to correct errors that have been identified since original adoption. The 2015 proposed amendments are as follows:

a) Two Site-Specific Map Amendment Proposals

- ZON2010-00001/SEP2015-00023 - a site-specific map amendment proposal by Ron Anderson changing **Plan 2015** future land use map.
- ZON2015-00004/SEP2015-00025 - a site-specific map amendment proposal by Gary Bos changing **Plan 2015** future land use map.

b) One Text Amendment Proposal

- TXT2015-00004/SEP2015-00041 - is a text amendment proposal by Yakima County to amend the Urban land use designation language in the Land Use Element of **Plan 2015**.

c) One Plan Map Amendment Proposal

- ZON2015-00006/SEP2015-00053 - is an Urban Growth Area boundary map amendment proposal by the City of Grandview, Town of Harrah,

City of Mabton, Town of Naches and the City of Sunnyside to amend **Plan 2015** future land use map and to re-designate properties within the unincorporated Urban Growth Area with new land use designations.

(2) **YCC Title 19 - Unified Land Development Code**, was adopted May 2015, and became effective October 1, 2015

YCC Title 19 consolidates several of the County's development-related codes (Zoning, Subdivision) into a single document and applies to all of the unincorporated Yakima County within the County's land-use jurisdiction. The proposed 2015 amendments to Title 19 are as follows:

- a) Development Regulation Text Amendments
 - TXT2015-00005/SEP2015-00042 – text amendments proposed by Yakima County to address minor text errors found throughout the recently adopted Title 19.
- b) Two Site-Specific Proposed Official Zoning Map Amendments
 - ZON2010-00001/SEP2015-00023 – a map amendment proposal by Ron Anderson changing YCC Title 19 official zoning map.
 - ZON2015-00004/SEP2015-00025 – a map amendment proposal by Gary Bos changing YCC Title 19 official zoning map.
- c) Five Proposed Map Amendments to the Official Zoning Map
 - ZON2015-00006 – five cities and towns in Yakima County are proposing to amend their Urban Growth Area boundary, requiring changes to the official zoning map.

1. ENVIRONMENTAL IMPACTS

The Environmental Analysis Element of **Plan 2015** (Chapter III of Volume 1) contains an analysis of four separate alternatives for **Plan 2015**. It identifies the environmental impacts of each of the four alternatives.

A. Proposed Plan 2015 Map Changes

Outlined below is each of the 2015 proposed plan map changes categorized by specific **Plan 2015** land use designation and the number acres impacted.

Transfer of the Mineral Resource Overlay (MRO) from property designated Remote/Extremely Limited Development Potential (R/ELDP) to property designated Valley Rural (VR)

The following proposed actions would result in no net increase in land designated with the mineral resource overlay:

Mineral Resource Overlay "Transfer" – 80 acres

ZON10-01/SEP15-023: Ron Anderson. The applicant requests an amendment request to establish the Mineral Resource Overlay on one 80-acre parcel, and to remove two parcels, 40 acres each, from the Mineral Resource Overlay. The

application also seeks to re-zone the 80 acre parcel from Valley Rural (VR) to Mining (MIN), while retaining the Remote/Extremely Limited Development Potential (R/ELDP) zone on the parcels that are being de-designated from the Mineral Resource Overlay. The result will essentially be a "swap" of 80 acres of the Mineral Resource Overlay. The subject property is located at 41 Rocky Top Road ½ mile south of Pioneer Way about ¾ of a mile west of Summitview Road and approximately 2.5 miles northwest of the City of Yakima. The subject property is identified as Assessor Parcels (171309-33001, 171309-34001 and 171310-31003).

Approval of ZON10-01/SEP15-023 would change result in no net increase in land designated with the Mineral Resource Overlay (MRO). Both properties involved in the swap of MRO are owned by the same property owner and are located within the same vicinity. The MRO is being placed on property adjacent to an existing mine and limited purpose landfill. It is reasonable to assume that placement of the MRO will result in eventual expansion of mining and land fill activity. Both of which will require project level environmental review.

Agricultural Resource Designation (AR) to Rural Self-Sufficient (RSS)

The following proposed action would change the amount of land in Yakima County that has been designated for long-term agricultural use and zoning:

Agricultural Resource to Rural Self-Sufficient – 18 acres

ZON15-04/SEP15-025: Gary Bos/Hordan Planning Services. The applicant requests a change in Plan 2015's Future Land Use Plan Map from Agricultural Resource (AR) to Rural Self-Sufficient (RSS); and (2) a concurrent rezone from Agriculture (AG) to Highway Tourist Commercial (HTC). The subject property is located on the north side of Hwy 24 at the intersection of State Route 24 and State Route 241, approximately 7 miles north of the city of Sunnyside, WA. The Subject Property is identified as Assessor Parcel 231212-43900 Address 30501 Hwy 24, Sunnyside, WA.

Approval of ZON15-04/SEP15-025 would change the current Agricultural Resource land use designation to the more intensive land use designation of Rural Self-Sufficient. In addition, the HTC Zoning District provides more non-agricultural development opportunities than the AG zone, for which future development may require environmental review.

Agricultural Designation to Urban Residential Designation

The following proposed action would result in converting Agricultural Resource land to Urban Residential land use designation and to R-1 zoning.

Agricultural Resource to Urban Residential – 35.01 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – Town of Harrah. The Town of Harrah requests a change in Plan 2015's Future Land Use Map from Agricultural Resource (AR) to Urban Residential (UR); and a concurrent rezone

from Agriculture (AG) to R-1. The 35.01 acre subject property is located adjacent to the east city of limits of Town of Harrah on Branch Road. The subject property is identified as Assessor Parcels 181135-21002 and 181135-21003.

Approval of the Town of Harrah's request (ZON15-06/SEP15-23) would result in the decrease of agriculturally designated land in Yakima County and an increase in residentially designated land in the Urban Growth Area of the Town of Harrah. The potential number of new lots resulting from this proposal could be as much as 130. The uses allowed in the proposed new zone is much more intensive comparable to the existing Ag zone.

Agricultural Designation to Urban Public Designation

The following proposed action would result in converting Agricultural Resource land to Urban Public land use designation and to R-1 zoning.

Agricultural Resource to Urban Public - 8.25 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update - Town of Harrah. The Town of Harrah requests a change in **Plan 2015**'s Future Land Use Map from Agricultural Resource (AR) to Urban Public (UR); and a concurrent rezone from Agriculture (AG) to R-1. The subject property is located adjacent to the west city of limits of Town of Harrah on Branch Road. The subject property is identified as Assessor Parcel 181134-12002.

Approval of the Town of Harrah's request (ZON15-06/SEP15-23) would result in the decrease of agriculturally designated land in Yakima County and an increase in Urban Public designated land in the Urban Growth Area of the Town of Harrah. This property is already developed with a school and has no development potential.

Agricultural Designation to Urban Industrial Designation

The following proposed action would result in converting Agricultural Resource land to Urban Industrial land use designation and to M-1 zoning.

Agricultural Resource to Urban Industrial - 18.02 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update - City of Grandview. The City of Grandview requests a change in **Plan 2015**'s Future Land Use Map from Agricultural Resource (AR) to Urban Industrial (I); and a concurrent rezone from Agriculture (AG) to M-1. The subject property is located adjacent to the east city of limits of Grandview on Olmstead Road. The subject property is identified as Assessor Parcel 230913-42004.

Approval of the City of Grandview's request (ZON15-06/SEP15-23) would result in the decrease of agriculturally designated land in Yakima County and an increase in Urban Industrial designated land in the Urban Growth Area of the City of Grandview. The property is currently split designated and partially inside the

Urban Growth Area boundary of Grandview. The inclusion into the city's UGA allows the property owner to develop the entire property to industrial uses.

Agricultural Designation to Urban Residential Designation

The following proposed action would result in converting Agricultural Resource land to Urban Residential land use designation and to R-1 zoning.

Agricultural Resource to Urban Residential – 24.58 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – City of Grandview. The City of Grandview requests a change in **Plan 2015**'s Future Land Use Map from Agricultural Resource (AR) to Urban Residential (UR); and a concurrent rezone from Agriculture (AG) to R-1. The subject property is located adjacent to the southeast city of limits of Grandview on Pleasant Road. The subject property is identified as Assessor Parcel 230926-11001.

Approval of the City of Grandview's request (ZON15-06/SEP15-23) would result in the decrease of agriculturally designated land in Yakima County and an increase in Urban Residential designated land in the Urban Growth Area of the City of Grandview. The property is currently split designated and partially inside the Urban Growth Area boundary of Grandview. The inclusion into the city's UGA allows the property owner to develop the entire property to residential uses.

Agricultural Designation to Urban Industrial Designation

The following proposed action would result in converting Agricultural Resource land to Urban Industrial land use designation and to M-1 zoning.

Agricultural Resource to Urban Industrial – 15.83 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – Town of Naches. The Town of Naches requests a change in **Plan 2015**'s Future Land Use Map from Agricultural Resource (AR) to Urban Industrial (I); and a concurrent rezone from Agriculture (AG) to M-1. The subject property is located adjacent to the north corporate limits of Naches on Old Naches Highway. The subject property is identified as Assessor Parcel 171404-12004, 171404-12005 and 171533-43003.

Approval of the Town of Naches's request (ZON15-06/SEP15-23) would result in the decrease of agriculturally designated land in Yakima County and an increase in Urban Industrial designated land in the Urban Growth Area of the Town of Naches. The portion of the property is currently in Industrial use and is served by municipal water from Naches. The addition of industrial land will also allow the existing industrial use to expand.

Agricultural Designation to Urban Commercial Designation

The following proposed action would result in converting Agricultural Resource land to Urban Commercial land use designation and to General Commercial zoning.

Agricultural Resource to Urban Commercial – 21.50 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – Town of Naches. The Town of Naches requests a change in **Plan 2015**'s Future Land Use Map from Agricultural Resource (AR) to Urban Commercial (UC); and a concurrent rezone from Agriculture (AG) to GC. The subject property is located adjacent to the east corporate limits of Naches south of Kel-lowry Road. The subject property is identified as Assessor Parcel 171403-34008.

Approval of the Town of Naches's request (ZON15-06/SEP15-23) would result in the decrease of agriculturally designated land in Yakima County and an increase in Urban Commercial designated land in the Urban Growth Area of the Town of Naches. The portion of the property is currently not developed and could lead to an increase in commercial uses.

Agricultural Designation to Urban Public Designation

The following proposed action would result in converting Agricultural Resource land to Urban Public land use designation and to General Commercial zoning.

Agricultural Resource to Urban Public – 4.66 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – Town of Naches. The Town of Naches requests a change in **Plan 2015**'s Future Land Use Map from Agricultural Resource (AR) to Urban Public (UP); and a concurrent rezone from Agriculture (AG) to GC. The subject property is located adjacent to the east corporate limits of Naches south of Kel-lowry Road. The subject property is identified as Assessor Parcel 171403-12403.

Approval of the Town of Naches's request (ZON15-06/SEP15-23) would result in the decrease of agriculturally designated land in Yakima County and an increase in Urban Public designated land in the Urban Growth Area of the Town of Naches. The portion of the property is owned by the Naches School District.

Agricultural Designation to Urban Residential Designation

The following proposed action would result in converting Agricultural Resource land to Urban Residential land use designation and to R-1 zoning.

Agricultural Resource to Urban Residential – .78 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – Town of Naches. The Town of Naches requests a change in **Plan 2015**'s Future Land Use Map from Agricultural Resource (AR) to Urban Residential (UR); and a concurrent rezone from Agriculture (AG) to R-1. The subject property is located adjacent to the

east corporate limits of Naches south of Kel-lowry Road. The subject property is identified as Assessor Parcel 171403-43002.

Approval of the Town of Naches's request (ZON15-06/SEP15-23) would result in the decrease of agriculturally designated land in Yakima County and an increase in Urban Residential designated land in the Urban Growth Area of the Town of Naches. The portion of the property is currently developed.

Urban Designation to Rural Self-Sufficient Designation

The following proposed action would result in converting Urban land use designation to Rural Self-Sufficient land use designation and to Rural 10/5 zoning.

Urban to Rural Self-Sufficient – 170.00 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – City of Sunnyside. The City of Sunnyside requests a change in **Plan 2015**'s Future Land Use Map from Urban to Rural Self-Sufficient (RSS); and a concurrent rezone from Industrial to Rural 10/5. The subject property is located adjacent to the east city limits of Sunnyside on Sunnyside Mabton Road south of Alexander Road. The subject property is made up of a number of parcels, as shown on Exhibit 9.

Approval of the City of Sunnyside's request (ZON15-06/SEP15-23) would result in the decrease of Urban designated land in the Sunnyside's Urban Growth Area (UGA) and an increase in Rural Self-Sufficient designated land in Yakima County. This is a reduction of the city's UGA, which would convert industrial land to rural residential land.

Urban Designation to Rural Self-Sufficient Designation

The following proposed action would result in converting Urban land use designation to Rural Self-Sufficient land use designation and to Rural 10/5 zoning.

Urban to Rural Self-Sufficient – 79.00 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – City of Sunnyside. The City of Sunnyside requests a change in **Plan 2015**'s Future Land Use Map from Urban to Rural Self-Sufficient (RSS); and a concurrent rezone from Industrial to Rural 10/5. The subject property is located adjacent to the east city limits of Sunnyside east of Edison Road and west of Ray Road. The subject property is made up of a number of parcels, as shown on Exhibit 9.

Approval of the City of Sunnyside's request (ZON15-06/SEP15-23) would result in the decrease of Urban designated land in the Sunnyside's Urban Growth Area (UGA) and an increase in Rural Self-Sufficient designated land in Yakima County. This is a reduction of the city's UGA, which would convert industrial land to rural residential land.

Urban Designation to Rural Self-Sufficient Designation

The following proposed action would result in converting Urban land use designation to Rural Self-Sufficient land use designation and to Rural 10/5 zoning.

Urban to Rural Self-Sufficient – 234.20 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – City of Sunnyside. The City of Sunnyside requests a change in **Plan 2015**’s Future Land Use Map from Urban to Rural Self-Sufficient (RSS); and a concurrent rezone from R-1 to Rural 10/5. The subject property is located adjacent to the west city limits of Sunnyside west of Swan Road and south of Yakima Valley Highway. The subject property is made up of a number of parcels, as shown on Exhibit 9.

Approval of the City of Sunnyside’s request (ZON15-06/SEP15-23) would result in the decrease of Urban designated land in the Sunnyside’s Urban Growth Area (UGA) and an increase in Rural Self-Sufficient designated land in Yakima County. This is a reduction of the city’s UGA, which would convert urban residential land to rural residential land.

Urban Designation to Rural Self-Sufficient Designation

The following proposed action would result in converting Urban land use designation to Rural Self-Sufficient land use designation and to Rural 10/5 zoning.

Urban to Rural Self-Sufficient – 40.27 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – City of Sunnyside. The City of Sunnyside requests a change in **Plan 2015**’s Future Land Use Map from Urban to Rural Self-Sufficient (RSS); and a concurrent rezone from Local Business to Rural 10/5. The subject property is located adjacent to the south city limits of Sunnyside south of Alexander Road and east of Wenata Road. The subject property is made up of a number of parcels, as shown on Exhibit 9.

Approval of the City of Sunnyside’s request (ZON15-06/SEP15-23) would result in the decrease of Urban designated land in the Sunnyside’s Urban Growth Area (UGA) and an increase in Rural Self-Sufficient designated land in Yakima County. This is a reduction of the city’s UGA, which would convert urban commercial land to rural residential land.

Urban Designation to Rural Self-Sufficient Designation

The following proposed action would result in converting Urban land use designation to Rural Self-Sufficient land use designation and to Rural 10/5 zoning.

Urban to Rural Self-Sufficient – 3.13 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – City of Sunnyside. The City of Sunnyside requests a change in **Plan 2015**’s Future Land Use Map from Urban to Rural Self-Sufficient (RSS); and a concurrent rezone from Local Business to Rural 10/5. The subject property is located adjacent to the south city limits of

Sunnyside south of Alexander Road and east of Braden Road. The subject property is made up of a number of parcels, as shown on Exhibit 9.

Approval of the City of Sunnyside's request (ZON15-06/SEP15-23) would result in the decrease of Urban designated land in the Sunnyside's Urban Growth Area (UGA) and an increase in Rural Self-Sufficient designated land in Yakima County. This is a reduction of the city's UGA, which would convert urban commercial land to rural residential land.

Urban Designation to Rural Self-Sufficient Designation

The following proposed action would result in converting Urban land use designation to Rural Self-Sufficient land use designation and to Rural 10/5 zoning.

Urban to Rural Self-Sufficient – 20.53 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – City of Sunnyside. The City of Sunnyside requests a change in **Plan 2015**'s Future Land Use Map from Urban to Rural Self-Sufficient (RSS); and a concurrent rezone from R-1 to Rural 10/5. The subject property is located adjacent to the south city limits of Sunnyside, south of Alexander Road and west of Braden Road. The subject property is made up of a number of parcels, as shown on Exhibit 9.

Approval of the City of Sunnyside's request (ZON15-06/SEP15-23) would result in the decrease of Urban designated land in the Sunnyside's Urban Growth Area (UGA) and an increase in Rural Self-Sufficient designated land in Yakima County. This is a reduction of the city's UGA, which would convert urban residential land to rural residential land.

Urban Designation to Rural Self-Sufficient Designation

The following proposed action would result in converting Urban land use designation to Rural Self-Sufficient land use designation and to Rural 10/5 zoning.

Urban to Rural Self-Sufficient – 49.10 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – City of Sunnyside. The City of Sunnyside requests a change in **Plan 2015**'s Future Land Use Map from Urban to Rural Self-Sufficient (RSS); and a concurrent rezone from R-1 to Rural 10/5. The subject property is located adjacent to the southeast city limits of Sunnyside, north of Alexander Road and south of east Allen Road. The subject property is made up of a number of parcels, as shown on Exhibit 9.

Approval of the City of Sunnyside's request (ZON15-06/SEP15-23) would result in the decrease of Urban designated land in the Sunnyside's Urban Growth Area (UGA) and an increase in Rural Self-Sufficient designated land in Yakima County. This is a reduction of the city's UGA, which would convert urban residential land to rural residential land.

Rural Self-Sufficient to Urban Residential Designation

The following proposed action would result in converting Rural Self-Sufficient land use designation to Urban Residential land use designation to and to R-1 zoning.

Rural Self-Sufficient to Urban Residential – 77.55 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – City of Sunnyside. The City of Sunnyside requests a change in **Plan 2015**'s Future Land Use Map from Rural Self-Sufficient (RSS) to Urban Residential; and a concurrent rezone from R 10/5 to R-1. The subject property is located north of the city limits of Sunnyside, north of Woodlin Road and south of Van Belle Road. The subject property is made up of a number of parcels, as shown on Exhibit 9.

Approval of the City of Sunnyside's request (ZON15-06/SEP15-23) would result in the increase of Urban Residential designated land in the Sunnyside's Urban Growth Area (UGA) and a decrease in Rural Self-Sufficient designated land in Yakima County. This is an addition to the city's UGA, which would convert rural residential land to urban residential land.

Agricultural Resource to Urban Residential Designation

The following proposed action would result in converting Agricultural Resource land use designation to Urban Residential land use designation to and to R-1 zoning.

Agricultural Resource to Urban Residential – 237.00 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – City of Sunnyside. The City of Sunnyside requests a change in **Plan 2015**'s Future Land Use Map from Agricultural Resource to Urban Residential; and a concurrent rezone from AG to R-1. The subject property is located north of the city limits of Sunnyside, west of Washout Road, east of Cemetery Road and north of Hill Road. The subject property is made up of a number of parcels, as shown on Exhibit 9.

Approval of the City of Sunnyside's request (ZON15-06/SEP15-23) would result in the increase of Urban Residential designated land in the Sunnyside's Urban Growth Area (UGA) and a decrease in Agricultural Resource designated land in Yakima County. This is an addition to the city's UGA, which would convert agricultural resource land to urban residential land.

Agricultural Resource to Urban Public Designation

The following proposed action would result in converting Agricultural Resource land use designation to Urban Public land use designation and to R-1 zoning.

Agricultural Resource to Urban Public – 15.12 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – City of Sunnyside. The City of Sunnyside requests a change in **Plan 2015**'s Future Land Use Map from Agricultural Resource to Urban Public; and a concurrent rezone from AG to R-1.

The subject property is located north of the city limits of Sunnyside, east of Washout Road. The subject property is parcel 231019-22412, as shown on Exhibit 9.

Approval of the City of Sunnyside's request (ZON15-06/SEP15-23) would result in the increase of Urban Public designated land in the Sunnyside's Urban Growth Area (UGA) and a decrease in Agricultural Resource designated land in Yakima County. This is an addition to the city's UGA, which would convert agricultural resource land to urban public land possibly for a school.

Urban to Urban Public Designation

The following proposed action would result in converting Urban land use designation to Urban Public land use designation and to R-1 zoning.

Urban to Urban Public – 28.29 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – City of Mabton. The City of Mabton requests a change in **Plan 2015**'s Future Land Use Map from Urban to Urban Public. The subject property is located north of the city limits of Mabton, east of Vance Road. The subject property is shown on Exhibit 7.

Approval of the City of Mabton's request (ZON15-06/SEP15-23) would result in the increase of Urban Public designated land in the Mabton's Urban Growth Area (UGA). This is a change of existing land use in the city's UGA, which would convert residential land to urban public land.

Urban Designation to Agricultural Resource Designation

The following proposed action would result in a change from Urban land use designation to Agricultural Resource land use designation and a rezone to AG.

Urban to Ag – 38.37 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – City of Mabton. The City of Mabton requests a change in **Plan 2015**'s Future Land Use Map from Urban land use designation to Agricultural Resource and a rezone from Industrial to AG. The subject property is located north of the city limits of Mabton, West of Vance Road. The subject property is shown on Exhibit 7.

Approval of the City of Mabton's request (ZON15-06/SEP15-23) would result in the increase of Agricultural Resource designated land in the County and a decrease in Industrial land in Mabton's Urban Growth Area (UGA).

Urban Designation to Rural Self-Sufficient Designation

The following proposed action would result in a change of Urban land use designation to Rural Self-Sufficient land use designation and to Rural 10/5 zoning.

Urban to Ag – 39.09 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – City of Mabton. The City of Mabton requests a change in **Plan 2015**'s Future Land Use Map from Urban land use designation to Rural Self-Sufficient land use designation and a rezone from R-1 to Rural 10/5. The subject property is located north of the city limits of Mabton, east of Vance Road and north of Lenseigne Road. The subject property is shown on Exhibit 7.

Approval of the City of Mabton's request (ZON15-06/SEP15-23) would result in the increase of Rural Self-Sufficient designated land in the County and a decrease in residential land in Mabton's Urban Growth Area (UGA).

Agricultural Resource to Urban Commercial Designation

The following proposed action would result in a change of Agricultural Resource land use designation to Urban Commercial land use designation and to General Commercial zoning.

Agricultural Resource to Urban Commercial – 5.61 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – City of Mabton. The City of Mabton requests a change in **Plan 2015**'s Future Land Use Map from Agricultural Resource land use designation to Urban Commercial land use designation and a rezone from Agricultural Resource (AG) to General Commercial (GC). The subject property is located north of the city limits of Mabton, west of Sunnyside Mabton Road. The subject property is shown on Exhibit 7.

Approval of the City of Mabton's request (ZON15-06/SEP15-23) would result in the decrease of Agricultural Resource designated land in the County and an increase in commercial land in Mabton's Urban Growth Area (UGA).

Urban to Rural Self-Sufficient Designation

The following proposed action would result in a change of Urban land use designation to Rural Self-Sufficient land use designation and to Rural 10/5 zoning.

Urban to Rural Self-Sufficient – 230.44 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – City of Mabton. The City of Mabton requests a change in **Plan 2015**'s Future Land Use Map from Urban land use designation to Rural Self-Sufficient land use designation and a rezone from Industrial (M-1) to Rural 10/5. The subject property is located east of the city limits of Mabton, north of Hwy 22 and south of E Euclid Road. The subject property is shown on Exhibit 7.

Approval of the City of Mabton's request (ZON15-06/SEP15-23) would result in the decrease of Urban designated land in the Mabton's Urban Growth Area (UGA) and an increase in rural residential land in the County.

Urban to Urban Residential Designation

The following proposed action would result in a change of Urban land use designation to Urban Residential land use designation and to R-1 zoning.

Urban to Urban Residential – 29.53 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – City of Mabton. The City of Mabton requests a change in **Plan 2015**'s Future Land Use Map from Urban land use designation to Urban Residential land use designation and a rezone from Industrial (M-1) to R-1. The subject property is located east of the city limits of Mabton, north of Hwy 22 and south of E Euclid Road. The subject property is shown on Exhibit 7.

Approval of the City of Mabton's request (ZON15-06/SEP15-23) would result in the decrease of Industrial land in the Mabton's Urban Growth Area (UGA) and an increase in urban residential.

Agricultural Resource to Urban Industrial Designation

The following proposed action would result in a change of Agricultural Resource land use designation to Urban Industrial land use designation and to Industrial zoning.

Agricultural Resource to Urban Industrial – 245.23 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – City of Mabton. The City of Mabton requests a change in **Plan 2015**'s Future Land Use Map from Agricultural Resource land use designation to Urban Industrial land use designation and a rezone from Agricultural Resource (AG) to Industrial (M-1). The subject property is located south of the city limits of Mabton. The subject property is shown on Exhibit 7.

Approval of the City of Mabton's request (ZON15-06/SEP15-23) would result in the decrease of Agricultural Resource designated land in the County and an increase in industrial land in Mabton's Urban Growth Area (UGA).

Urban to Agricultural Resource Designation

The following proposed action would result in a change of Urban land use designation to Agricultural Resource land use designation and to AG zoning.

Urban to Agricultural Resource – 24.75 acres

ZON15-06/SEP15-053: 2015 Urban Growth Area Update – City of Mabton. The City of Mabton requests a change in **Plan 2015**'s Future Land Use Map from Urban land use designation to Agricultural Resource land use designation and a rezone from R-1 to AG. The subject property is located south of the city limits of Mabton, south of Maple Road. The subject property is shown on Exhibit 7.

Approval of the City of Mabton's request (ZON15-06/SEP15-23) would result in the decrease of Urban designated land in the Mabton's Urban Growth Area (UGA) and an increase in agricultural land in the County.

B. Proposed *Plan 2015* Text Changes

There is one staff initiated *Plan 2015* text change for the 2015 amendment cycle.

Yakima County Comprehensive Plan - *Plan 2015* Policy Language Change

The following proposed text change is a necessary textual change to reflect the changes to the *Master Interlocal Agreement For Growth Management Implementation In Yakima County* and is incorporated into text amendment TXT2015-00004.

TXT2015-00004/SEP2015-00041 Plan 2015 Text Change to Incorporate New Urban Land Use Designations. Proposed text change actions would replace the current "Urban" land use language in the Land Use Element of *Plan 2015*. The text change is shown in Exhibit 1.

Approval of TXT2015-00004 would result in no substantive environmental impacts. The proposed change involves the inclusion of more specific language in *Plan 2015* to better implement urban level development.

C. Proposed Yakima County Code Title 19 Changes

The following proposed actions would result in changes to newly adopted Title 19. Yakima County adopted a new unified land development code, herein referred to as YCC Title 19, in May of 2015. The new YCC Title 19 became effective on October 1, 2015 to allow the Planning Division to develop an implementation strategy for the new code. As part of that implementation process a number of errors have been identified in the new code. Many were simple non-substantive errors that the codifier was able to fix, but those listed below are those that need to go through the Planning Commission and Board to resolve.

TXT2015-00005/SEP2015-00042 – YCC Title 19 Edits to Fix Minor Errors – A number of text errors were discovered as part of the implementation of Title 19 and the proposed text amendments will fix the misplaced references and minor text errors. The changes are not substantive. Please refer to Exhibit 4 for specific text changes.

Approval of TXT2015-00005 would result in no substantive environmental impacts.

2. PROPOSED ACTION ALTERNATIVES

A. No action alternative

Map Amendments (Site-Specific Amendments, UGA Changes)

Under the no action alternative, the land use designations and zoning would remain the same as those in the existing plan. Environmental Impacts would be the same as those discussed in Volume I of **Plan 2015**.

Text Amendments

Under the no action alternative, the existing text would remain the same as those in the existing plan and Title 19. Environmental impacts would be the same as those discussed in Volume I of **Plan 2015**.

B. Applicant/County proposed recommended alternative

Site-Specific Map Amendments

Both of the proposed actions submitted by applicants would result in changes to **Plan 2015** Future Land Use Map and the Yakima County Zoning Map. Of the two proposed actions one would re-designate Agriculture to Rural Self-Sufficient, and one would transfer Mineral Resource Overlay (MRO) land use designation from two forty acre parcels to one eighty acre parcel for no net gain in MRO designated land. An estimated total of 98 (80 MRO, 18 AR to RSS) acres is recommended for land use designation change for the 2015 biennial site-specific map amendments.

The proposed action (Ron Anderson - ZON2010-00001/SEP2015-00023) to transfer 80 acres of MRO designation if approved, would result in a no net gain in MRO designated land and would have no impact on the amount of land available for mining. The mining development could generate a number of potential environmental impacts such as: noise, traffic congestion, dust, earth, groundwater, light and glare, burden to public facilities and services. Please refer to Section 7 of the Mitigated Determination of Signification on page 3 for specific environmental impacts and mitigation for each proposal.

The proposed action (Gary Bos - ZON2015-00004/SEP2015-00025) to re-designate 18 acres of Agricultural Resource land to Rural Self-Sufficient if approved, could result in an increase in the number of new commercial development on the property. These new commercial development could generate a number of potential environmental impacts such as: noise, traffic congestion, dust, light and glare, burden to public facilities and services. Please refer to Section 7 of the Mitigated Determination of Signification on page 2 for specific environmental impacts and mitigation for each proposal.

Text Amendments

Both of the proposed text amendments submitted by Yakima County would result in changes to **Plan 2015** text and the Yakima County Unified Land Development Code Title 19. Of the two proposed actions one (TXT2015-00004/SEP2015-00041) would delete the existing URBAN land use designation

language found in the Land Use Element of **Plan 2015** and replace it with new language that creates 6 new specific urban land use designations. The second proposed action (TXT2015-00005/SEP2015-00042) would provide for text edits to YCC Title 19 to fix minor text errors and bad references discovered during the implementation phase of the new code.

The proposed action (TXT2015-00004/SEP2015-00041) to develop six new urban land use designations, if approved would generate no environmental impacts. Please refer to Section 7 of the Mitigated Determination of Signification on page 5 for specific environmental impacts and mitigation for each proposal.

The proposed action (TXT2015-00005/SEP2015-00042) to amend portions of Title 19 to fix minor text errors and bad references, if approved would generate no environmental impacts. Please refer to Section 7 of the Mitigated Determination of Signification on page 6 for specific environmental impacts and mitigation for each proposal.

UGA Text and Map Amendments

There are five proposed UGA map amendment proposals that will amend both Plan 2015 Future Land Use Map, YCC Title 19 Official Zoning Map and apply newly proposed urban land use designations from TXT2015-00004 mentioned above. Of the five proposed actions (TXT2015-00006/SEP2015-00053):

Grandview - would delete the existing URBAN land use designation language found in the Land Use Element of **Plan 2015** and replace it with new language that creates 6 new specific urban land use designations and expand the urban growth boundary by adding two half parcels that are split-designated/split-zoned and re-designate and zone them as depicted on Exhibit 5. If approved the proposal would generate no environmental impacts. Please refer to Section 7 of the Mitigated Determination of Signification on page 6 for specific environmental impacts and mitigation for each proposal.

Harrah - would delete the existing URBAN land use designation language found in the Land Use Element of **Plan 2015** and replace it with new language that creates 6 new specific urban land use designations and expand the urban growth boundary by adding a 35.01 acre parcel in the UGA and designate the land Urban Residential and zone it R-1, as well as add 8.25 acre parcel with a private school into the UGA. The parcel is currently being served with Harrah water and sewer. The school property is currently zoned AG by Yakima County and if approved will be designated Urban Public as depicted on Exhibit 6. If approved the proposal would generate no environmental impacts. Please refer to Section 7 of the Mitigated Determination of Signification on page 7 for specific environmental impacts and mitigation for each proposal.

Mabton - would delete the existing URBAN land use designation language found in the Land Use Element of **Plan 2015** and replace it with new language that creates 6 new specific urban land use designations and remove 274 acres of industrial zoned land and to add 241 acres to the UGA for Industrial purposes.

This results in a net reduction of 33 acres of industrial land outside the city. Mabton is proposing a reduction of residential land in its UGA by 82 acres. A map showing the proposed changes is included as Exhibit 7. If approved the proposal would generate no environmental impacts. Please refer to Section 7 of the Mitigated Determination of Signification on page 7 for specific environmental impacts and mitigation for each proposal.

Naches - would delete the existing URBAN land use designation language found in the Land Use Element of **Plan 2015** and replace it with new language that creates 6 new specific urban land use designations and expand the UGA to incorporate 11 industrial acres currently developed, add 21 acres of commercial land, an increase residential land by roughly 8 acres and 5 acres towards community facilities. A map showing the proposed changes are depicted on Exhibit 8. If approved the proposal would generate no environmental impacts. Please refer to Section 7 of the Mitigated Determination of Signification on page 8 for specific environmental impacts and mitigation for each proposal.

Sunnyside - would delete the existing URBAN land use designation language found in the Land Use Element of **Plan 2015** and replace it with new language that creates 6 new specific urban land use designations and the removal of approximately 22 acres of residential land from an area west of the city that has potential critical area limitations while also providing for the reallocation of some residential land to the north of town for residential and community facilities including for future school and cemetery use. Accept Sunnyside's proposal to remove 39 acres of land from commercial, and 218 acres of industrial land from its UGA. A map showing the proposed changes are depicted on Exhibit 9. If approved the proposal would generate no environmental impacts. Please refer to Section 7 of the Mitigated Determination of Signification on page 8 for specific environmental impacts and mitigation for each proposal.

C. Staff Recommendation and Proposed Recommended Alternative

Planning Division staff reviewed both of the site-specific map amendment applications, text amendments, UGA amendments and presented their recommendations to the Planning Commission on September 23, 2015. The list below outlines staff recommended changes to the proposed map amendments:

- Of the two proposed 2015 Site-specific Map and Zoning Map changes, Staff recommends that both be approved (ZON2015-00004/SEP2015-00025, ZON2010-00001/SEP2015-00023), thus the impacts of those four would be the same as the *Applicant/County Proposed Recommended Alternative* action.
- For the proposed text amendments (TXT2015-00004/SEP2015-00041) staff has recommended approval without modifications; this will result in the same impacts as the *Applicant/County Proposed Recommended Alternative* action.

- For the five proposed UGA map and text amendments (ZON2015-00006/SEP2015-00053) staff has recommended approval with modifications; this will result in the same Impacts as the *Applicant/County Proposed Recommended Alternative* action. The modifications proposed by staff include the recommended denial of the Town of Naches Inclusion of new residential land. The Impacts associated with the modification would be the same as the *No Action Alternative* action.

D. Planning Commission Recommendation or Proposed Alternative

The Planning Commission (PC) held a hearing on the 2015 biennial site-specific map amendment applications, proposed text amendments and UGA changes on September 23, 2015 to receive public testimony from neighboring property owners and interested parties on issues that may pertain to each of the map and text proposals. The PC took the testimony into consideration and immediately held deliberations making a final recommendation. The PC made a number of different recommendations; it recommended approval, denial, modifications and in some cases made no recommendation at all. The PC's recommendations are outlined below.

- The PC recommended approval on both of the site-specific proposals (Ron Anderson ZON2010-00001/SEP2015-00023 and Gary Bos ZON2015-00004/SEP2015-00025). The environmental impacts associated with the two proposed changes are the same as set forth in the *Applicant/County Proposed Recommended Alternative and Staff Recommendation and Proposed Recommended Alternative*.
- The PC accepted staff's recommendation and recommended approval of both text amendment proposals (TXT2015-00004/SEP2015-00041 and TXT2015-00005/SEP2015-00042). The impacts would be the same as the *Applicant/County Proposed Recommended Alternative and Staff Recommendation and Proposed Recommended Alternative*.
- The PC accepted staff's recommendation and recommended approval of four of five Urban Growth Area amendment proposals (ZON2015-00006/SEP2015-00053). The four proposals include: Grandview, Harrah, Mabton and Sunnyside. The Impacts would be the same as the *Applicant/County Proposed Recommended Alternative and Staff Recommendation and Proposed Recommended Alternative*.
- The PC made NO RECOMMENDATION for the Town of Naches' proposed Urban Growth Area amendment (ZON2015-00006/SEP2015-00053). The PC voted 3 in favor, 3 against and 1 abstention, thus resulting in a no recommendation.

3. CUMULATIVE IMPACTS ANALYSIS

The Growth Management Act requires that local jurisdictions consider the cumulative effects of all proposed plan amendments¹. The cumulative effects concern focuses on the ultimate extent of negative impacts from successive land use changes. The assumption is that there would be cumulative effects due to overlapping effects of additional new residential lots or other types of development, and the total negative impacts might be greater than the sum of the impacts from individual proposals.

Environmental review conducted at this non-project planning stage allows the County to analyze direct, indirect and the cumulative effects and determine mitigation system-wide, rather than only on a project by project basis. Within the table below the basic summary of how to delineate the direct, indirect and cumulative effects of non-project related actions. Using this format allows cumulative effects to be identified and addressed, at this non-project stage, which provides a more consistent framework for the review, approval, conditioning, or denial of future projects.

Table 1. Summary of Direct, Indirect and Cumulative Effects

Type of Impact	Direct	Indirect	Cumulative Effects
Nature of effect	Typical/Inevitable/predictable	Reasonably foreseeable/probable	Reasonably foreseeable/probable
Cause of effect	The Proposed Project itself	Project's direct and indirect effects	Project's direct and indirect effects and effects of other activities
Timing of effect	Project construction and implementation	At some future time after direct effects*	At time of project construction* or in the future
Location of effect	Within project impact area	Within boundaries of systems affected by project	Within boundaries of systems affected by the project

*Indirect and cumulative effects could potentially occur before the project is built (i.e., land speculators, developers initiating land use actions in anticipation of project construction).

As previously discussed in Section 2 above, there are four different alternatives being recommended for the 2015 amendments. The first is the no action alternative, which is no change in the current land use designation, zoning or text change proposals. This alternative typically results from a denial from the Board. The second alternative is the applicant's proposed alternative. This alternative results from a Board approval. The third alternative is staff's proposed alternative. This alternative results when Planning Division staff makes a recommendation to modify the applicant's proposal. The fourth and final alternative is the Planning Commission's recommendation if different than any of the above mentioned alternatives. The size and acreage of each of the proposed action alternatives are summarized below in Table 2.

¹ RCW36.70A.130(2)(b)

Table 2. Proposed Action Alternatives

Map Amendments Acreage by Land Use Designation			
Proposed Change In Land Use Designation	Proposed Action Alternative In Acres	Staff Recommended Alternative In Acres	PC Recommended Alternative In Acres
Agricultural Resource			
New Areas	63.12	63.12	63.12
Areas Removed	649.59	633.76	633.76
Rural Transitional			
New Areas	0	0	0
Areas Removed	0	0	0
Rural Self Sufficient			
New Areas	883.76	883.76	883.76
Areas Removed	77.55	77.55	77.55
Urban Growth Areas			
New Areas	761.35	745.52	745.52
Areas Removed	986.70	986.70	986.70
Mineral Resource Overlay			
New Areas	0	0	0
Areas Removed	0	0	0
Areas Moved (no net gain/loss)	80	80	80
Rural Remote/ Extremely Ltd. Dev.			
New Areas	0	0	0
Areas Removed	0	0	0

The cumulative impacts of the combined Proposed Action Alternative are relatively insignificant when compared to the total land area of the county. However, localized impacts are likely to occur due to changes in both rural and agricultural land uses being replaced by more dense rural uses. In addition, If the yearly trend continues of property owners applying to amend the Future Land Use Map's agricultural resource lands designation a significant amount of resource lands could lose protection over time, contrary to the Washington State Growth Management Act.

Page I-6 of **Plan 2015** outlines the general assumptions that were used in drafting the land use plan. Approximately 75% of additional growth is to be accommodated within the urban growth boundaries and 25% in the rural areas. Table VII-10 of the plan indicates that at the time **Plan 2015** was adopted there were approximately 8,100 vacant parcels in designated rural lands, which can accommodate a greater population than the projected total non-urban population projection for the year 2015 (Table V-4 of **Plan 2015**). In addition, the 8,100 parcels do not include the development potential in rural lands nor does it include the potential and existing vacant lots within the resource districts. Adding additional rural designations and lots will only exacerbate this oversupply and be contrary to accommodating the majority of the population in the urban areas of the county. However, this year's

amendment cycle includes UGA boundary changes, which results in a significant increase in rural designations. Five cities and towns are proposing removing 986 acres from their urban growth areas and adding roughly 745 acres, which equates to an overall reduction of 241 acres. These areas are more suited for rural designations than a natural resource land use designation. Table 3 displays the amount of land in acreage that has changed land use designations since the plan adoption in 1997.

In summary, the proposed changes could have a number of environmental impacts including increases in the number of individual wells, increased stormwater runoff by impervious surfaces, increased air pollution from more residents, fragmentation of wildlife habitat, increases in the dispersal of development, increased development of agricultural land, increased rural densities, increased incompatibilities between resource lands and rural development, reductions in open space, increased exposure/risk of natural hazards, decreases in efficient provisions of services, and increased transportation needs. As non-project actions it is difficult to accurately identify all the probable environmental impacts for each proposal, unfortunately if approved many of these changes could result in new lots developed without detailed development standards or environmental review. This very reason is why the potential environmental impacts associated with non-project actions are considered at the land use designation and rezone phase.

4. INDIVIDUAL PROJECT ENVIRONMENTAL IMPACT ASSESSMENT

Staff has completed an assessment of the potential environmental impacts of each proposed plan and zoning map amendment, text amendment and proposed mitigation, where appropriate. Refer to the page 1 of this document.

5. ANALYSIS OF PROPOSED PLAN AMENDMENTS

In order to determine the appropriateness of the proposed plan amendments specific criteria were used by staff in making the recommendations. Information supplied by the applicant was used to analyze whether the proposal adequately meets the criteria. The criteria used by planning staff was specifically developed to address the larger more comprehensive picture. Individual and property specific circumstances were considered, but the emphasis was placed on comprehensive, community or area wide issues. The following is a list of the criteria and how they were used in reviewing the proposed amendments:

Evaluation Criteria:

A. **Consistency with the Comprehensive Plan**

In order to be approved the proposal must be consistent with the goals and policies adopted by **Plan 2015**. Not all goals and policies are analyzed in each staff report. Only those relevant to the application are included. Some policies may be conflicting; in which case a decision should be made on which policy outweighs another.

B. Consistency with **Plan 2015** Mapping Criteria

The Plan contains specific mapping criteria for the various plan designations. Applications were reviewed against the criteria of the existing plan designation and the proposed designation to determine which criteria were more closely met by the subject parcel. For Agricultural Resource plan de-designations the Agricultural Resource De-designation Criteria was also used.

C. Justification for Plan Amendment

In order to amend the plan there must be appropriate justification for the proposed amendment. Appropriate justification includes: a lack of appropriately designated sites in the vicinity (primarily an urban issue), a documented public need is met, a clear mistake was made in the application of the original plan designation, a change in conditions or circumstances not specific to the subject property has occurred since the adoption of **Plan 2015**, or the proposed amendment addresses an identified deficiency (lacking in some quality necessary for completeness) in the Plan. Area or countywide issues are considered over site-specific issues. The submitted materials were reviewed to determine the justification provided by the applicant and then analyzed to determine if any of the above circumstances were met.

D. Public Facilities

Based on the policies in the Plan and the proposed designation, are public facilities (existing, funded or planned) adequate to serve the proposed designation or can they be provided within the planning horizon.

E. Suitability of Proposed Designation

Are the physical characteristics of the site capable of supporting development permitted by the proposed plan designation?

F. Impacts on Future Land Use

Based on surrounding development patterns and plan designations, will the proposal, if approved, necessitate additional amendments to **Plan 2015**? The two site-specific map amendments are very specific to the site for which they are located, ZON2010-01 Anderson is request to transfer the Mineral Resource Overlay to allow the expansion of an existing mine and limited purpose landfill, and ZON2015-04 Bos is a request to change his agricultural resource land use designation to Rural Self-Sufficient to allow for Highway/Tourist Commercial Zoning, which is only allowed at intersections on State Highways. Both of these amendments will not necessitate additional amendments to **Plan 2015**. The UGA change requests are specific to each city and are based on their land capacity analysis and will not necessitate additional amendments to **Plan 2015**.

G. Environmental Issues

The proposals were reviewed to determine if any site-specific environmental issues disqualify the requested plan designation.

Table 3: Cumulative Impacts - County-wide *Plan 2015* Designation Changes 1998-2015*

Adopted Changes in Plan 2015 Land Use Designations (in acres)	1998 Amend -ments	1999 Amen d- ments	2000 Amend -ments	2001 Amend -ments**	Emer gency: Wa -Wait	Amend -ments***	2003 Three Emer gencies	Amend -ments: Update	2005 Amend -ments	2007 Amend -ments: Update	2008 Amend -ments	2010 Amend -ments	2011 Amend -ments: LAMIRD	2013 Emer gency: Ganger	2015 Amend -ments; UGA Update	1998- 2015 Total
New areas designated AR	110.00	28.40	250.00		79.22				42.32	45.58	20.68				63.12	639.32
Areas removed from AR	-90.40	-305.60	-436.80	-1,789.00	-12.60	-3,500.00	-189.00	-830.00	-118.26	-120.97	-14.59				-649.59	-8,056.81
Net change in areas designated AR	-90.40	-195.60	-408.40	-1,539.00	-12.60	-3,420.78	-189.00	-830.00	-75.94	-75.39	6.09	0.00			-586.47	-7,417.49
New areas designated RT	88.30	34.60	190.20								12.00	9.75				334.85
Areas removed from RT		-9.80							-2.00	-324.23	-315.81		-0.50			-652.34
Net change in areas designated RT	88.30	24.80	190.20	0.00	0.00	0.00	-2.00	-324.23	-303.81	9.75	-0.50	0.00	0.00			-317.49
New areas designated RSS	237.10	432.30	1,416.00		3,500.00				370.00	405.87	111.22	214.96	27.44	883.76	7,598.65	
Areas removed from RSS	-15.90								-298.00	-12.00		-37.56			-77.55	-441.01
Net change in areas designated RSS	-15.90	237.10	432.30	1,416.00	0.00	3,500.00	0.00	72.00	393.87	111.22	177.40	27.44	806.21	7,157.64		
New areas designated UR															404.45	
Areas removed from UR															21.50	
New areas designated UC																279.08
Areas removed from UC																
New areas designated UI																
Areas removed from UI																
Urban Parks and Open Space																

New areas designated UPOS		56.32			
Areas removed from UPOS					
Urban Public					
New areas designated UP		25.93			
Areas removed from UP					
Urban Tribal					
New areas designated UT					
Areas removed from UT					
Total Urban Growth Area					
Total New areas designated UGA	18.00	94.80	373.00	12.60	243.00
					1,907.00
Total Areas removed from UGA	-110.00	-28.40	-250.00		-814.00
Total Net change in areas designated UGA	18.00	-100.20	66.40	123.00	12.60
					0.00
Rural Settlement					
New areas designated RS		33.90	7.80		
Areas removed from RS				-11.13	
Net change in areas designated RS	0.00	33.90	7.80	0.00	0.00
				-11.13	
Remote Rural/Extremely Limited Development Potential					
New areas designated RR				9.54	67.00
Areas removed from RR				-52.00	-8.58
Net change in areas designated RR	0.00	0.00	-288.30	-79.22	-372.73
					-45.58
Mineral Resources Overlay					
New areas designated MRO		341.00	680.00		119.00
Areas removed from MRO				-99.00	-23.00
Net change in areas designated MRO	0.00	341.00	680.00	0.00	20.00
					79.00
					8,991.00

*Note: County wide changes to **Plan 2015's** "Policy Plan Map" designations approved by the Board of Yakima County Commissioners from 1998-2013, 2015 Changes still pending.

¹¹Note: Includes the final net change for ZCN 2001-17 (Walkenhauer) made by Ord. No. 13-2002 and Ord. No. 6-2003 in compliance with the Growth Board's decision

*** Note: Changes in classification and resource classifications were a result of 2 years of continuous monitoring. In 2000, the classification and resource classification were changed to reflect the new classification and resource classification.

*** Note: Changes listed in 2015 are proposed changes and have not been approved by the Board of Vinton County Commissioners at the date of publication of this SEPA document. Changes listed in 1995 are agricultural resource designations where a 2-year county-wide agricultural resource designation was a result of a 2-year county-wide agricultural resource designation.

Note: 2015 includes the six newly developed [Itron](#) and [Lean](#) destinations that recently joined the [Gresham, Oregon](#) and [Newark, California](#) [Community](#) [Collaboration](#) [Mission](#) [Team](#).

Exhibits

1. **Exhibit 1 - ZON2015-004/SEP2015-025 Gary Bos Plan Map Amendment**
2. **Exhibit 2 - ZON2010-01/SEP2015-023 Ron Anderson Plan Map Amendment**
3. **Exhibit 3 - TXT2015-04/SEP2015-041 Plan 2015 Text Amendments**
4. **Exhibit 4 - TXT2015-05/SEP2015-042 Title 19 Text Amendments**
5. **Exhibit 5 - ZON2015-06/SEP2015-053 Grandview UGA Amendment**
6. **Exhibit 6 - ZON2015-06/SEP2015-053 Harrah UGA Amendment**
7. **Exhibit 7 - ZON2015-06/SEP2015-053 Mabton UGA Amendment**
8. **Exhibit 8 - ZON2015-06/SEP2015-053 Naches UGA Amendment**
9. **Exhibit 9 - ZON2015-06/SEP2015-053 Sunnyside UGA Amendment**

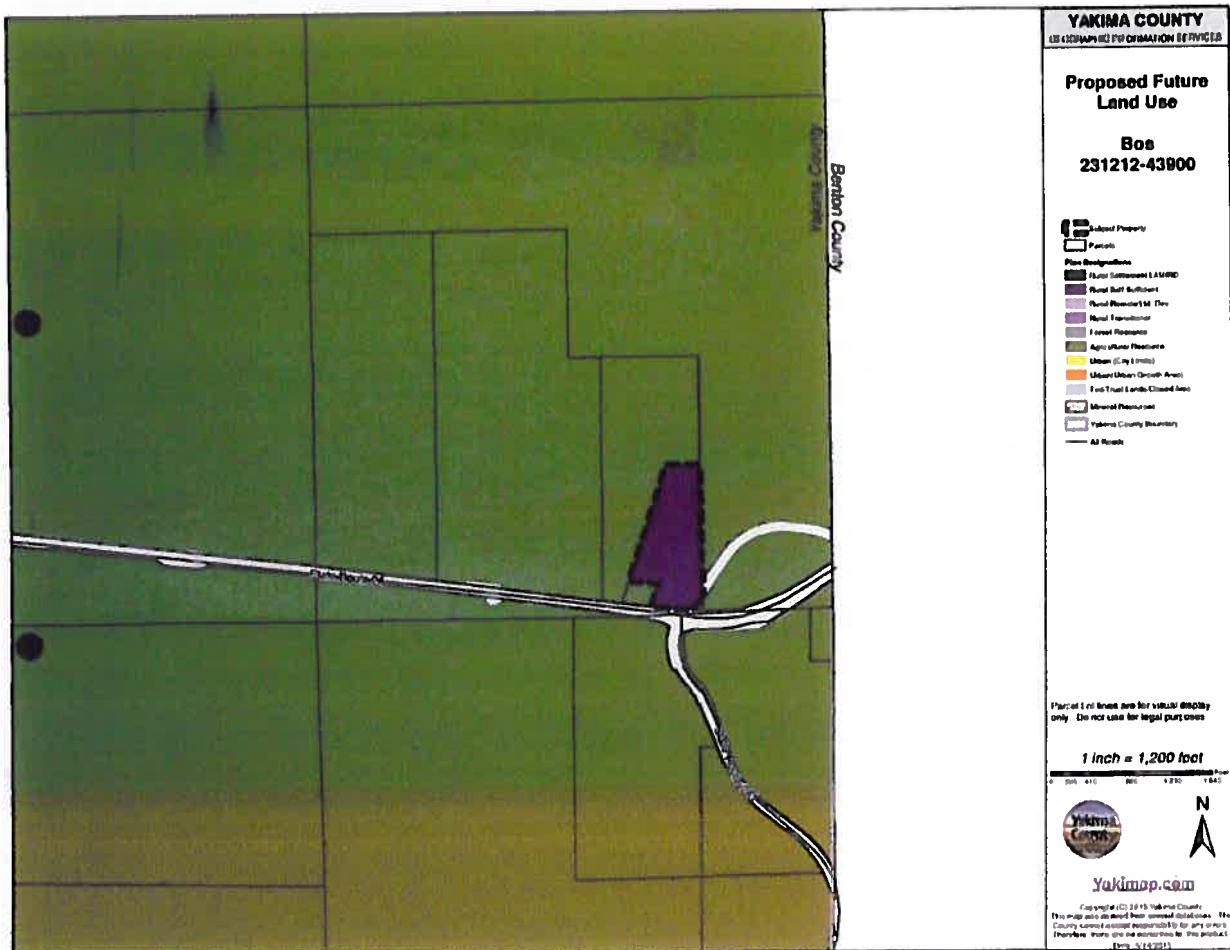
For complete application and amendment information please contact Yakima County Planning Division or see our Websites at:

<http://wa-yakimacounty.civicplus.com/779/Planning>

Or at:

www.yakimap.com/permits

1. Exhibit 1 – ZON2015-004/SEP2015-025 Gary Bos Plan Map Amendment





SEPA ENVIRONMENTAL REVIEW

(State Environmental Policy Act)

Form # PLN ENR 003-SC-A
Revised 4/1/10

Submittal Checklist

Yakima County Public Services

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

(For staff use only)

APPLICANT: Bill Hordan / Gary BOS	PROJECT #:
PHONE:	CASE #:
PROJECT DESCRIPTION (from application form):	PC/SPC:
	DATE SUBM.:

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

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

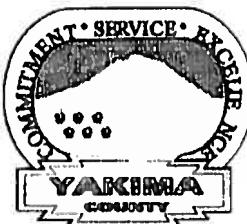
SEE INSTRUCTIONS ON PAGE 2

Required Items (supplied by applicant)	INTAKE STAFF COMMENTS (reviewed by Staff)	Intake Verification
1. <u>Complete SEPA Application Form</u> • Did the property owner of record sign? <input checked="" type="radio"/> YES <input type="radio"/> NO • Is there a contact phone number listed? <input checked="" type="radio"/> YES <input type="radio"/> NO	List other related applications (zoning, subdivision, etc.):	<input type="checkbox"/>
2. <u>Completed Environmental Checklist</u> • Are all questions answered? <input checked="" type="radio"/> YES <input type="radio"/> NO • Did the property owner of record sign? <input checked="" type="radio"/> YES <input type="radio"/> NO		<input type="checkbox"/>
3. <u>Complete written description of the project.</u>		<input type="checkbox"/>
4. <u>Site Plan - NA, Non-Project Rezone</u> • Are all Site Plan Requirements met? YES <input type="radio"/> NO • Are all structures shown? (see air photos) YES <input type="radio"/> NO • Are all Critical Areas present shown? YES <input type="radio"/> NO • Have reproducible copies been provided? YES <input type="radio"/> NO		<input type="checkbox"/>
5. Appropriate fees paid		<input type="checkbox"/>

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

Landowner/Representative Signature: Boyle Date: 5-15-15

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



SEPA

ENVIRONMENTAL CHECKLIST

SUBMITTAL SUPPLEMENTAL

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

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

WAC 197-11-960 Environmental checklist.

Purpose of checklist:

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

Instructions for applicants:

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

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

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

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

Use of checklist for nonproject proposals:

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

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

(For Staff Use Only)

DATE: _____

REVIEWED BY: _____

PROJECT #: _____

CASE #: _____

RELATED FILES:

1. Name of proposed project, if applicable: Not applicable

2. Name of applicant:

Bill Hordan

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

410 North 2nd Street, Yakima, WA 98901

509-249-1919

4. Date checklist prepared: 5-15-15

5. Agency requesting checklist:

Yakima County Public Services – Planning Division

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

Not applicable.

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

Not at this time. However, if this project is successful, new commercial and recreational development could occur in the future.

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

No known environmental information has been prepared directly related to this proposal. However, the current property owner has gone through a Nonconforming Use process to reestablish uses on the property that were destroyed by fire.

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 other applications are pending.

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

No other approval or permits are needed for this proposal.

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.)

STAFF USE ONLY

This is a non-project SEPA application to change the Comprehensive Plan Future Land Use Map designation from Agricultural Resource to Rural Self-sufficient and rezone the property from Agriculture to Highway/Tourist Commercial. The property is about 18 acres in size.

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 property lies just north of the intersection State Route 24 and State Route 241 in Yakima County. The address of the property is 30501 Hwy 24. The Yakima County Assessor's Parcel Number for the property is 231212-43900.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

Approximately 15 percent.

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.

According to the Soil Survey of Yakima County Area Washington, the site consists of Ritzville Variant silt loam, 5 to 15 percent slopes. The soil is not classified as prime farmland.

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.

No filling or grading is proposed as part of this application.

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

Not as part of this non-project application.

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

No project is proposed as part of this application.

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

None needed, none 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.

No new emissions to the air will result as part of this non-project application.

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

None known by the property owner.

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

None needed, none 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.

There are two Type 5 Streams which pass through the property. These streams are seasonal. It is not known if they flow into other waters.

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

No.

STAFF USE ONLY

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.

STAFF USE ONLY

Not applicable, no filling or dredging is proposed as part of this application.

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

No, as no new project is proposed.

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

No.

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

No.

b. Ground:

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

No discharge to, or withdrawal of ground water will occur as part of this non-project application.

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.

Not applicable, no project proposed.

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.

Not applicable to this application, as no project is proposed.

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

No.

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

No.

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

None needed, none proposed.

4. Plants

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 - WEEDS

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

No vegetation will be removed or altered as part of this non-project application.

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:

None proposed as part of this non-project application.

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

None known by the property owner.

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: Quail

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

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

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

None known by the property owner.

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

No.

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

None proposed as part of this non-project application.

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

None known by the property owner.

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.

None proposed as part of this non-project application.

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

No.

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

None proposed at this time, as this is a non-project application.

7. Environmental health

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

No.

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

None known by the property owner.

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.

There are no known existing hazardous chemicals/conditions on the property.

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.

There are no known toxic or hazardous chemicals stored, used or produced on the subject property.

4) Describe special emergency services that might be required.

None needed as part of this non-project application.

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

None needed, none proposed.

b. Noise

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

Minor traffic noise exists in the immediate area. The noise is not expected to affect this comprehensive plan amendment and rezone request.

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.

No new noise will be generated as part of this non-project application request.

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

None needed, 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.

The site currently contains a café/store and two single-family dwelling units. Property to the west is used by the Washington State Department of Transportation to store equipment and gravel. Properties to the west, north and south are vacant and generally planted in native vegetation. This non-project rezone will not have any effect on those current land uses or nearby adjacent properties.

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?

To the knowledge of the property owner, the property has never been used for agricultural production. However, some minor animal grazing may have occurred in the past. If this project is successful, about 3-5 acres of property could potentially be developed into non-farm use.

STAFF USE ONLY

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, none of the surrounding properties are currently in agricultural production, nor have they been. Although the surrounding properties are designated for farmland, no farming activities have occurred.

c. Describe any structures on the site.

The site contains a combination café/store and two dwelling units.

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

No.

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

Agriculture

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

Agricultural Resource

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 critical area by the city or county? If so, specify.

The property has two Type 5 Streams that pass through it. Those are the only critical areas known by the property owner.

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

Not applicable, as this is a non-project application.

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

Not applicable, as this is a non-project application.

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

None needed, none proposed.

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

Compliance with the Yakima County Comprehensive Plan and applicable zoning ordinance.

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

None needed, none proposed.

STAFF USE ONLY

9. Housing

STAFF USE ONLY

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

Not applicable, no housing is proposed as part of this non-project application.

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

Not applicable, no housing will be eliminated as part of this non-project application.

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

None needed, none proposed.

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?

Not applicable, no structures will be constructed as part of this non-project application.

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

No known views will be altered or obstructed as part of this non-project application.

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

None needed, none proposed.

11. Light and glare

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

No light or glare will result from this non-project application.

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

Not applicable as this application does not propose any development which would produce light or glare.

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

No off-site light or glare will affect this non-project application.

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

None needed, none proposed.

12. Recreation

STAFF USE ONLY

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

Hunting, hiking, biking and off-road vehicles have been observed in the immediate area.

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 needed, none proposed.

13. Historic and cultural preservation

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

No.

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

None are known to the property owner.

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.

Because no project is proposed, there is no need to assess the potential impacts to cultural and historical resources.

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 needed as part of this non-project application.

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.

The property has direct access to State Route 24 and State Route 241, which connect with other state highways and local access roads within Yakima and Benton County.

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 area is not served with public transit. The nearest known public transit stop is in Yakima, Washington, about 30 miles to the west.

STAFF USE ONLY

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

Not applicable, no parking spaces are required because no project is being proposed. This application will not eliminate any 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).

No.

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

No.

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

Not applicable, this application does not propose any development.

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

No.

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

None needed as part of this non-project application.

15. Public services

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

No.

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

None needed as part of this non-project application.

16. Utilities

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

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

None proposed as part of this non-project application.

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: *Gary D. Bass*

Date Submitted: 5-15-15

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?

No increased discharge to water, emissions to air or toxic/or hazardous substances are proposed. No increase in noise levels are anticipated by a change to the Comprehensive Plan or Rezone.

Proposed measures to avoid or reduce such increases are:

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?

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:

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?

Not applicable, no natural resources are being exploited through this application.

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

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, floodplains, or prime farmlands?

The proposal does not affect environmentally sensitive areas.

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

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?

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:

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?

New development would likely increase traffic on local and state highways. A minor demand in public services and utilities would likely occur as the property is developed.

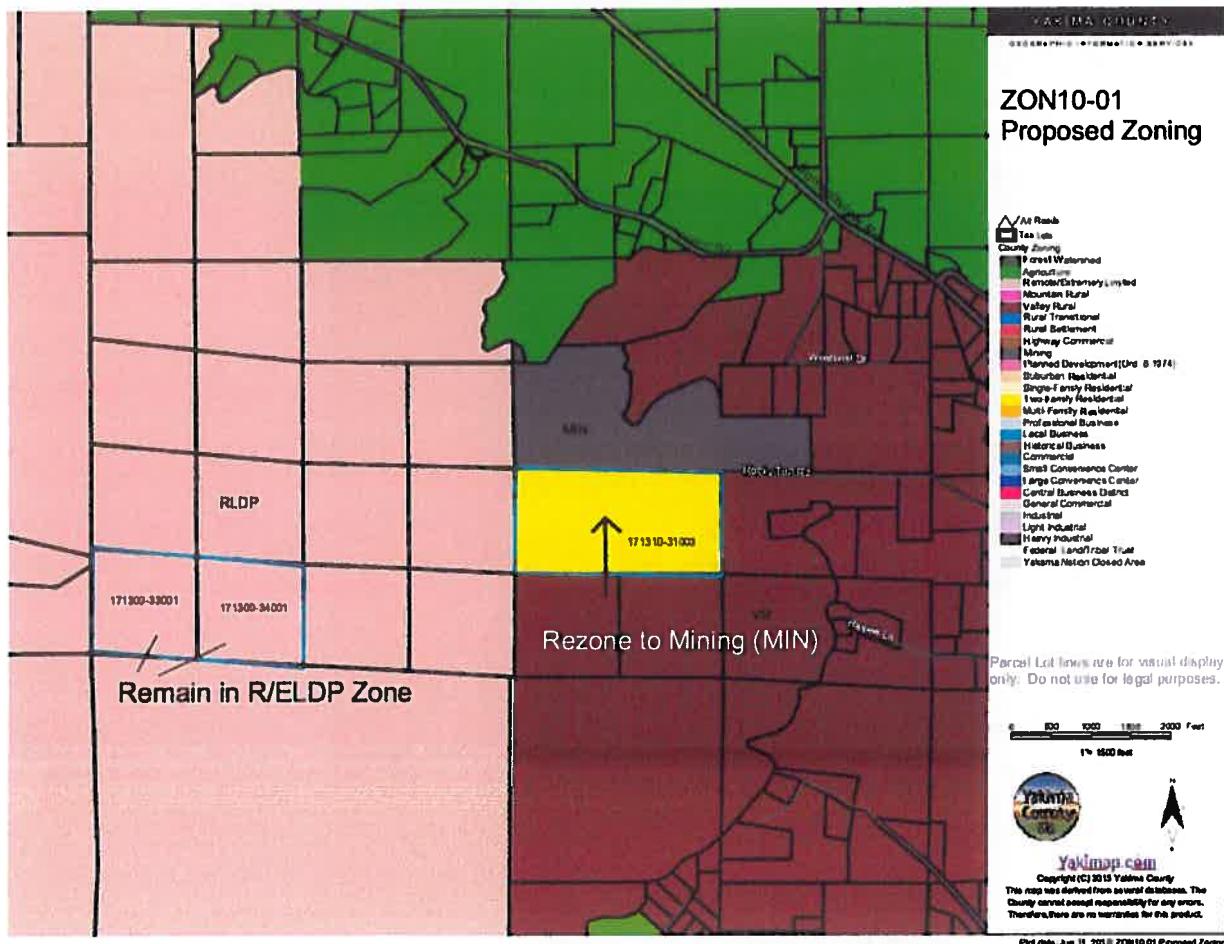
Proposed measures to reduce or respond to such demand(s) are:

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.

No conflicts are anticipated.

2. Exhibit 2 – ZON2010-01/SEP2015-023 Ron Anderson Plan Map Amendment





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.

<i>(For Staff Use Only)</i>	
DATE:	5/15/15
REVIEWED BY:	DSR
PROJECT #:	2010 CRA
CASE #:	SEP15-023
RELATED FILES:	

A. BACKGROUND

STAFF USE ONLY

1. Name of proposed project, if applicable:

2. Name of applicant: Ron Anderson

3. Address and phone number of applicant and contact person: 509-961-7017

41 Rocky Top Rd
YAKIMA, WA. 98908

4. Date checklist prepared: 5/13/2015

5. Agency requesting checklist: Yakima Co. Planning

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

Coincide with LPL Expansion permit

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

YES - LPL Expansion

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

Studies done for LPL proposal.

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.

YES - LPL Expansion

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

Yakima County Planning for mineral
Resource designation

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.)

STAFF USE ONLY

Remove mineral resource designation from
Two 40 acre parcels, 17-13-9, 34001 + 33001
And apply it to 180 acre parcel, 17-13-10
31003

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.

41 Rocky Top Rd., Yakima, WA 98908

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

22°

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. *Very shallow soil with solid rock under lay. Soil removed will be used for reclamation*
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.

Rock will be removed for clearing. Quantities will be dictated by need for gravel

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

Also

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

less than 1 %

STAFF USE ONLY

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

grading to existing run off areas

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.

Dust -

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

NO

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

Only dust control by watering.

3. Water

a. Surface:

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

NO

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

NO

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

None

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

NO

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

NO

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

STAFF USE ONLY

No

b. Ground:

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

No

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

None

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.

Only storm water - no change
in its to where it flows

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

No

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

No

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

None

4. Plants

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 sage brush

STAFF USE ONLY

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

Very little grass on sage brush

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

None

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

Covered under reclamation plan

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

None

5. Animals

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

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

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

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

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

None

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

NO

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

STAFF USE ONLY

None

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

None

6. Energy and natural resources

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

None

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

No

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

None

7. Environmental health

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

No

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

None

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

None

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

None

4) Describe special emergency services that might be required.

None

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

None

b. Noise

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

None

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

Operating equipment
6 AM to 6 PM Monday - Saturday

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

None

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.

VACANT - Mining and LPL to North,
House East. Vacant South + West.

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?

None

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

No

c. Describe any structures on the site.

None

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

No

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

Valley Rural

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

Rural Self Sufficient

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

N/A

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

No

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

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

8 Employees - Values

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

None

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

Mineral Resource Overlay

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

N/A

9. Housing

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

None

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

None

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

None

10. Aesthetics

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

N/A

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

None

STAFF USE ONLY

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

None

STAFF USE ONLY

11. Light and glare

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

None

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

No

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

None

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

None

12. Recreation

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

Walking, and biking trails.

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

Trails would be rerouted as necessary

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

I will continue to provide ample trails as in the past.

13. Historic and cultural preservation

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

No

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

No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the

department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None - 68 years in Area.

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

None

14. Transportation

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

Cowiche - Summit View Rd.

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

No - 4 miles

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

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).

No

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

No

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

No Addition A

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

No

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

None

STAFF USE ONLY

15. Public services

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

No

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

No

16. Utilities

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

None

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.

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: Tom Anderson

Date Submitted: 5/14/2015

STAFF USE ONLY

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?

NO INCREASES

Proposed measures to avoid or reduce such Increases are:

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

Only grass & Sedge marsh would be affected.

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

Native grass planted as part of Reclamation from

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

It wouldn't

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

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

None exist

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

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?

It would not.

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

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

No change

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

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

No conflict.

3. Exhibit 3 - TXT2015-04/SEP2015-041 Plan 2015 Text Amendments

2015 Text Amendments to **Plan 2015**

General Overview: After a year-long update process Yakima County and the fourteen cities and towns in the County have made a number of text changes to the 1999 *Master Interlocal Agreement - For Growth Management Act Implementation in Yakima County* (herein referred to as, ILA) that now require text changes to the Yakima County Comprehensive Plan - **Plan 2015**. The changes to the ILA were necessary to address how land use designations and zoning for property within the unincorporated portions of the Urban Growth Area (UGA) will be amended. The ILA was developed to implement the 1993 County-wide Planning Policies (CWPP) and to provide guidance on how the County and each city and town were to plan for urban development and to set UGA boundaries. Though the land within the unincorporated portions of the UGA is in County jurisdiction, the ILA required cities to plan for the future land use and for the County to zone the property accordingly. This required both jurisdictions to work collaboratively to designate and zone property in the UGA, which was typically done during the GMA-mandated UGA update process.

The problem with the ILA was the lack of guidance language on amending land use designations and zoning for property within the unincorporated UGAs outside of those GMA mandated UGA updates. This lead to cities changing their future land use maps for property within the unincorporated portions of the UGA, without consulting with the County or without a concurrent rezone done by the County on the subject property to maintain consistency between the cities' plans and the County's zoning. The text changes to the ILA now require the County to develop a number of general urban land use designations that would be consistent with the cities' land use designations found on their future land use maps. The new urban land use designations proposed for inclusion in **Plan 2015** are Urban Residential, Urban Commercial, Urban Industrial, Urban Public, Urban Parks and Open Space and Urban Tribal.

- a. Proposed Text Changes to **Plan 2015** Land Use Element pages I-LU-5 thru I-LU-8

Urban Lands

Urban Growth Areas

~~**Purpose** The intent of the Urban Growth Areas land use category is to implement the Growth Management Act's Planning Goal 1: "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner." In determining areas to be set aside for future urbanization, the County and cities mutually endorsed a County Wide Planning Policy. It states that areas designated for urban growth should be determined by preferred development patterns, residential densities, and the capacity and willingness of the community to provide urban governmental services. The Urban~~

designation is intended to include land that is characterized by urban growth or will be needed for urbanization, consistent with forecasted population growth and the ability to extend urban services. The Urban Growth Area designation is intended to establish the area within which incorporated cities and towns may grow and annex over the next twenty years. Yakima County's Urban Growth Area land use category is also intended to implement Washington Administrative Code, which states that "the physical area within which that jurisdiction's vision of urban development can be realized over the next twenty years." Specific discrete plan designations such as residential, open space, urban reserve, commercial or industrial are found in the respective jurisdiction's comprehensive, subarea or neighborhood plan.

General Description Urban Growth Areas (UGAs) are the areas located within Urban Growth Area boundaries, which are established by the County in consultation with the cities and towns. In general, ~~each~~ of Yakima County's ~~urban growth area~~ UGAs includes one ~~extends from each~~ of Yakima County's 14 cities and towns plus additional area extending beyond the city or town. Since the cities have historically developed in the valley floors, they tend to be surrounded by irrigated agriculture, and are likely to include geologically hazardous areas, wetlands and other wildlife habitat, or river gravels suitable for mining. "Urban growth" means that land is used so intensively for buildings, structures, and impermeable surfaces that viable agriculture, forestry or mining is not feasible. Urban governmental services are either available, or could be provided without excessive public cost. Urban governmental services typically include water and sewer systems, street cleaning services, fire and police protection services, and public transit services. Based on their respective comprehensive, subarea or neighborhood plans, cities and other service providers must be able to demonstrate both ability and willingness to supply designated urban areas with these services within the 20 year planning period.

Urban Land Use Designations

Forma

In unincorporated areas within UGA boundaries, Plan 2015 establishes several ~~The~~ Urban land use designations to implement the Growth Management Act's Planning Goal 1: "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner." In determining areas to be set aside for future urbanization, the County and cities mutually endorsed a County-Wide Planning Policy. It states that areas designated for urban growth should be determined by preferred development patterns, residential densities, and the capacity and willingness of the community to provide urban governmental services.

Forma

Forma

Forma

The Urban designation is ~~UGAs are intended to include land that is characterized by urban growth or will be needed for urbanization, consistent with forecasted population growth and the ability to extend urban services. The Urban designation~~ UGA boundaries are ~~is~~ intended to establish the areas within which incorporated cities and towns may grow and annex over the next twenty years. Yakima County's ~~Urban land use category is~~ UGAs are also intended to imple-

Forma

Forma

Forma

ment Washington Administrative Code, which states that "the physical area within which that jurisdiction's vision of urban development can be realized over the next twenty years." Specific discrete plan designations such as residential, open space, urban reserve, commercial or industrial are found in the respective jurisdiction's comprehensive, subarea or neighborhood plan.

The Urban land use designations for the unincorporated urban growth areas are determined in a coordinated process between the County and each of the fourteen cities and towns during the Growth Management Act (GMA) mandated Urban Growth Area and/or Comprehensive Plan update. The County's Urban designations are ~~is~~ categorized into six general land use categories that are intended to be consistent with the plan designations found in the respective city's comprehensive, subarea or neighborhood plan.

Urban Residential

Purpose The intent of the Urban Residential land use category, adopted as part of the future land use map, is to provide for a full range of urban housing types, from single and multi-family development to high density family housing. The Urban Residential land use designation is a general designation intended to accommodate all the urban residential land use designations listed in each of the fourteen cities' and town's' future land use maps.

Urban Commercial

Purpose The intent of the Urban Commercial land use category, adopted as part of the future land use map, is to provide for commercial areas where a wide range of retail activities and services are permitted. The Urban Commercial land use designation is a general designation intended to accommodate all the urban commercial land use designations listed in each of the fourteen cities' and town's' future land use maps.

Urban Industrial

Purpose The intent of the Urban Industrial land use category, adopted as part of the future land use map, is to provide for adequate and appropriate lands for the location of industrial land uses taking into consideration compatibility with adjacent land uses, availability of required infrastructure, accessibility of adequate transportation corridors and minimization of impacts to natural resources and critical areas. The Urban Industrial land use designation is a general designation intended to accommodate all the urban industrial land use designations listed in each of the fourteen cities' and town's' future land use maps.

Urban Public

Purpose The intent of the Urban Public land use category, adopted as part of the future land use map, is to provide for adequate land for land uses that include

Form

but not limited to, government buildings and service centers, public parks and recreational spaces, educational institutions, libraries, cemeteries, museums and churches. The Urban Public land use designation is a general designation intended to accommodate all the urban public land use designations listed in each of the fourteen cities' and town's' future land use maps.

Urban Parks and Open Space

Forms

Purpose The intent of the Parks and Open Space land use category, adopted as part of the future land use map, is to provide adequate land for land uses that include, but not limited to, public parks and recreational spaces, environmentally constrained areas and shoreline areas. The Urban Parks and Open Space land use designation is a general designation intended to accommodate all the urban public land use designations listed in each of the fourteen cities' and town's' future land use maps.

Forms

Urban Tribal

Forms

Purpose The intent of the Urban Tribal land use category, adopted as part of the future land use map, is to ~~accommodate~~ recognize ~~these urban~~ lands within UGAs ~~either~~ that are held in trust for, or owned by, the Yakama Nation. Yakima County has no jurisdiction to regulate land uses on these lands. However, the ~~The~~ Urban Tribal land use designation is a general designation intended to accommodate all the urban tribal land use designations adopted in the future land use maps of the Yakima Nation, cities, and towns located within the Yakima Nation Reservation.

Forms

Designation of Urban Growth Areas

Forms

Population Allocation

Forms

Forms

Development of population projections for the Growth Management Act (GMA) is a shared responsibility. As directed by state statute, the Washington State Office of Financial Management (OFM) prepares a reasonable range of possible population growth for Washington counties participating in GMA. Yakima County, also by law, is responsible for selecting a 20-year GMA planning target from within the range of high and low prepared by OFM. The County must select the county planning target; then the population planning targets for each city or town, and unincorporated areas. Once the population is allocated the projections are used by each jurisdiction as part of the GMA comprehensive planning update and in conjunction with the Land Capacity Analysis.

Forms

Land Capacity Analysis

Forms

The purpose of the Land Capacity Analysis is to determine how much land, if any, is needed beyond the incorporated limits of each city and town to accommodate the urban growth and development that is projected to occur during the 20-year planning horizon. It begins with determining the existing a gross

supply of existing vacant and partially vacant lands zoned for future development that can accommodate additional growth. In evaluating the quantity of land necessary for urban growth, the following analytical process should be followed:

1. Determine how much housing is necessary for 20 years of growth.

Subtract the City's current year population from the projected 20 year population figure to determine the additional number that represents 20 years of growth. Based on a city's average household size, calculate the number of additional dwelling units to allow for.

2. Determine the necessary residential acreage.

Determine the desired and appropriate housing densities in collaboration with the cities. Calculate how many acres are needed to accommodate the number of new dwelling units based on the desired and appropriate densities. A percentage can be added to allow for market choice and location preference.

3. Determine the necessary commercial and retail acreage.

Divide the existing commercial and retail acreage by the current population to arrive at a commercial/retail acreage per capita figure. Multiply this per capita number by the additional population identified in Step #1. This will give you the amount of additional commercial/retail acreage needed. A percentage can be added to allow for market choice and location preference.

4. Determine the net amount of total additional acreage needed for non-industrial uses.

Determine the currently available undeveloped acreage within the existing UGA for both residential and commercial/retail. Subtract these figures from the acreage identified in Steps #2 and #3 to determine if acreage is needed for UGA expansion for residential or commercial/retail. Factor in additional acreage needed for open space, critical areas, parks, and other public facilities such as schools and libraries based on appropriate level of service standards. Add appropriate acreage to allow for streets.

5. Identify areas needed for Industrial zoning.

Industrial zoning is based on the city's economic development strategy and is not contingent on future population.

6. Identify areas that are desired and appropriate for expansion.

Identify the areas desired for UGA expansion based on the amount of acreage needed as identified in Steps #4 and #5. Ensure the requisite acreage is accurately allocated to residential, commercial/retail, and industrial. Areas desired for expansion should avoid Agricultural and Mineral Resource areas if possible. If Resource areas are unavoidable, justification for encroaching into the Resource area will be required.

7. Capital Facilities Plan.

Approval of any UGA expansion by Yakima County will be subject to adoption of an adequate and appropriate Capital Facilities Plan by the respective elected legislative body to ensure necessary facilities and services will be provided to the entire expanded UGA within the 20 year period. All capital and public facilities needed for future growth must be included in the Capital Facilities Plan. These needed facilities may be identified in comprehensive plan elements, in the jurisdiction's functional plans, or in the plans of other entities that provide services or facilities.

a. Proposed Text Changes to **Plan 2015** Land Use Element Policies pages I-LU-24 thru I-LU-8

Urban Growth ~~Lands~~ Areas

LU-U 1.3 Sufficient area should be included in the urban growth areas to accommodate ~~a minimum~~ the 20-year ~~low~~ population forecast. Additional land may be included ~~and~~ to allow for market choice and location preferences not to exceed ~~25-10~~ percent or 80 acres, whichever is larger.

LU-U 1.5 Development should be located within designated urban growth areas in the following priority:

1. First in ~~A~~reas already characterized by urban growth that have existing public facilities and service capacities to serve such development; ~~and~~
1. ~~2.~~ Second in ~~A~~reas already characterized by urban growth that will be ~~are~~ ~~not presently~~ served adequately by a combination of both existing public facilities ~~and~~ services and any additional needed ~~but for which~~ public facilities and services that are ~~will be~~ provided by either public or private sources; and
2. Third in the remaining portions of the urban growth areas.

LU-U 1.8 The County, cities, or interested citizens may initiate an amendment to property within an existing urban growth area through the comprehensive plan amendment process; however, in no case will amendments be processed

more than once a year. Only the County, cities, and towns may initiate amendments to UGA boundaries.

LU-U 2.1 Mutually enact an ~~Urban Growth Management Agreement~~Interlocal Agreement with each city and town to coordinate ~~City/~~County policy for the transition of lands to urban use with cities, agencies and other entities vested with responsibility to provide or oversee delivery of urban services in the following areas:

1. Land uses and subdivision planning;
2. Common development standards;
3. Urban services delivery/ infrastructure financing;
4. Urban service boundary amendment criteria;
5. Urban growth area amendment criteria;
6. Focused Public Investment Areas;
7. Common glossary of terms.

LU-U 2.2 ~~Designate an Urban Transition or Urban Reserve area which extends from the urban service area set by the service providers' Capital Facilities Plan(s) to the urban growth area perimeter.~~ Designate and prioritize Focused Public Investment Areas both inside and outside the urban service area to facilitate coordinated and collaborative public infrastructure investment.

LU-U 2.6 Encourage full urban standards for developments within the Urban Growth Area, meeting the County's minimum urban standards or the respective city's standards, whichever is ~~higher~~preferred. Provide a procedure for deferral of some improvements ~~in the Urban Transition~~ outside the Capital Facilities Plan and Focused Public Investment Areas. Improvements must be installed in accordance with approved plans.



SEPA

ENVIRONMENTAL CHECKLIST

SUBMITTAL SUPPLEMENTAL

Form # PLN ENR D03-SSI-A
Revised: 8/12/14

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

WAC 197-11-960 Environmental checklist.

Purpose of checklist:

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

Instructions for applicants:

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

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

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

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

Use of checklist for nonproject proposals:

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

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

<i>(For Staff Use Only)</i>	
DATE:	9-2-15
REVIEWED BY:	
PROJECT #:	<u>TYE004/SEPAIS-041/Horizon 20</u>
CASE #:	
<u>RELATED FILES:</u>	

A. BACKGROUND

STAFF USE ONLY

1. Name of proposed project, if applicable:

(ZON15-004) Proposed text amendments to the County Comprehensive Plan to accommodate new urban land use designations in the land use element.

2. Name of applicant:

Yakima County Planning Division

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

128 N. 2nd Street, Yakima, WA. 98901

4. Date checklist prepared:

August 31, 2015

5. Agency requesting checklist:

Yakima County Planning Division

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

Planning Commission Hearing proposed for September 23, 2015, Board of Yakima County Commissioners hearing proposed for mid-October and approval December 2015.

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

No

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

Environmental Analysis Element of Plan 2015, Chapter III Volume 1, for Plan 2015, the Yakima County Comprehensive Plan adopted May 20, 1997 by the Board of Yakima County Commissioners (Board) as its Final Environmental Impact Statement (FEIS) and the Environmental Addenda to the FEIS for the 1998, 1999, 2000, 2001, 2002, 2003, 2005, 2007, 2008 and 2010 Annual Amendments to the Comprehensive Plan adopted by the Board.

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.

Legislative approval by Board of Yakima County Commissioners.

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.)

STAFF USE ONLY

After a year-long update process Yakima County and the fourteen cities and towns in the County have made a number of text changes to the 1999 Master Interlocal Agreement – For Growth Management Act Implementation in Yakima County (herein referred to as, ILA) that now require text changes to the Yakima County Comprehensive Plan – Plan 2015. The changes to the ILA were necessary to address how land use designations and zoning for property within the unincorporated portions of the Urban Growth Area (UGA) will be amended. The ILA was developed to implement the 1993 County-wide Planning Policies (CWPP) and to provide guidance on how the County and each city and town were to plan for urban development and to set UGA boundaries. Though the land within the unincorporated portions of the UGA is in County jurisdiction, the ILA required cities to plan for the future land use and for the County to zone the property accordingly. This required both jurisdictions to work collaboratively to designate and zone property in the UGA, which was typically done during the GMA-mandated UGA update process.

The problem with the ILA was the lack of guidance language on amending land use designations and zoning for property within the unincorporated UGAs outside of those GMA mandated UGA updates. This lead to cities changing their future land use maps for property within the unincorporated portions of the UGA, without consulting with the County or without a concurrent rezone done by the County on the subject property to maintain consistency between the cities' plans and the County's zoning. The text changes to the ILA now require the County to develop a number of general urban land use designations that would be consistent with the cities' land use designations found on their future land use maps. The new urban land use designations proposed for inclusion in Plan 2015 are Urban Residential, Urban Commercial, Urban Industrial, Urban Public, Urban Parks and Open Space and Urban Tribal.

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.

This is a non-project action that affects all property within the unincorporated areas of the Urban Growth Areas of the 14 cities and towns of Yakima County.

B. ENVIRONMENTAL ELEMENTS

STAFF USE ONLY

1. Earth

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

This is a non-project action that affects areas with a wide variety of topography including, but not limited to: flat, rolling, hilly, steep slopes, critical areas. There are no specific environmental impacts generated from these text proposals. Potential impacts will be noted when appropriate.

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

This is a non-project action that applies to all property within all 14 Urban Growth Areas, with a wide variety of slopes. There are no specific environmental impacts generated from these text proposals. Potential impacts will be noted when appropriate.

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.

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

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only, No fill, excavation or grading.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control erosion.

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.

Not applicable, this is a non-project action changing text only.

STAFF USE ONLY

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control emissions.

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.

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control surface, ground, runoff water, and drainage pattern impacts.

4. Plants

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

X— Deciduous tree: Alder, maple, aspen, other

X— Evergreen tree: Fir, cedar, pine, other

X— Shrubs

X— Grass

X— Pasture

X— Crop or grain

X— Orchards, vineyards or other permanent crops.

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

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

X— Other types of vegetation

The proposed text changes impact all unincorporated UGA's which have a variety of plant life including those listed. This is a non-project action changing text only.

STAFF USE ONLY

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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:

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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.

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

STAFF USE ONLY

Not applicable, this is a non-project action changing text only.

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:

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control energy impacts.

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.

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only.

4) Describe special emergency services that might be required.

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control environmental health hazards.

b. Noise

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

Traffic, equipment, operation, all urban type noises may be present.

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.

Not applicable, this is a non-project action changing text only.

STAFF USE ONLY

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control noise impacts.

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.

Residential, Commercial, Industrial, Recreational, Open Space, Natural Resource 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?

Not applicable, this is a non-project action changing text only.

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:

Not applicable, this is a non-project action changing text only.

c. Describe any structures on the site.

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

The proposed text change currently under review changes the name of the current urban land use designation to specific names that relate to the current and future land use for properties inside the urban growth area of each of the 14 cities and towns.

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

Not applicable, this is a non-project action changing text only. Varies.

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

Not applicable, this is a non-project action changing text only. Yes, critical areas are throughout the urban growth areas affected by this text change.

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

Not applicable, this is a non-project action changing text only.

STAFF USE ONLY

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

9. Housing

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control 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?

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control 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?

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control light and glare impacts.

STAFF USE ONLY

12. Recreation

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control recreation related impacts.

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.

Yes, however not applicable, this is a non-project action changing text only

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.

Yes, however not applicable, this is a non-project action changing text only

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.

STAFF USE ONLY

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control historical or cultural resource related impacts.

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.

Not applicable, this is a non-project action changing text only.

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?

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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).

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

STAFF USE ONLY

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.

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control public service impacts.

16. Utilities

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

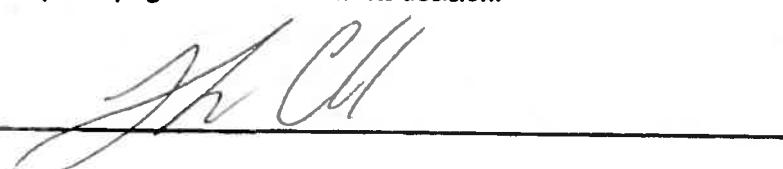
All above listed utilities exist within the 14 urban growth areas affected by this proposed text change.

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.

Not applicable, this is a non-project action changing text only.

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: 8/31/15

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?

The proposed text is associated with the future land use designations of all unincorporated properties within the 14 urban growth areas in Yakima County. The current future land use is a general "urban" designation that is proposed to be changed to more specific terms; urban residential, urban commercial, urban industrial, urban public, urban parks and open space, urban tribal. No change in land uses, map boundaries or functionality, just a name change to allow more consistent application of zoning. There are no increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

Proposed measures to avoid or reduce such increases are:

No impacts proposed or suggested, however all urban level development allowed or permitted must adhere to all applicable development regulations and possible SEPA mitigation for all project permit applications to reduce or control environmental impacts.

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

The proposed text change will have no affect on plants, animals, fish or marine life.

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

No impacts proposed or suggested, however all urban level development allowed or permitted must adhere to all applicable development regulations and possible SEPA mitigation for all project permit applications to reduce or control impacts to plants, animals, fish or marine life.

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

The proposed text change will have no affect on energy or natural resources.

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

No impacts proposed or suggested, however all urban level development allowed or permitted must adhere to all applicable development regulations and possible SEPA mitigation for all project permit applications to reduce or control impacts to energy or natural resources.

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?

The proposed text change will have no affect on parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands.

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

No impacts proposed or suggested, however all urban level development allowed or permitted must adhere to all applicable development regulations and possible SEPA mitigation for all project permit applications to reduce or control impacts to parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands.

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?

The proposed text change will have no affect on land and shoreline use.

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

No impacts proposed or suggested, however all urban level development allowed or permitted must adhere to all applicable development regulations and possible SEPA mitigation for all project permit applications to reduce or control impacts to land and shoreline use.

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

The proposed text change will have no affect on transportation or public services use.

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

No impacts proposed or suggested, however all urban level development allowed or permitted must adhere to all applicable development regulations and possible SEPA mitigation for all project permit applications to reduce or control impacts to transportation or public services use.

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

The proposed text change will not conflict with any local, state, or federal laws that pertains to the protection of the environment. This non-project text change allows Yakima County to maintain consistency between the comprehensive plan and the zoning ordinance for those properties located in the 14 urban growth areas of the County. Currently, each city applies the future land use designation and Yakima County zones the property. This allows a city to change their future land use designations for property in the UGA, but still within Yakima County jurisdiction without doing a concurrent rezone as well. This leads to inconsistent land use and zoning. The proposed text changes allow Yakima County to designate the property and zone it, thus ensuring consistency. This meets the intent of GMA and our Countywide Planning Policies.

3. Exhibit 4 - TXT2015-05/SEP2015-042 Title 19 Text Amendments

2015 Text Amendments to YCC Title 19 – Unified Land Development Code

Yakima County adopted a new unified land development code, herein referred to as YCC Title 19, in May of 2015. The new YCC Title 19 becomes effective on October 1, 2015 to allow the Planning Division to develop an implementation strategy for the new code. As part of that implementation process a number of errors have been identified in the new code. Many were simple non-substantive errors that the codifier was able to fix, but those listed below are those that need to go through the Planning Commission and Board to resolve.

a. 19.10.040 (12) Stormwater Requirements

(12) Stormwater Requirements.

This section is intended to ensure public and private development projects comply with the National Pollution Discharge Elimination System (NPDES) permit requirements under the Federal Clean Water Act (CWA) where applicable. Stormwater quality and quantity concerns for project permits shall be addressed through:

- (a) YCC Chapter 12.10;*
- (b) The environmental review process established by RCW 43.21C and YCC Chapter 16.04; or*
- (c) The requirements of the Washington Department of Ecology.*

b. Reference under 19.11.030(4)(i) makes a reference to “19.11.030(3)(b)(ii)” which doesn’t appear to exist and should be referenced to the applicable table.

(4) Special Development Standards in the Rural Districts (R/ELDP-40, Rural-10, RT).

- (a) Lot size and density in Rural-10/5 district may vary depending on water availability, soil suitability for septic systems, access conditions and proximity to fire stations in each area as follows:*

(i) Where property is outside of a fire district, more than five road miles from a year-round responding fire station or not served by a county-maintained hard-surfaced road, maximum density for new development in the Rural-10/5 zoning district shall be four units per quarter/quarter section (e.g. 10-acre average), with no lot being less than five acres. Lots not meeting the criteria in ~~Subsection 19.11.030(3)(b)(ii)~~ Table 19.11.030-1 shall not be further divided below the ten-acre average as calculated from the parent lot existing on May 21, 1997; and

- c. Table 19.12.010-2 under Maximum Lot Coverage it lists “or payment in lieu of reservation is not made,” needs to be deleted. Only the applicable portion of the table is shown below.*

Table 19.12.010-2. Setbacks, Lot Coverage and Building Height

Subject	Zone	
	SR	R-1
Maximum lot coverage <i>Exception:</i> Lot coverage shall be restricted to 45% where park or recreational open space land is not reserved on plats three acres or larger in size, or payment in lieu of reservation is not made , under Subsection 19.34.060(7)	60% or less as required by Section 19.21.030 for sitescrreening/landscaping	60%

d. Chapter 19.14 Land Use Table - Under #17 Resource Activities - Animal Husbandry should be a Type 1 in the R10/5 - this was missed. Only the applicable portion of the Table is shown below.

Uses ¹⁵	AG	FW	MIN	R/ELDP-40	RURAL 10/5	RT ¹	RS ²	HTC ³	SR ⁴	R-18.9
17. Resource Activities.										
Animal husbandry,	1	1	1	1	1	1	1	1	1	1

e. 19.18.490(2)(b) in the second to the last row states "support greater is 70 feet or greater". The first "greater" needs to be removed.

(2) Towers and support structures that are located in zoning districts without height limitations are subject to the following levels of review (R/ELDP-40, AG, MIN, M-1 or M-2):

(a) Type 1 Review.

Towers that are self-supporting, have a two foot or less radius from the center axis of the base of the tower, and have antennae, rotors and other attachments with a diameter of nine feet or less, and the height of the tower is seventy feet or less, shall be subject to Type 1 review.

(b) Type 2 Review.

Towers that are not self-supporting or two feet or greater radius from the center axis of the base of the tower, or have antennae, rotors and other attachments with a diameter of greater than nine feet, and the height of the tower or support ~~greater~~ is 70 feet or greater, shall be subject to Type 2 review.

f. 19.23.040(2)(c)(i)(B) under Gravel. The 4th row from the bottom states "lot line elimination, correction or modification; Comp. Plan" and the correction or modification needs to be changes to Boundary Line Adjustment.

B. Gravel.

Where a development is served by a gravel urban access road, the roadway shall be improved to the current adopted County road standards along the entire frontage of the property and to the nearest county road intersection measured along the primary travel route to the property. No design modification for surface type will be granted.

Frontage improvements will not be required for the following permits: Agricultural buildings not including agriculturally related industry; single family residential or duplex; building improvements or changes of use that do not cause transportation impacts; grading; lot line ~~elimination, correction or modification adjustments~~; Comp. Plan amendments; Shoreline; accessory dwelling units; personal wireless services facility; and proposals for façade improvements, re-roofing or signage.

g. Table 19.23.045-1 under the Local Streets "Sidewalks, where required by 19.23.060(4)(c) appears that it should be 19.23.060(4)(b). Only the applicable portion of the Table is shown below.

Table 19.23.045-1. Public Urban Street Standards Summary		
Street Class	Item	Urban Standard
Local Streets ⁽²⁾	Right of Way Width ⁽⁴⁾	60' min.
	Number of Lanes	2
	Street surface width (no on-street parking)	28'
	Street surface width (with parking)	32'
	Lane width	10' to 12'
	Sidewalks ⁽³⁾ , where required by 19.23.060(4)(eb)	5'

h. 19.25.020(2)(b)(iii) under the Utility easements the second row states "Boundary line modification or correction" which needs to be changes to Boundary Line Adjustment.

(b) *Divisions of land creating a new lot around a legally existing structure that requires sewage disposal and potable water supply, but is not connected to both a regional sewer system and an area-wide public water supply system, are subject to the following requirements:*

(i) *Within Urban Growth Areas, if the structure is served by an on-site sewage system, and the Yakima Health District determines the existing system(s) are operating properly, a covenant or plat note shall be recorded by the property owner to commit the current and future property owner(s) to connect to an available regional sewer system upon failure of the existing on-site sewage disposal system and when the Yakima Health District has determined a replacement system is not feasible.*

(ii) *Within Urban Growth Areas, RS and cluster developments of more than one lot the existing individual water supply system shall be evaluated by the Yakima Health District to determine whether the system can be converted to a public water system for the development.*

(iii) *Utility easements shall be dedicated on the final plat or in a separate instrument as part of final approval of a boundary line ~~modification or correction adjustment~~, as set forth in Subsection 19.25.050(1) for future sewer connections in Urban Growth Areas*

and RS districts, and for public water supply connections in all zoning districts.

i. 19.33.040(2)(a) in the last row states "under subsection 19.34.020(4)(b)(v) and Section 19.34.030 Parcel Reconfiguration". 19.34.020(4)(b)(v) doesn't exist and should reference 19.34.020(5)(o).

(2) Boundary Changes to Nonconforming Lots.

(a) A legal nonconforming lot may be increased in size to bring it into closer conformance with area, yard or depth requirements of the zone in which it is located. Reduction to a nonconforming lot's size is permitted only under Subsection 19.34.020(45)(b)(v) and Section 19.34.030 Parcel Reconfiguration.

j. 19.33.060(4)(d) the last row states Subsection (4)(c) and (d) but it appears the (d) should be (e).

(d) Process to Alter, Enlarge, Expand or Extending Nonconforming Uses or Structures.

The Hearing Examiner may consider applications under Type 3 review to alter, enlarge, expand, extend or reconstruct a legal nonconforming use, other than residential structures and mining sites described in Subsections (4) (c) above and (d) ~~above~~below, in the same location or to include a portion of a structure, site or adjoining lot it did not previously occupy on the date said use became nonconforming. The alteration, enlargement, expansion, extension or reconstruction requested shall be denied if the Hearing Examiner finds that one or more provisions in Subsection (l) below of this Subsection are not met.

k. 19.34.090 Utility Service Tracts – Conservation Tracts. Need to strike Conservation Tracts from the title of the section.

19.34.090 Utility Services Tracts – Conservation Tracts.

The following divisions shall be processed by boundary line adjustment under Section 19.34.020.

i. 19.35.020(3)(a)(vi) "Chapter 19.24 Waste and Recycling Storage; and" needs to be deleted because this doesn't exist.

(3) Scope of Administrative Adjustments.

(a) Administrative adjustments to certain development standards under this Title may be approved, except as limited in Subsection (b) below, as follows:

(i) Setbacks, building height, and heights of fences, walls and recreational screens, contained in Section 19.10.050 General Development Regulations;

(ii) Setbacks, building height and lot coverage in Chapter 19.11 Rural and Resource Districts, Chapter 19.12 Urban Residential

Districts, and Chapter 19.13 Business, Commercial and Industrial Districts;

(III) *Chapter 19.20 Signs;*
 (IV) *Chapter 19.21 Site Screening and Landscaping;*
 (V) *Chapter 19.22 Parking and Loading;*
 (VI) ~~*Chapter 19.24 Waste and Recycling Storage;*~~ and
 (VII) *As otherwise specified herein, such as for reductions to special resource setbacks.*

m. Changes to Table 19.14-1 regarding manufactured homes and farm supplies.

Title 15 allowed both of the Multi-wide manufactured home and Single-wide manufactured homes to be placed on an individual lot within the Agriculture and Forest Watershed zoning districts as a Type 1 use. The current regulations under Title 19 do not allow these structures in the Agriculture and Forest Watershed zoning districts. Table 19.14-1 Allowable Land Uses needs to be amended to allow each of these manufactured home types to be Type 1 uses within the Agriculture and Forest Watershed zoning districts (as shown below).

Uses ¹⁵	AG	FW ¹	MIN
1. Residential.			
Single family site built or modular* dwelling, detached, or manufactured home meeting requirements of 19.18.270	1	1	
Mobile or manufactured homes* of any size in approved or existing mobile/manufactured home parks*	1	1	
Multi-wide manufactured home* in approved or existing manufactured home subdivisions			
Multi-wide manufactured home*, not meeting requirements of 19.18.270, on an individual lot	1	1	
Single-wide manufactured home* in approved or existing manufactured home subdivisions			
Single-wide manufactured home*, on an individual lot	1	1	

Under 6. Retail Sales – Building material and farm equipment, four zones were mistakenly left off the new land use table in Title 19. They were listed under old YCC 15.

Uses ¹⁵	AG	FW ¹	MIN	R/E LDP -40	RURAL 10/5	RT ⁴	RS ⁵	HTC ⁶	SR ⁷	R-1 ^{8,9}	R-2 ^{8,10}	R-3 ^{9,11}	B-1 ⁸	B-2 ⁸	SCC ⁶	LCC ⁶	GCS ⁶	M-1 ⁸	M-2 ⁸
6. Retail Sales – Building material and Farm Equipment																			
Farm and ranch supplies	3				1		1							2			1	2	

n. Changes to Table 19.36-1 Zoning District consistency with Comprehensive Plan Future Land Use Designations

Table 19.36 - 1 Zoning District consistency with Comprehensive Plan Future Land Use Designations

Plan Designation ↓	ZONING →	AG	FFA	R-10/5	RS	RT	R-2	R-1	SR	R-3	B-1	B-2	HTC	SCC	LCC	GC	MIN	M-1(4)	M-2(4)	MPD	ASO	GO	MPR		
<i><u>Unincorporated Rural and Resource Areas</u></i>																									
<i>Agricultural Resource</i>	C	C	I	I	C	I	I	I	I	I	I	I	I	I	I	C	C	I	I	C	C	C	C	C	
<i>Forest Resource</i>	I	C	I	I	I	I	I	I	I	I	I	I	I	I	I	C	C	I	I	C	C	C	C	C	
<i>Mineral Resource</i>	C	C	C	C	C	C	C	I	I	I	I	I	C	I	I	C	C	C	I	C	C	C	C	C	
<i>Rural Settlement</i>	I	I	I	C	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	C	C	
<i>Rural Transitional</i>	I	I	C	C	I	C	I	I	I	I	I	I	C	I	I	C	C	I	I	C	I	I	C	C	
<i>Rural Self-Sufficient</i>	C	C	C	I	I	C	I	I	I	I	I	I	C	I	I	C	C	I	I	C	C	C	C	C	
<i>Rural Remote/Extremely Limited Development Potential</i>	C	C	I	I	C	C	I	I	I	I	I	I	C	I	I	I	C	I	I	I	I	C	I	C	
<i><u>Cities of Grandview, Sunnyside, Marion and Towns of Harrrah and Naches</u></i> ⁽²⁾																									
<i>Urban</i>	I	I	I	I	I	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
<i><u>Cities of Granger, Moxee, Selah, Toppenish, Wapato and Zillah</u></i> ⁽²⁾																									
<i>Urban Residential</i>	I	I	I	I	I	C	C	C	C	C	I	I	I	I	I	I	I	I	I	I	I	I	C	C	
<i>Urban Commercial</i>	I	I	I	I	I	C	I	I	I	I	C	C	C	C	C	C	C	I	I	I	C	C	C	I	
<i>Urban Industrial</i>	I	I	I	I	I	C	I	I	I	I	I	I	I	I	I	I	C	C	C	C	C	C	C	C	
<i>Urban Public</i>	I	I	I	I	I	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	I	
<i>Urban Parks and Open Space</i>	I	I	I	I	I	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
<i>Urban Tribal</i>	I	I	I	I	I	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	I	
<i><u>City of Yakima, City of Union Gap, West Valley and Terrace Heights Neighborhood Plans</u></i> ⁽²⁾																									

Plan Designation ↓		AG	FW	R-10/5	RS	R/EL	DP-40	R-2	B-1	R-3	B-2	HTC	SCC	LCC	GC	MIN	MPD	ASO	GO	MPR
<i>Unincorporated Rural and Resource Areas</i>																				
<i>Low Density Residential</i>	I	I	I	I	I	I	C	C	C	C	I	I	I	I	I	I	I	I	C	C
<i>Med Density Residential</i>	I	I	I	I	I	I	C	C	C	I	I	I	I	I	I	I	I	C	C	I
<i>High Density Residential</i>	I	I	I	I	I	I	I	C	C	I	I	I	I	I	I	I	I	C	C	I
<i>Professional Office</i>	I	I	I	I	I	I	C	C	C	I	I	C	I	I	I	I	I	C	C	I
<i>Neighborhood Commercial</i>	I	I	I	I	I	I	C	C	C	I	I	I	I	I	I	I	I	C	C	I
<i>Community Commercial</i>	I	I	I	I	I	I	C	C	I	C	I	I	I	I	I	I	I	C	C	I
<i>General Commercial</i>	I	I	I	I	I	I	C	C	I	C	I	C	I	C	I	I	C	C	C	I
<i>Arterial Commercial</i>	I	I	I	I	I	I	C	I	I	C	I	C	C	I	I	C	C	C	C	I
<i>Industrial</i>	I	I	I	I	I	I	I	I	I	I	I	C	I	I	C	I	C	C	I	I
<i>Large Convenience Center</i>	I	I	I	I	I	I	I	I	I	I	I	C	I	I	C	I	I	C	C	I

KEY: C = Consistent I = Inconsistent

Notes: (1) The Industrial zoning district may only be applied outside of urban growth areas when it meets state siting criteria (see plan policy ED 3.14).

(2) The zones within Urban Growth Areas must also be consistent with the applicable city's comprehensive plan or neighborhood plan future land use maps.



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-SSI-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: <u>9-2-15</u>
REVIEWED BY: _____
PROJECT #: <u>Horizon 2040</u>
CASE #: <u>NTIS 05/SE95-042</u>
<u>RELATED FILES:</u>

A. BACKGROUND

1. Name of proposed project, if applicable:

(TXT15-005)(SEP15-042) Proposed text amendments to the Yakima County Code Title 19 – Unified Land Development Code to fix a number minor non-substantive reference errors that were missed during the final review of new Title 19.

2. Name of applicant:

Yakima County Planning Division

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

128 N. 2nd Street, Yakima, WA. 98901

4. Date checklist prepared:

August 31, 2015

5. Agency requesting checklist:

Yakima County Planning Division

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

Planning Commission Hearing proposed for September 23, 2015, Board of Yakima County Commissioners hearing proposed for mid-October and approval December 2015.

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

No

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

Environmental Analysis Element of Plan 2015, Chapter III Volume 1, for Plan 2015, the Yakima County Comprehensive Plan adopted May 20, 1997 by the Board of Yakima County Commissioners (Board) as its Final Environmental Impact Statement (FEIS) and the Environmental Addenda to the FEIS for the 1998, 1999, 2000, 2001, 2002, 2003, 2005, 2007, 2008 and 2010 Annual Amendments to the Comprehensive Plan adopted by the Board.

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.

Legislative approval by Board of Yakima County Commissioners.

STAFF USE ONLY

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.)

STAFF USE ONLY

Yakima County adopted a new unified land development code, herein referred to as YCC Title 19, in May of 2015. The new YCC Title 19 becomes effective on October 1, 2015 to allow the Planning Division to develop an implementation strategy for the new code. As part of that implementation process a number of errors have been identified in the new code. Many were simple non-substantive errors that the codifier was able to fix, but those listed below are those that need to go through the Planning Commission and Board to resolve.

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.

This is a non-project action that fixes non-substantive text errors missed during the final edit of the new Title 19.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

This is a non-project action that affects areas with a wide variety of topography including, but not limited to: flat, rolling, hilly, steep slopes, critical areas. There are no specific environmental impacts generated from these text changes. Potential impacts will be noted when appropriate.

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

This is a non-project action that applies to the new Yakima County Unified Land Development Code and to all property within Yakima County. There are no specific environmental impacts generated from these text changes. Potential impacts will be noted when appropriate.

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.

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

STAFF USE ONLY

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only, No fill, excavation or grading.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control erosion.

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.

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control emissions.

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.

Not applicable, this is a non-project action changing text only.

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.

STAFF USE ONLY

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control surface, ground, runoff water, and drainage pattern impacts.

4. Plants

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

X— Deciduous tree: Alder, maple, aspen, other

X— Evergreen tree: Fir, cedar, pine, other

X— Shrubs

X— Grass

X— Pasture

X— Crop or grain

X— Orchards, vineyards or other permanent crops.

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

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

X— Other types of vegetation

The proposed text changes impact all property within Yakima County which have a variety of plant life including those listed. This is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

STAFF USE ONLY

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:

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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.

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

Not applicable, this is a non-project action changing text only.

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:

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control energy impacts.

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.

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

STAFF USE ONLY

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.

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only.

4) Describe special emergency services that might be required.

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control environmental health hazards.

b. Noise

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

Traffic, equipment, operation, all urban type noises may be present.

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.

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control noise impacts.

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.

Residential, Commercial, Industrial, Recreational, Open Space, Natural Resource 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?

STAFF USE ONLY

Not applicable, this is a non-project action changing text only.

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:

Not applicable, this is a non-project action changing text only.

c. Describe any structures on the site.

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

The proposed text change currently under review fixes non-substantive text errors within the recently adopted Title 19.

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

Not applicable, this is a non-project action changing text only. Varies.

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

Not applicable, this is a non-project action changing text only. Yes, critical areas are throughout the urban growth areas affected by this text change.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

STAFF USE ONLY

9. Housing

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control 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?

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control 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?

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control light and glare impacts.

STAFF USE ONLY

12. Recreation

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control recreation related impacts.

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.

Yes, however not applicable, this is a non-project action changing text only

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.

Yes, however not applicable, this is a non-project action changing text only

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.

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control historical or cultural resource related impacts.

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.

Not applicable, this is a non-project action changing text only.

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?

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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).

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only.

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

STAFF USE ONLY

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control public service impacts.

16. Utilities

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

All above listed utilities exist within the areas affected by this proposed text change.

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.

Not applicable, this is a non-project action changing text only.

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: 9-2-15

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?

The proposed text is simply fixing minor text errors, omissions and bad references. No change in map boundaries or functionality. There are no increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

Proposed measures to avoid or reduce such increases are:

No impacts proposed or suggested, however all urban level development allowed or permitted must adhere to all applicable development regulations and possible SEPA mitigation for all project permit applications to reduce or control environmental impacts.

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

The proposed text change will have no affect on plants, animals, fish or marine life.

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

No impacts proposed or suggested, however all urban level development allowed or permitted must adhere to all applicable development regulations and possible SEPA mitigation for all project permit applications to reduce or control impacts to plants, animals, fish or marine life.

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

The proposed text change will have no affect on energy or natural resources.

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

No impacts proposed or suggested, however all urban level development allowed or permitted must adhere to all applicable development regulations and possible SEPA mitigation for all project permit applications to reduce or control impacts to energy or natural resources.

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?

The proposed text change will have no affect on parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands.

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

No impacts proposed or suggested, however all development allowed or permitted must adhere to all applicable development regulations and possible SEPA mitigation for all project permit applications to reduce or control impacts to parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands.

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?

The proposed text change will have no affect on land and shoreline use.

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

No impacts proposed or suggested, however all development allowed or permitted must adhere to all applicable development regulations and possible SEPA mitigation for all project permit applications to reduce or control impacts to land and shoreline use.

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

The proposed text change will have no affect on transportation or public services use.

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

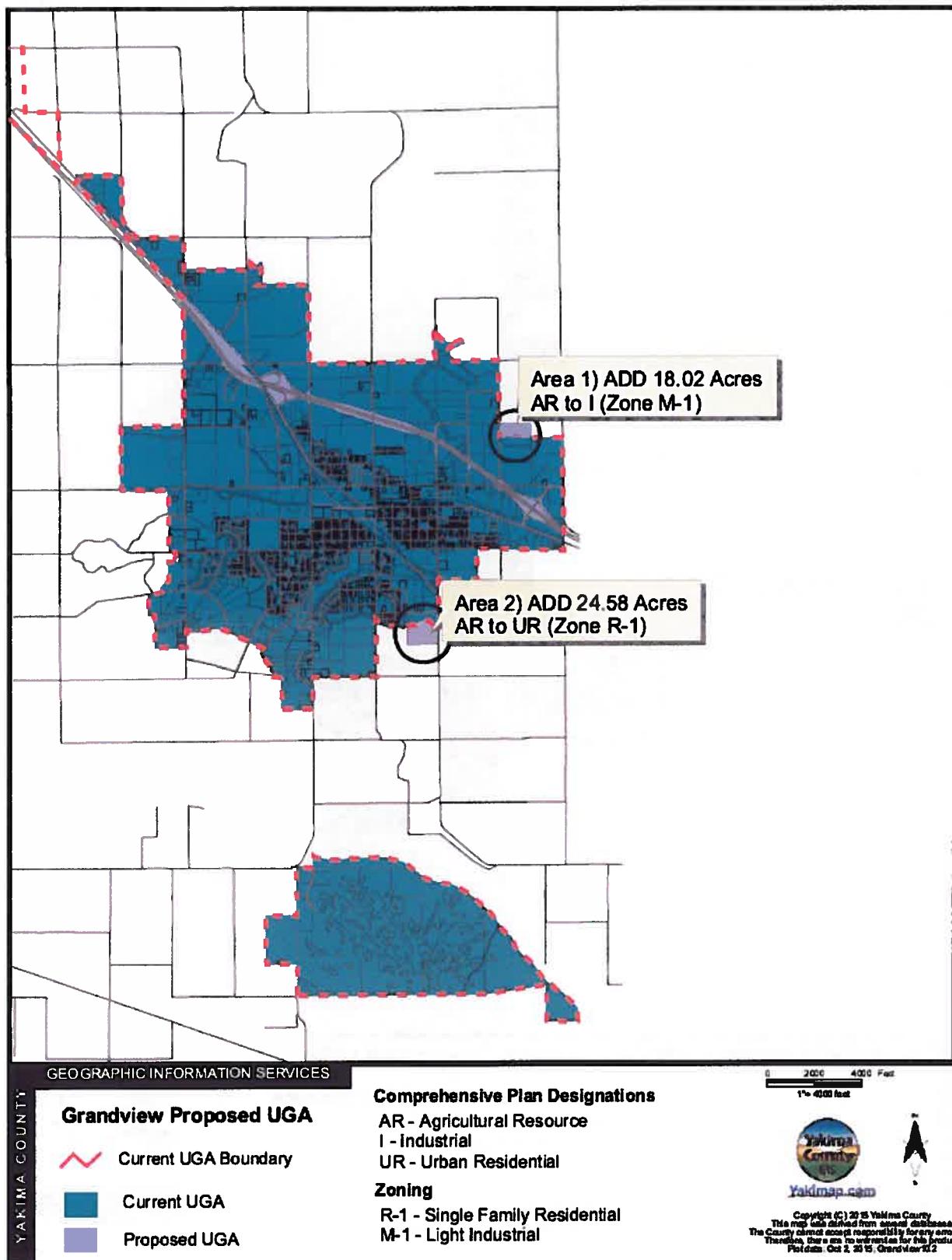
No impacts proposed or suggested, however all development allowed or permitted must adhere to all applicable development regulations and possible SEPA mitigation for all project permit applications to reduce or control impacts to transportation or public services use.

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

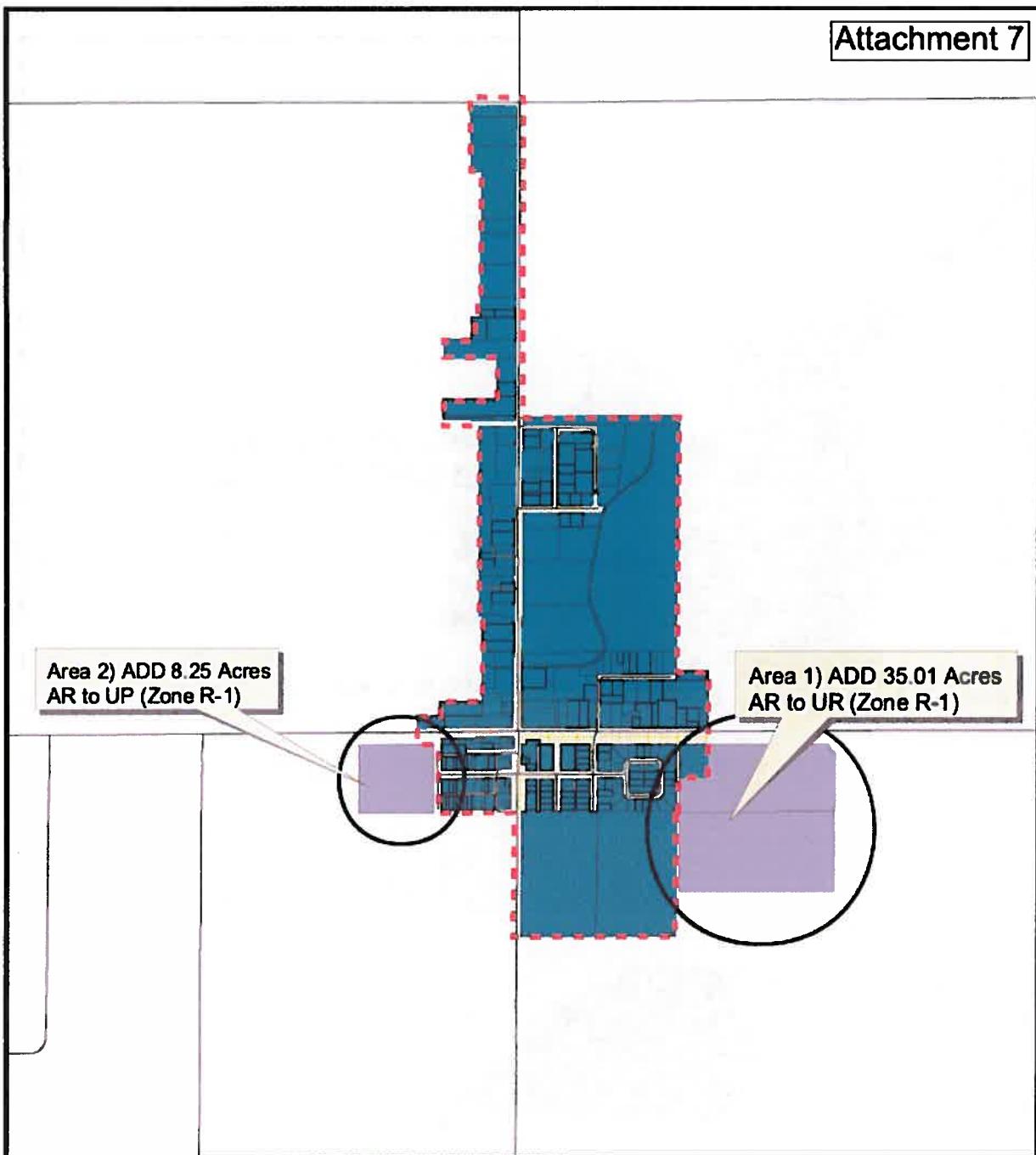
The proposed text change will not conflict with any local, state, or federal laws that pertains to the protection of the environment.



5. Exhibit 5 – ZON2015-06/SEP2015-053 Grandview UGA Amendment



6. Exhibit 6 - ZON2015-06/SEP2015-053 Harrah UGA Amendment



GEOGRAPHIC INFORMATION SERVICES

YAKIMA COUNTY

- ~ Current UGA Boundary
- Current UGA
- Proposed UGA

1:1000 Scale

Harrah Proposed UGA

Comprehensive Plan Designations

- AR - Agricultural Resource
- UR - Urban Residential
- UP - Urban Public

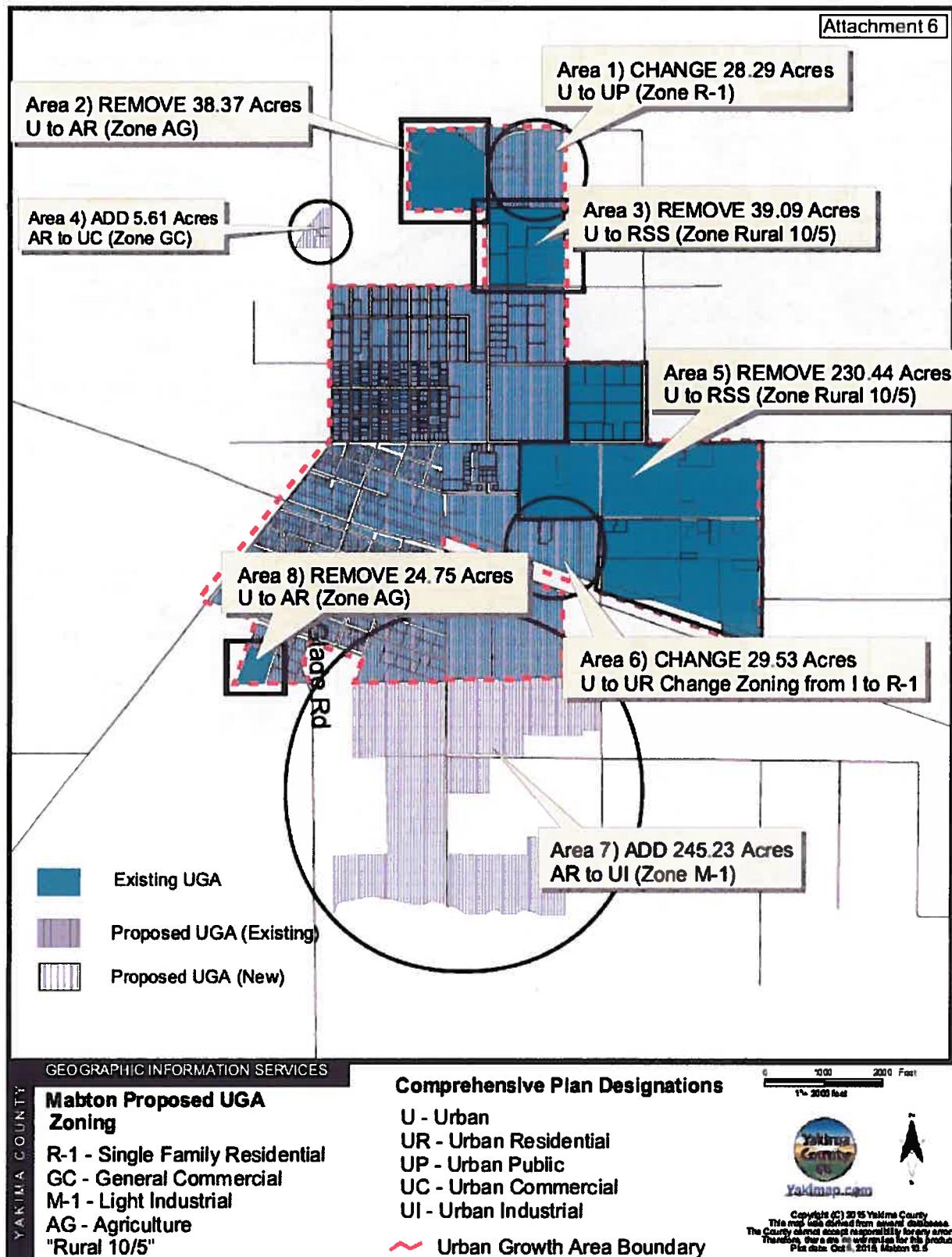
Zoning

- R-1 - Single Family Residential

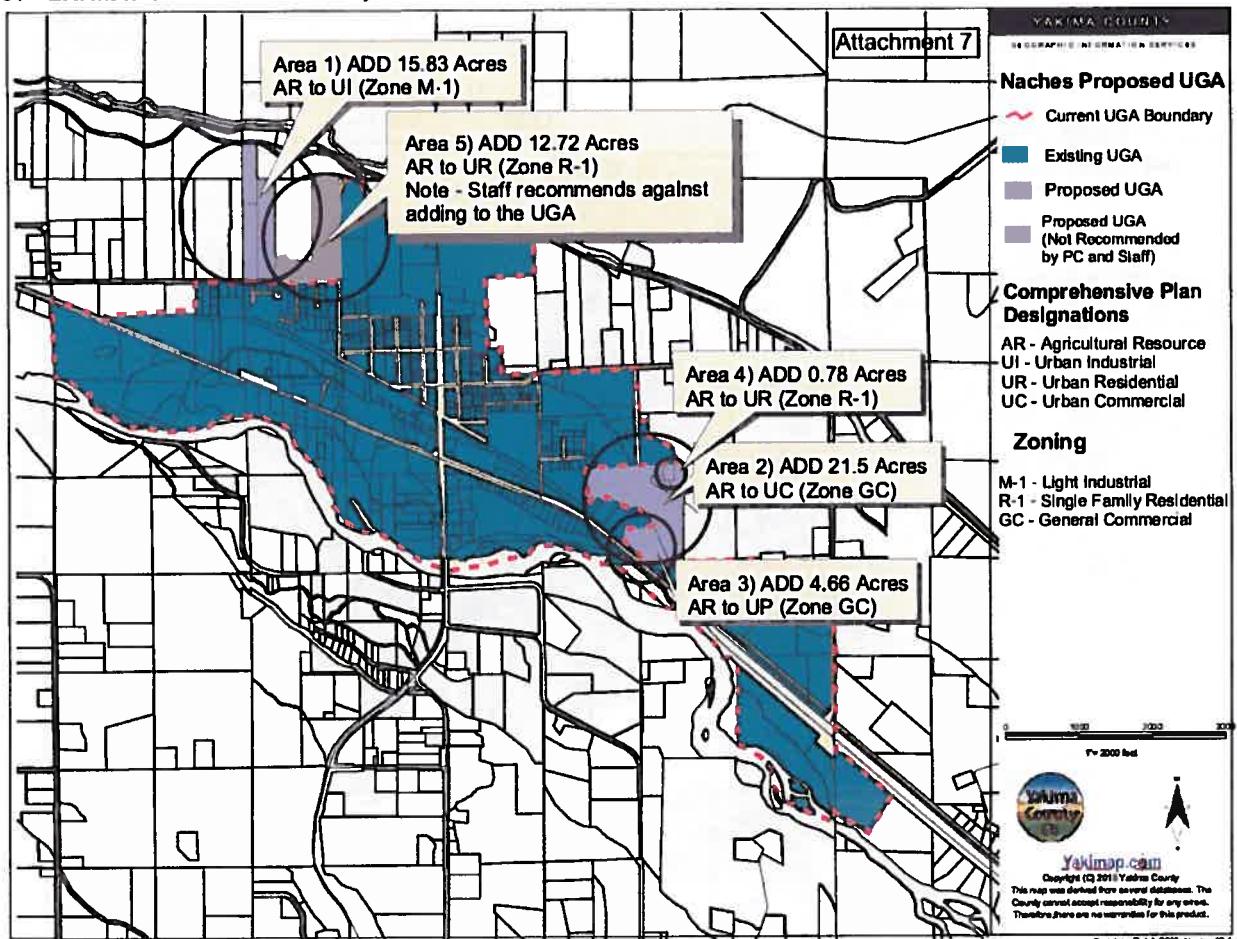


Copyright (C) 2015 Yakima County.
This a map table derived from several databases.
The County cannot accept responsibility for any errors
contained, nor are we responsible for any products
based on this map.

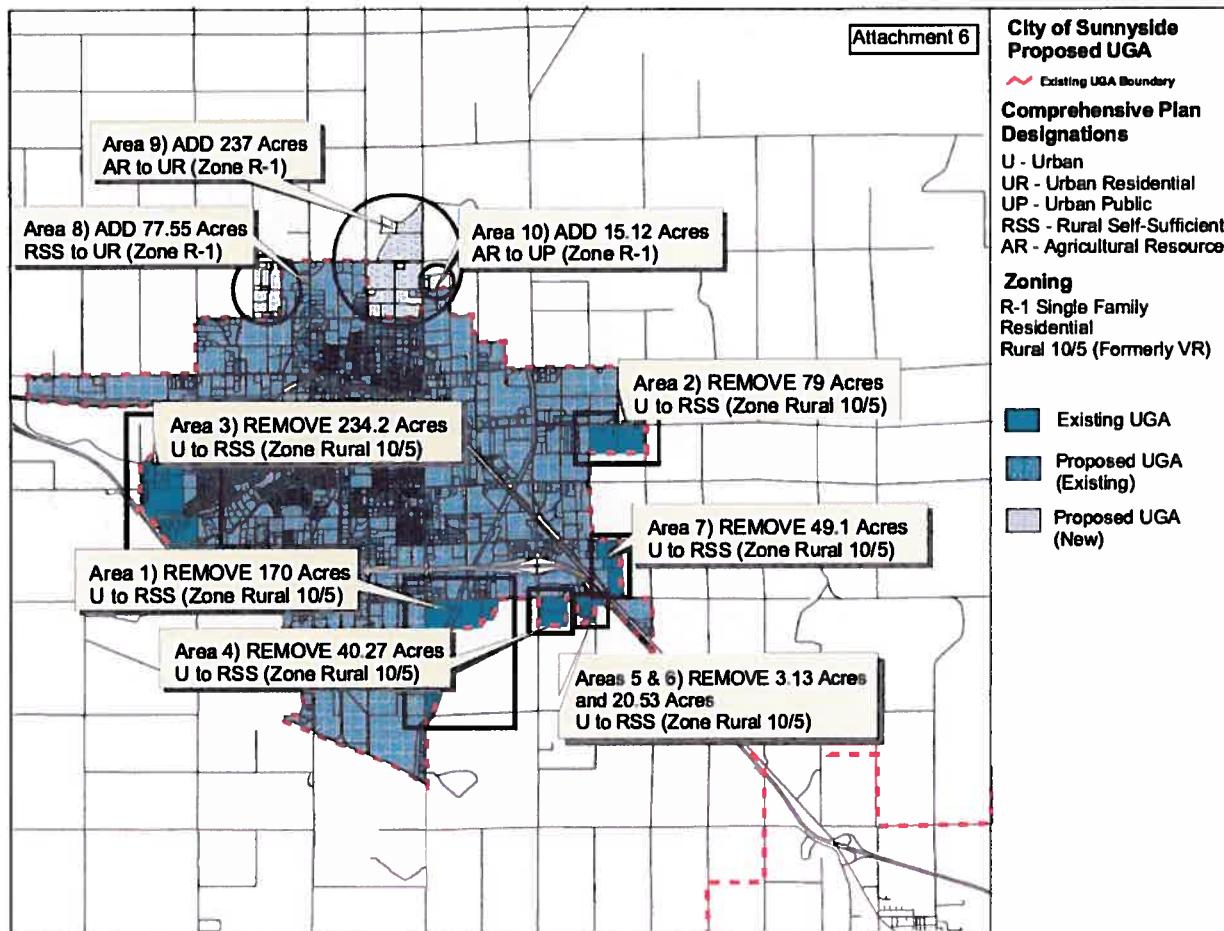
7. Exhibit 7 - ZON2015-06/SEP2015-053 Mabton UGA Amendment



8. Exhibit 8 - ZON2015-06/SEP2015-053 Naches UGA Amendment



9. Exhibit 9 - ZON2015-06/SEP2015-053 Sunnyside UGA Amendment





SEPA

ENVIRONMENTAL CHECKLIST

SUBMITTAL SUPPLEMENTAL

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

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

WAC 197-11-960 Environmental checklist.

Purpose of checklist:

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

Instructions for applicants:

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

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

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

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

Use of checklist for nonproject proposals:

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

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

(For Staff Use Only)

DATE: <u>Sept. 2 - 2015</u>
REVIEWED BY: <u>T</u>
PROJECT #: <u>Horizon 2040</u>
CASE #: <u>ZON15-06 / SEP15-53</u>
<u>RELATED FILES:</u>

A. BACKGROUND**STAFF USE ONLY**

1. Name of proposed project, if applicable:

(ZON15-006)(SEP15-053) The GMA mandated 2015 Yakima County Urban Growth Area Update.

2. Name of applicant:

Yakima County Planning Division

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

128 N. 2nd Street, Yakima, WA. 98901

4. Date checklist prepared:

August 31, 2015

5. Agency requesting checklist:

Yakima County Planning Division

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

Planning Commission Hearing proposed for September 23, 2015, Board of Yakima County Commissioners hearing proposed for mid-October and approval December 2015.

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

No

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

Environmental Analysis Element of Plan 2015, Chapter III Volume 1, for Plan 2015, the Yakima County Comprehensive Plan adopted May 20, 1997 by the Board of Yakima County Commissioners (Board) as its Final Environmental Impact Statement (FEIS) and the Environmental Addenda to the FEIS for the 1998, 1999, 2000, 2001, 2002, 2003, 2005, 2007, 2008 and 2010 Annual Amendments to the Comprehensive Plan adopted by the Board.

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.

Legislative approval by Board of Yakima County Commissioners.

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 must periodically review and, if needed, revise its comprehensive plan and development regulations to ensure that they comply with the Growth Management Act (GMA), as per the schedule provided in RCW 36.70A.130. This review also requires Yakima County to evaluate the County's fourteen designated urban growth areas (UGAs) by using the Washington State Office of Financial Management's population forecasts, the County's 20-year population allocations and a detailed land capacity analysis process. UGAs for the following five cities/towns are being reviewed in 2015: Grandview, Harrah, Mabton, Naches and Sunnyside.

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.

This is a non-project action that changes the Urban Growth Boundaries, future land use designations and zoning for 5 cities and towns: Grandview, Harrah, Mabton, Naches and Sunnyside.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

This is a non-project action that affects areas with a wide variety of topography including, but not limited to: flat, rolling, hilly, steep slopes, critical areas. There are no specific environmental impacts generated from these proposed non-project changes. Potential impacts will be noted when appropriate.

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

This is a non-project action that applies to the urban growth area boundaries, land use designations and zoning for areas within portions of Grandview, Harrah, Mabton, Naches and Sunnyside's UGA. There are no specific environmental impacts generated from these non-project changes. Potential impacts will be noted when appropriate.

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.

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

Not applicable, this is a non-project action and at this time unknown.

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.

STAFF USE ONLY

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control erosion.

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.

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control emissions.

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.

Not applicable, this is a non-project action and at this time unknown.

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.

Not applicable, this is a non-project action and at this time unknown.

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.

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown.

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.

Not applicable, this is a non-project action and at this time unknown.

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.

Not applicable, this is a non-project action and at this time unknown.

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.

Not applicable, this is a non-project action and at this time unknown.

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.

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown.

STAFF USE ONLY

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

Not applicable, this is a non-project action and at this time unknown. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control surface, ground, runoff water, and drainage pattern impacts.

4. Plants

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

X— Deciduous tree: Alder, maple, aspen, other

X— Evergreen tree: Fir, cedar, pine, other

X— Shrubs

X— Grass

X— Pasture

X— Crop or grain

X— Orchards, vineyards or other permanent crops.

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

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

X— Other types of vegetation

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown.

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:

STAFF USE ONLY

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

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown.

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

No.

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

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown.

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.

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

Not applicable, this is a non-project action and at this time unknown.

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:

Not applicable, this is a non-project action and at this time unknown. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control energy impacts.

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.

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown.

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.

Not applicable, this is a non-project action and at this time unknown.

STAFF USE ONLY

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.

Not applicable, this is a non-project action and at this time unknown.

4) Describe special emergency services that might be required.

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control environmental health hazards.

b. Noise

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

Traffic, equipment, operation, all urban type noises may be present. However, not applicable, this is a non-project action and at this time unknown.

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.

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control noise impacts.

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.

Residential, Commercial, Industrial, Recreational, Open Space, Natural Resource 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?

Not applicable, this is a non-project action and at this time unknown.

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:

Not applicable, this is a non-project action and at this time unknown.

c. Describe any structures on the site.

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown.

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

The Land Use is listed below on those areas proposed for either expansion or reduction of UGA boundaries.

Grandview – vacant residential (expansion) and vacant industrial (expansion)

Harrah – Vacant agriculture (expansion)

Mabton – Vacant Industrial (reduction and expansion), vacant residential (reduction), developed commercial (expansion)

Naches – Developed Industrial (expansion), vacant residential (expansion), vacant commercial (expansion)

Sunnyside – Vacant Industrial (reduction), vacant residential (reduction and expansion)

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

The comprehensive plan designation is listed below on those areas proposed for either expansion or reduction of UGA boundaries.

Grandview – residential (expansion) and Industrial (expansion)

Harrah – Agriculture (expansion)

Mabton – Industrial (reduction and expansion), residential (reduction), commercial (expansion)

Naches – Industrial (expansion), residential (expansion), commercial (expansion)

Sunnyside – Industrial (reduction), residential (reduction and expansion)

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

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown. Yes, critical areas maybe located in the reduction areas proposed for Sunnyside.

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

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown.

STAFF USE ONLY

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

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown.

9. Housing

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

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action and at this time unknown. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control 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?

Not applicable, this is a non-project action and at this time unknown.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control 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?

Not applicable, this is a non-project action changing text only.

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

STAFF USE ONLY

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control light and glare impacts.

12. Recreation

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control recreation related impacts.

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.

Yes, however not applicable, this is a non-project action changing text only

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.

Yes, however not applicable, this is a non-project action changing text only

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.

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control historical or cultural resource related impacts.

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.

Not applicable, this is a non-project action changing text only.

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?

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

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).

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

Not applicable, this is a non-project action changing text only.

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.

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only.

15. Public services

STAFF USE ONLY

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.

Not applicable, this is a non-project action changing text only.

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

Not applicable, this is a non-project action changing text only. Development regulations and possible SEPA mitigation will be used for all project permit applications to reduce or control public service impacts.

16. Utilities

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

All above listed utilities exist within the areas affected by this proposed text change.

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.

Not applicable, this is a non-project action changing text only.

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: 8-31-15

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?

The proposed text is simply fixing minor text errors, omissions and bad references. No change in map boundaries or functionality. There are no increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

Proposed measures to avoid or reduce such increases are:

No impacts proposed or suggested, however all urban level development allowed or permitted must adhere to all applicable development regulations and possible SEPA mitigation for all project permit applications to reduce or control environmental impacts.

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

The proposed text change will have no affect on plants, animals, fish or marine life.

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

No impacts proposed or suggested, however all urban level development allowed or permitted must adhere to all applicable development regulations and possible SEPA mitigation for all project permit applications to reduce or control impacts to plants, animals, fish or marine life.

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

The proposed text change will have no affect on energy or natural resources.

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

No impacts proposed or suggested, however all urban level development allowed or permitted must adhere to all applicable development regulations and possible SEPA mitigation for all project permit applications to reduce or control impacts to energy or natural resources.

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?

The proposed text change will have no affect on parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands.

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

No impacts proposed or suggested, however all development allowed or permitted must adhere to all applicable development regulations and possible SEPA mitigation for all project permit applications to reduce or control impacts to parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands.

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?

The proposed text change will have no affect on land and shoreline use.

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

No impacts proposed or suggested, however all development allowed or permitted must adhere to all applicable development regulations and possible SEPA mitigation for all project permit applications to reduce or control impacts to land and shoreline use.

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

The proposed text change will have no affect on transportation or public services use.

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

No impacts proposed or suggested, however all development allowed or permitted must adhere to all applicable development regulations and possible SEPA mitigation for all project permit applications to reduce or control impacts to transportation or public services use.

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

The proposed text change will not conflict with any local, state, or federal laws that pertains to the protection of the environment.

