



DEPARTMENT OF PUBLIC SERVICES

128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2260 In-State 1-800-572-7354 · FAX (509) 574-2231 · www.co.yakima.wa.us
VERN M. REDIFER, P.E., Director

October 19, 2016

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 2016 Comprehensive Plan - Plan 2015, Urban Growth Area Amendments** (File No.: ZON2016-001/SEP2016-006)

DESCRIPTION OF PROPOSAL

Yakima County is issuing the attached *Mitigated Determination of Non-Significance (MDNS)/Adoption of Existing Environmental Documents* for the 2016 **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., 11-2-16, 2016 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 After all comments have been received and considered the threshold determination will be retained, withdrawn or modified without an additional comment period.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 2016 COMPREHENSIVE PLAN AND ZONING AMENDMENTS**

1. **Description of current proposal:** As part of the 2016 comprehensive plan amendment process the Planning Commission has made final recommendations on the eleven 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:** ZON2016-00001/SEP2016-00006
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 and land use designations and zone 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 URBAN GROWTH BOUNDARY/LAND USE/ZONING AMENDMENTS

Staff has completed an assessment of the potential environmental impacts of the proposed Urban Growth Area (UGA) boundary amendments for Granger, Harrah, Moxee, Naches, Selah, Sunnyside, Tieton, Toppenish, Union Gap, Wapato, Yakima, Zillah and proposed mitigation, where appropriate.

Granger

There are no proposed UGA boundary changes for Granger. The only proposed changes associated with Granger is to apply the detailed future land use designations and zoning districts to the City's unincorporated UGA. A map showing the proposed changes is included as Exhibit 1 and a more detailed description of the changes are listed in the Environmental Summary below.

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 addition of the more detailed land use designations will not increase the development potential of the properties within the UGA boundary. 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 and zoning districts to the Town's unincorporated UGA and the second is the modification of the Town of Harrah's UGA boundary by reducing the boundary by 20 acres and expanding it by 35 acres for a total net increase of 15 acres. A map showing the proposed changes is included as Exhibit 2 and a more detailed description of the changes are listed in the Environmental Summary below.

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 added 35 acres for residential purposes, whereas the 20 acre reduction area is already developed. Future development may generate dust, noise, public service, traffic, surface and groundwater impacts that will require review and possible land use approval and SEPA review from Yakima County.

Moxee

There are two proposals associated with Moxee. The first is to apply the detailed future land use designations and zoning districts to the City's unincorporated UGA and the second is the modification of Moxee's UGA boundary by removing roughly 80 acres of residentially zoned land from the UGA and adding 46 acres to the UGA for residential purposes for a total net loss of 34 acres. A map showing the proposed changes is included as Exhibit 3 and a more detailed description of the changes are listed in the Environmental Summary below.

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 generate dust, noise, public service, traffic, surface and groundwater impacts that will require review and possible land use approval and SEPA review from Yakima County.

Naches

There are two proposals associated with Moxee. The first is to apply the detailed future land use designations and zoning districts to the City's unincorporated UGA and the second is the modification of Moxee's UGA boundary by add roughly 80 acres of agriculturally zoned land to the UGA for industrial agricultural purposes for a total net gain in UGA of 34 acres. A map showing the proposed changes is included as Exhibit 4 and a more detailed description of the changes are listed in the Environmental Summary below.

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. There is no proposed expansion of the current industrial agricultural use at this time. However, if approved, the proposed UGA boundary change and new zoning district, could increase the development potential in the new area added. Future development may generate dust, noise, public service, traffic, surface and groundwater impacts that will require review and possible land use approval and SEPA review from Yakima County.

Selah

There are no UGA boundary changes proposed at part of this UGA update for the City of Selah. However, there are two proposals associated with Selah. The first is to apply the detailed future land use designations to the City's unincorporated UGA and the second proposal is to rezone roughly 5 industrial acres to multi-family residential and 133 remote zoned acres to light industrial and 14 remote zoned acres to residential. A map showing the proposed changes is included as Exhibit 5 and a more detailed description of the changes are listed in the Environmental Summary below.

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 changes could increase the development potential in the rezoned areas, however future development may generate dust, noise, public service, traffic, surface and groundwater impacts that will require review and possible land use approval and SEPA review from Yakima County.

Sunnyside

There are two proposals associated with Sunnyside. The first is to apply the detailed future land use designations to the City's unincorporated UGA and the second proposal is the removal of approximately 310 acres of residential land, 149 acres of industrial land from the UGA and a UGA boundary expansion of 190 acres of Ag land for residential purposes and 46 acres of Ag land for industrial purposes, for a total net reduction of the UGA of 223 acres. A map showing the proposed changes is included as Exhibit 6 and a more detailed description of the changes are listed in the Environmental Summary below.

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 generate dust, noise, public service, traffic, surface and groundwater impacts that will require review and possible land use approval and SEPA review from Yakima County.

Tieton

There are two proposals associated with Tieton. The first is to apply the detailed future land use designations to the City's unincorporated UGA and the second proposal is the removal of approximately 193 acres of residential and industrial land from the UGA and expanding the UGA by roughly 31 acres for residential purposes for a total net loss of UGA by 162 acres. A map showing the proposed changes is included as Exhibit 7 and a more detailed description of the changes are listed in the Environmental Summary below.

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 generate dust, noise, public service, traffic, surface and groundwater impacts that will require review and possible land use approval and SEPA review from Yakima County.

Toppenish

There are no UGA boundary changes proposed at part of this UGA update for the City of Toppenish. However, there are two proposals associated with Toppenish. The first is to apply the detailed future land use designations to the City's unincorporated UGA the second proposal is a rezone in the UGA of 26 acres from residential land to industrial land. A map showing the proposed changes is included as Exhibit 8 and a more detailed description of the changes are listed in the Environmental Summary below.

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. The proposed rezone may result in new industrial development that may generate dust, noise, public service, traffic, surface and groundwater impacts that will require review and possible land use approval and SEPA review from Yakima County.

Union Gap

There are no UGA boundary changes proposed at part of this UGA update for the City of Union Gap. However, there are one proposal associated with Union Gap. The proposal is to apply the detailed future land use designations to the City's unincorporated UGA. A map showing the proposed changes is included as Exhibit 9 and a more detailed description of the changes are listed in the Environmental Summary below.

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.

Wapato

There are no UGA boundary changes proposed at part of this UGA update for the City of Wapato. However, there are two proposals associated with Wapato. The first is to apply the detailed future land use designations to the City's unincorporated UGA and the second proposal is the removal of approximately 127 acres of residential and commercial land from its UGA. A map showing the proposed changes is included as Exhibit 10 and a more detailed description of the changes are listed in the Environmental Summary below.

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.

Yakima

There are two proposals associated with Yakima. The first is to apply the detailed future land use designations to the City's unincorporated UGA and the second proposal is the removal .90 acre from the UGA to correct a UGA boundary line mapping error and the rezone of a 7 acre urban parcel from B-2 to General Commercial zoning, a map showing the proposed changes is included as Exhibit 11 and a more detailed description of the changes are listed in the Environmental Summary below.

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, will not increase the development potential.

Zillah

There are no UGA boundary changes proposed at part of this UGA update for the City of Zillah. The only changes that were proposed was first to apply the detailed future land use designations to the City's unincorporated UGA and second was a number of urban area rezones involving 44 acres from residential to industrial, 18 acres from residential to commercial, 87 acres from commercial to industrial, 5 acres from commercial to residential and 95 acres of urban agricultural to residential. A map showing the proposed changes is included as Exhibit 12 and a more detailed description of the changes are listed in the Environmental Summary below.

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 new areas rezoned could result in future development that may generate dust, noise, public service, traffic, surface and groundwater impacts that will require review and possible land use approval and SEPA review from Yakima County.

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, 2012, 2015 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, 2012 and 2015 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.
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:**
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 11-2, 2016. 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 DEITRICK, AICP

15. **Position/Title:**

Planning Official / SEPA Responsible Official
Fourth Floor Courthouse, Yakima, WA 98901

16. **Address:**

17. **Date:**

11-19, 2016

ENVIRONMENTAL SUMMARY AND FACT SHEET

Title and Description of Proposed Action

The Environmental Summary and Fact Sheet for the 2016 Proposed UGA 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 thirteen of eighteen years since; including the GMA required update in 2007 and the initial phase of the 2017 GMA update in 2015. The Plan contains the goals and policies of Yakima County in directing growth through the year 2015.

Proposed amendments covered by this document includes Urban Growth Boundary changes, land use designations and zoning changes to the following cities or towns: Granger, Harrah, Moxee, Naches, Selah, Sunnyside, Tieton, Toppenish, Union Gap, Wapato, Yakima and Zillah. These amendments represent the second phase of the Growth Management Act required UGA update due by June, 2017.

Proponents

Yakima County (ZON2016-00001/SEP2016-00006).

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 were held on May 25, June 8 and July 13, 2016. 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 30, 2016.

Lead Agency

Yakima County Public Services

Responsible Official

Lynn Deitrick - 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 Title 19 - Unified Land Development Code. 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 2015 for map and text amendments to the comprehensive plan and YCC Title 19 Unified Land Development Code.

1. PROPOSED ACTION

The Proposed Action is the adoption of amendments to:

- A. **Plan 2015**, which was initially adopted in May 1997, and subsequently amended each year as part of an annual cycle allowed under the GMA, or as part of a GMA comprehensive plan update.

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 2016 proposed amendments are as follows:

1) One Plan Map Amendment Proposal

- ZON2016-00001/SEP2016-00006 – is an Urban Growth Area boundary map amendment proposal by the City of Granger, Town of Harrah, City of Moxee, Town of Naches, City of Selah, City of Sunnyside, City of Tieton, City of Toppenish, City of Union Gap, City of Wapato, City of Yakima and the City of Zillah to amend **Plan 2015** future land use map by amending UGA boundaries and re-designating properties within the unincorporated Urban Growth Area with new land use designations.

- B. 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 2016 amendments to Title 19 are as follows:

1) Proposed Map Amendments to the Official Zoning Map

- ZON2016-00001/SEP2016-00006 – Town of Harrah, City of Moxee, Town of Naches, City of Selah, City of Sunnyside, City of Tieton, City of Toppenish, City of Union Gap, City of Wapato, City of Yakima and City of Zillah are proposing to amend their Urban Growth Area boundary, requiring changes to the official zoning map.

2. 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 2016 proposed plan map changes categorized by City showing the specific **Plan 2015** land use designation, YCC Title 19 Unified Land Development Code zoning change and the number acres impacted. The twelve proposals represent the initial proposal and the Planning Commission's final recommendation.

1) City of Granger - (ZON16-01/SEP16-06)

There is no proposed Urban Growth Boundary (UGA) changes associated with the City of Granger's proposal. The only proposed change is Yakima County Planning Staff's recommended change to **Plan 2015's** Future Land Use Map to replace the general *Urban* land use designation with the more specific land use designations for all the property within the unincorporated Urban Growth Area. A map showing the proposed changes is included as Exhibit 1.

City of Granger			
Proposal	Proposed Acres	Planning Commission Recommendation	Planning Commission Final Recommended Acres
UGA Boundary Change			
Total UGA Boundary Changes	0	Approve	0
Individual Land Use and Zoning Changes by Designation/Zone			
Individual Zoning changes	0	Approve	0
Totals Changes by Designation/Zone			
Total Zoning changes	0	Approve	0

Approval of the proposed land use changes would result in:

- No change to allowable land uses or zoning districts. This change is intended to apply specific land use designations to the appropriate properties.

2) Town of Harrah - (ZON16-01/SEP16-06)

There are two proposals associated with Harrah. The first is to apply the detailed future land use designations and zoning districts to the Town's unincorporated UGA and the second is the modification of the Town of Harrah's UGA boundary by reducing the boundary by 20 acres and expanding it by 35 acres for a total net increase of 15 acres (see Table below). A map showing the proposed changes is included as Exhibit 2.

Town of Harrah			
Proposal	Proposed Acres	Planning Commission Recommendation	Planning Commission Final Recommended Acres
UGA Boundary Change			
U(B-2) to RSS(R-10/5)	-3	Approval	-3
U(R-1) to RSS(R-10/5)	-17	Approval	-17
AR(AG) to UR(R-1) - Staff Recommended Denial	35	Approval	35
Total UGA Boundary Changes	15	Approval	15

Approval of the Town of Harrah's request would result in:

- A decrease of Urban designated land in the Harrah's UGA and an increase in Rural Self-Sufficient designated land in Yakima County. This is a reduction of the town's UGA, which would convert residential land to rural residential land for no identifiable environmental impacts.
- A 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 are much more intensive compared to the existing Ag zone. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements.

3) City of Moxee - (ZON16-01/SEP16-06)

There are two proposals associated with Moxee. The first is to apply the detailed future land use designations and zoning districts to the City's unincorporated UGA and the second is the modification of Moxee's UGA boundary by removing roughly 80 acres of residentially zoned land from the UGA and adding 46 acres to the UGA for residential purposes for a total net loss of 34 acres (see Table below). A map showing the proposed changes is included as Exhibit 3.

City of Moxee			
Proposal	Proposed Acres	Planning Commission Recommendation	Planning Commission Final Recommended Acres
UGA Boundary Change			
U(R-1) to RSS(R-10/5)	80	Approve	80
AR(AG) to UR(R-1)	7.4	Deny	0
AR(AG) to UR(R-1)	46.4	Approve	46
AR(AG) to UR(R-1)	14	Deny	0
Total UGA Boundary Changes	-12	Partially Approve	-34
Individual Land Use and Zoning Changes by Designation/Zone			
U(R-1) to UC(GC)	58	Approve	58
Totals Changes by Designation/Zone			
U(R-1) to UC(GC)	58	Approve	58
U(R-1) to RSS(R-10/5)	80	Approve	80
AR(AG) to UR(R-1)	46	Approve	46
AR(AG) to UR(R-1)	21	Deny	0

Approval of the City of Moxee's request would result in:

- A 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 Moxee. The inclusion into the city's UGA allows the property owner to develop the entire property to residential uses. The uses allowed in the proposed new zone are much more intensive compared to the existing Ag zone. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.
- A decrease of Urban Residential designated land in the Urban Growth Area of the City of Moxee and the increase in rural designated land in Yakima County. This would be limit residential development. No impacts anticipated at this time.

- A plan amendment and rezone Urban designated and R-1 zoned land in the Urban Growth Area of the City of Moxee to Urban Commercial designated and GC zoned. The commercial uses allowed in the proposed new zone are much more intensive compared to the existing residential zone. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.

4) Town of Naches - (ZON16-01/SEP16-06)

There are two proposals associated with Naches. The first is to expand the Urban Growth Boundary by roughly 92 acres on three parcels located on the southeast portion of the city limits. The second proposal is to apply the detailed future land use designation of Urban Industrial and the M-1 zoning district to two of the three parcels and Urban Residential and R-1 zoning to the newly expanded unincorporated UGA (see Table below). A map showing the proposed changes is included as Exhibit 4.

Town of Naches			
Proposal	Proposed Acres	Planning Commission Recommendation	Planning Commission Final Recommended Acres
UGA Boundary Change			
AR(AG) to UI (M-1)	91.35		
AR(AG) to UR (R-1)	1.00		
Total UGA Boundary Changes	92.35		

Approval of the Town of Naches' request would result in:

- A decrease of agriculturally designated land in Yakima County and an increase in Urban Industrial designated land in the Urban Growth Area. The inclusion into the town's UGA allows the property owner to extend city sewer to the existing facility and ultimately expand the existing operation to the entire property. The uses allowed in the proposed new zone are much more intensive compared to the existing Ag zone, however the site is already developed and any new development will be an expansion of the existing agricultural uses. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.
- A decrease of agriculturally designated land in Yakima County and an increase of 1 acre in Urban Residential designated land in the Urban

Growth Area. This change will not result in any increased development, the 1 acre lot is already developed. No impacts anticipated at this time.

5) City of Selah - (ZON16-01/SEP16-06)

There are no UGA boundary changes proposed at part of this UGA update for the City of Selah. However, there are two proposals associated with Selah. The first is to apply the detailed future land use designations to the City's unincorporated UGA and the second is to rezone roughly 5 industrial acres to multi-family residential, 8 acres of R-1 to R-2, 133 remote zoned acres to light industrial and 14 remote zoned acres to residential. A map showing the proposed changes is included as Exhibit 5.

City of Selah			
Proposal	Proposed Acres	Planning Commission Recommendation	Planning Commission Final Recommended Acres
UGA Boundary Change			
Total UGA Boundary Changes	0	Approve	0
Individual Land Use and Zoning Changes by Designation/Zone			
U(RLDP) to UP&OS(RLDP)	133	Modify to UI(M-1)	133
U(M-1) to UP(R-2)	5	Approve	5
U(R-1) to UR(R-2)	3	Deny	0
U(R-1) to UR(R-2)	5	Deny	0
U(RLDP) to UR(R-1)	14	Approve	14
Totals Changes by Designation/Zone			
U(RLDP) to UP&OS(RLDP)	133	Modify to UI(M-1)	133
U(M-1) to UP(R-2)	5	Approve	5
U(R-1) to U(R-2)	8	Deny	0
U(RLDP) to UR(R-1)	14	Approve	14

Approval of the City of Selah's request would result in:

- A plan map amendment and rezone of roughly 133 acres of Urban designated and remote zoned land in the unincorporated UGA to Urban Industrial land use designation and M-1 zoning. This area is used as an industrial sprayfield for the property owner's existing agricultural processing facility. The uses allowed in the proposed new zone are much more intensive compared to the existing remote zone, however the site is already being used for a sprayfield. This is a non-project action, no new development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.

- A plan amendment and rezone of 14 acres of Urban designated and remote zoned land in the unincorporated UGA to Urban Residential land use designation and R-1 zoning in the Urban Growth Area of the City of Selah. The change increases the potential for residential development. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.
- A rezone of roughly 8 acres of R-1 to R-2 zoning to allow for duplex or other multi-family development Urban Residential. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.
- A plan amendment and rezone of 5 acres from Urban designated and M-1 zoned land in the unincorporated UGA to Urban Public land use designation and R-2 zoning. The property is already developed with a church and cemetery. No impacts anticipated at this time.

6) City of Sunnyside - (ZON16-01/SEP16-06)

There are two proposals associated with Sunnyside. The first is to apply the detailed future land use designations to the City's unincorporated UGA. The second proposal is the removal of approximately 310 acres of residential and 149 acres of industrial land from the UGA. Including a UGA boundary expansion of 190 acres of Ag designated land for residential purposes and 46 acres of Ag land for industrial purposes, for a total net reduction of the UGA of 223 acres. A map showing the proposed changes is included as Exhibit 6.

City of Sunnyside			
Proposal	Proposed Acres	Planning Commission Recommendation	Planning Commission Final Recommended Acres
UGA Boundary Change			
Area 1 - AR (AG) to UR (R-1)	190	Modified Approval	18
Area 2 - U (M-1) to RSS (R 10/5)	-79	Approve	-79
Area 3 - U (R-1) to RSS (R 10/5)	-49	Approve	-49
Area 4 - U (R-1) to RSS (R 10/5)	-27	Approve	-27
Area 5 - AR (AG) to UI (M-1)	46	Approve	46
Area 6 - U (M-1) to RSS (R 10/5)	-70	Approve	-70
Area 7 - U (R-1) to RSS (R 10/5)	-234	Approve	-234
Total UGA Boundary Change	-223		-395
Individual Land Use and Zoning Changes by Designation/Zone			
None			

Total Changes by Designation/Zone			
AR (AG) to UR (R-1)	190		18
AR (AG) to UI (M-1)	46		46
U (M-1) to RSS (R 10/5)	-149		-149
U (R-1) to RSS (R 10/5)	-310		-310

Approval of the City of Sunnyside's request would result in:

- A plan map amendment, rezone and UGA expansion of roughly 190 acres of Agricultural designated land to Urban Residential and R-1 zoning. The inclusion into the city's UGA allows the property owner(s) to develop the property for residential uses. The uses allowed in the proposed new zone are much more intensive compared to the existing Ag zone. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.
- A plan map amendment, rezone and UGA expansion of roughly 46 acres of Agricultural designated land to Urban Industrial and M-1 zoning. The inclusion into the city's UGA allows the property owner(s) to develop the property for Industrial uses. The uses allowed in the proposed new zone are much more intensive compared to the existing Ag zone. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.
- A plan map amendment, rezone and UGA reduction of roughly 310 acres of Urban designated and R-1 zoned land to Rural Self-Sufficient land use designation and R-10/5 zoning. The reduction of the city's UGA and the rezone reduces the development potential of those parcels affected by the change. The R-10/5 zoning district is a rural zone allowing limited residential development. However, the land uses allowed in the proposed new zone are much more intensive compared to the existing R-1 zone. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.
- A plan map amendment, rezone and UGA reduction of roughly 149 acres of Urban designated and M-1 zoned land to Rural Self-Sufficient land use designation and R-10/5 zoning. The reduction of the city's UGA and the rezone reduces the development potential of those parcels affected by the change. The R-10/5 zoning district is a rural zone allowing limited residential development. However, the uses allowed in the proposed new zone are much less intensive compared to the existing M-1 zone. This is a non-project action, no development is proposed at this time, and any

future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.

7) City of Tieton - (ZON16-01/SEP16-06)

There are two proposals associated with Tieton. The first is to apply the detailed future land use designations to the City's unincorporated UGA and the second proposal is the removal of approximately 193 acres of residential and industrial land from the UGA and expanding the UGA by roughly 31 acres for residential purposes for a total net loss of UGA by 162 acres. A map showing the proposed changes is included as Exhibit 7 and a more detailed description of the changes are listed in the Environmental Summary below.

City of Tieton			
Proposal	Proposed Acres	Planning Commission Recommendation	Planning Commission Final Recommended Acres
UGA Boundary Change			
U(R-1) to RSS(R-10/5)	-89	Approval	89
U(R-1) to AR(AG)	-75	Approval	75
AR(AG) to UR(R-1)	24	Denied	0
RT(RT) to UP(SR)	7	Approval	7
U(M-1) AR(AG)	-29	Denied	0
Total UGA Boundary Changes	-162	Approval	-157

Approval of the City of Tieton's request would result in:

- A plan map amendment, rezone and UGA reduction of roughly 89 acres of Urban designated and R-1 zoned land to Rural Self-Sufficient land use designation and R-10/5 zoning. The reduction of the city's UGA and the rezone reduces the development potential of those parcels affected by the change. The R-10/5 zoning district is a rural zone allowing limited residential development. However, the land uses allowed in the proposed new zone are much more intensive compared to the existing R-1 zone. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.
- A plan map amendment, rezone and UGA reduction of roughly 75 acres of Urban designated and R-1 zoned land to Agricultural Resource land use designation and AG zoning. The reduction of the city's UGA and the rezone reduces the residential development potential of those parcels affected by the change. The AG zoning district is a resource zone allowing limited residential development, however, the AG zone does

allow land uses that are much more intensive compared to the existing R-1 zone. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.

- A plan map amendment, rezone and UGA expansion of roughly 24 acres of Agricultural designated land to Urban Residential and R-1 zoning. The inclusion into the city's UGA allows the property owner(s) to develop the property for residential uses. The uses allowed in the proposed new zone is much more intensive than the existing Ag zoned property. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.
- A plan map amendment, rezone and UGA expansion of roughly 7 acres of Rural Transitional designated land to Urban Public and SR zoning. The inclusion into the city's UGA allows the property owner(s) to develop the property for residential uses. The uses allowed in the proposed new zone is much more intensive than the existing RT zoned property. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.
- A plan map amendment, rezone and UGA reduction of roughly 29 acres of Urban designated and M-1 zoned land to Agricultural Resource land use designation and AG zoning. The reduction of the city's UGA and the rezone reduces the industrial development potential of those parcels affected by the change. The AG zoning district is a resource zone allowing limited industrial development, however, the AG zone does allow land uses that are comparable to the existing M-1 zone. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.

8) City of Toppenish - (ZON16-01/SEP16-06)

There are no UGA boundary changes proposed at part of this UGA update for the City of Toppenish. However, there are two proposals associated with Toppenish. The first is to apply the detailed future land use designations to the City's unincorporated UGA the second proposal is a rezone in the UGA of 26 acres from residential land to industrial land. A map showing the proposed changes is included as Exhibit 8.

City of Toppenish			
Proposal	Proposed Acres	Planning Commission Recommendation	Planning Commission Final Recommended Acres
UGA Boundary Change			
No Proposed Changes			
Total UGA Boundary Change			
Individual Land Use and Zoning Changes by Designation/Zone			
Area 1 - U (R-1) to UI (M-1)	26	Approved	26
Total Changes by Designation/Zone			
U (R-1) to UI (M-1)	26		26

Approval of the City of Toppenish's request would result in:

- A plan amendment and rezone from Urban designated and R-1 zoned land to Urban Industrial and M-1 zoning. The rezone to M-1 allows the property owner(s) to develop the property for Industrial uses. The uses allowed in the proposed new zone are much more intensive compared to the existing R-1 zone. The majority of the property is owned by one property owner who operates an existing industrial use adjacent to the subject property. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.

9) City of Union Gap - (ZON16-01/SEP16-06)

There is no proposed Urban Growth Boundary changes associated with the City of Union Gap's proposal. The only proposed change is Yakima County Planning Staff's recommended change to **Plan 2015's** Future Land Use Map to replace the general *Urban* land use designation with the more specific land use designations for all the property within the unincorporated Urban Growth Area.

Approval of the proposed land use changes would result in no change to allowable land uses or zones. This change is intended to place more specific land use designation to the appropriate property. A map showing the proposed changes is included as Exhibit 9.

10) City of Wapato - (ZON16-01/SEP16-06)

There are no UGA boundary changes proposed at part of this UGA update for the City of Wapato. However, there are two proposals associated with Wapato. The first is to apply the detailed future land use designations to the City's unincorporated UGA and the second proposal is the removal of approximately 127 acres of residential and commercial land from its UGA. A map showing the proposed changes is included as Exhibit 10.

City of Wapato			
Proposal	Proposed Acres	Planning Commission Recommendation	Planning Commission Final Recommended Acres
UGA Boundary Change			
U(R-1) to RSS(R-10/5)	109	Approval	109
U(GC) to RSS(R-10/5)	18	Approval	18
Total UGA Boundary Changes	-127	Approval	-127

Approval of the City of Wapato's request would result in:

- A plan map amendment, rezone and UGA reduction of roughly 109 acres of Urban designated and R-1 zoned land to Rural Self-Sufficient land use designation and R-10/5 zoning. The reduction of the city's UGA and the rezone reduces the residential development potential of those parcels affected by the change. The R-10/5 zoning district is a rural zone allowing limited residential development. However, the land uses allowed in the proposed new zone are much more intensive compared to the existing R-1 zone. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.
- A plan map amendment, rezone and UGA reduction of roughly 18 acres of Urban designated and GC zoned land to Rural Self-Sufficient land use designation and R-10/5 zoning. The reduction of the city's UGA and the rezone reduces the commercial development potential of those parcels affected by the change. The R-10/5 zoning district is a rural zone allowing limited commercial development. However, the land uses allowed in the proposed new zone are much more intensive compared to the existing GC zone. This is a non-project action, no development is proposed at this

time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.

11) City of Yakima - (ZON16-01/SEP16-06)

There are two proposals associated with Yakima. The first is to apply the detailed future land use designations to the City's unincorporated UGA and the second proposal is the removal .90 acre from the UGA to correct a UGA boundary line mapping error and the rezone of a 7 acre urban parcel from B-2 to General Commercial zoning, a map showing the proposed changes is included as Exhibit 11.

City of Yakima			
Proposal	Proposed Acres	Planning Commission Recommendation	Planning Commission Final Recommended Acres
UGA Boundary Change			
U (SR) to RSS (R-10/5)	-.90	Approved	-.90
Total UGA Boundary Change	-.90		-.90
Individual Land Use and Zoning Changes by Designation/Zone			
U (B-2) to UC (GC)	7	Approved	7
Total Changes by Designation/Zone			
U (B-2) to UC (GC)	7		7

Approval of the City of Yakima's request would result in:

- A plan map amendment, rezone and UGA reduction of 1 acre of Urban designated and SR zoned land to Rural Self-Sufficient land use designation and R-10/5 zoning. The reduction of the city's UGA and the rezone is necessary to correct a mapping error that split a residential use between both urban and rural land use designations and zones. The property is built out fully. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.
- A plan map amendment and rezone roughly 7 acres of Urban designated and B-2 zoned land to Urban Commercial land use designation and General Commercial zoning. The rezone from one commercial zone to another allows more flexibility as to the potential for commercial land uses. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.

12) City of Zillah - (ZON16-01/SEP16-06)

There are no UGA boundary changes proposed at part of this UGA update for the City of Zillah. The only changes that were proposed was first to apply the detailed future land use designations to the City's unincorporated UGA and second was a number of urban area rezones involving 44 acres from residential to industrial, 18 acres from residential to commercial, 87 acres from commercial to industrial, 5 acres from commercial to residential and 95 acres of urban agricultural to residential. A map showing the proposed changes is included as Exhibit 12.

City of Zillah			
Proposal	Proposed Acres	Planning Commission Recommendation	Planning Commission Final Recommended Acres
UGA Boundary Change			
Total UGA Boundary Changes	0	Approve	0
Individual Land Use and Zoning Changes by Designation/Zone			
U(R-1) to UI(M-1)	7	Approve	7
U(GC) to UI(M-1)	86	Approve	86
U(GC) to UR(R-1)	5	Deny	0
U(R-1) to UI(M-1)	15	Modify to UR(SR)	15
U(R-1) to UI(M-1)	10	Approve	10
U(R-1) to UI(M-1)	9	Modify to UR(SR)	9
U(R-1) to UI(M-1)	3	Approve	3
U(AG) to UR(R-1)	45	Approve	45
U(AG) to UP(R-1)	24	Approve	24
U(AG) to UR(R-1)	21	Modify to UR(SR)	21
U(GC) to UP(M-1)	1	Approve	1
U(AG) to UP(R-1)	5	Approve	5
U(R-1) to UC(GC)	18	Deny	0
Totals Changes by Designation/Zone			
U(R-1) to UI(M-1)	20	Approve	20
U(R-1) to UI(M-1)	24	Modify to UR(SR)	24
U(R-1) to UC(GC)	18	Deny	0
U(GC) to UI(M-1)	86	Approve	86
U(GC) to UP(M-1)	1	Approve	1
U(GC) to UR(R-1)	5	Deny	0
U(AG) to UR(R-1)	45	Approve	45
U(AG) to UR(R-1)	21	Modify to UR(SR)	21
U(AG) to UP(R-1)	29	Approve	29

Approval of the City of Zillah's request would result in:

- A plan amendment and rezone of 44 acres from Urban designated and R-1 zoned land to Urban Industrial and M-1 zoning. The rezone to M-1 allows the property owner(s) to develop the property for Industrial uses. The uses allowed in the proposed new zone are much more intensive compared to the existing R-1 zone. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.
- A plan amendment and rezone of 18 acres Urban designated and R-1 zoned land in the Urban Growth Area of the City of Zillah to Urban Commercial designated and GC zoned. The commercial uses allowed in the proposed new zone are much more intensive compared to the existing residential zone. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.
- A plan amendment and rezone of 86 acres Urban designated and GC zoned land in the Urban Growth Area of the City of Zillah to Urban Industrial designated and M-1 zoned. The industrial uses allowed in the proposed new zone are much more intensive compared to the existing commercial zone. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.
- A plan amendment and rezone of 1 acre Urban designated and GC zoned land in the Urban Growth Area of the City of Zillah to Urban Public designated and M-1 zoned. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.
- A plan amendment and rezone of 5 acres Urban designated and GC zoned land in the Urban Growth Area of the City of Zillah to Urban Residential designated and R-1 zoned. The residential uses allowed in the proposed new zone are much more intensive compared to the existing commercial zone. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.
- A plan map amendment and rezone of roughly 66 acres of Agricultural designated land in the Urban Growth Area of the City of Zillah to Urban Residential and R-1 zoning. The residential uses allowed in the proposed new zone is much more intensive than the existing Ag zoned property. This is a non-project action, no development is proposed at this time, and

any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.

- A plan map amendment and rezone of roughly 29 acres of Agricultural designated land in the Urban Growth Area of the City of Zillah to Urban Public and R-1 zoning. The residential uses allowed in the proposed new zone is much more intensive than the existing Ag zoned property. This is a non-project action, no development is proposed at this time, and any future development will be required to meet all applicable land use and SEPA requirements. No impacts anticipated at this time.

2. PROPOSED ACTION ALTERNATIVES

A. No action alternative

Map Amendments (UGA Changes)

Under the no action alternative, the land use designations, zoning and UGA boundaries 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**.

B. Applicant/County proposed recommended alternative

UGA Map Amendments

There are twelve proposed UGA map amendments. All twelve proposals will amend the **Plan 2015** Future Land Use Map by applying newly adopted urban land use designations to replace the existing non-distinct *Urban* designation. Ten of the twelve cities are also proposing zoning changes to amend YCC Title 19 Official Zoning Map. Of the twelve proposed actions seven cities are proposing UGA boundary amendments (Harrah, Moxee, Naches, Sunnyside, Tieton, Wapato, and Yakima), while the remaining five cities (Granger, Selah, Toppenish, Union Gap, Zillah) are not proposing any boundary changes. The applicant (cities and towns) proposed changes (which are outlined in Section 1. A. above) will result in net reduction of 326 acres of land inside existing UGAs. Much of this land will be designated either with rural or resource land use designations.

C. Staff Recommendation and Proposed Recommended Alternative

UGA Map Amendments

Planning Division staff reviewed the UGA amendments and presented their recommendations to the Planning Commission over a series of study sessions in May, June, July and September 2016. For the twelve proposed UGA map (ZON2016-00001/SEP2016-00006) staff has recommended approval with modifications; this will result in the similar impacts as the *Applicant/County Proposed Recommended Alternative* action. The modifications proposed by staff (which are outlined in Section 1.A. above) would result in a net reduction of 477 acres of land inside existing UGAs. Some of this land will be designated with either rural or resource land use designations.

D. Planning Commission Recommendation or Proposed Alternative

The Planning Commission (PC) held a hearing on the 2016 UGA changes on June 8, July 13 and October 19, 2016 to receive public testimony from neighboring property owners and interested parties on issues that may pertain to each of the map 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, and approval with modifications. The PC's recommendations (which are outlined in Section 1. A. above) result in a total net reduction of 515 acres of land inside existing UGAs. Some of this land will be designated with either rural or resource land use designations.

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).

¹ RCW36.70A.130(2)(b)

As previously discussed in Section 2 above, there are four different alternatives being recommended for the 2016 amendments. The first is the no action alternative, which is no change in the current land use designation or zoning 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.

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	104	104	75
Areas Removed	455	430	145
Rural Transitional			
New Areas	0	0	0
Areas Removed	0	0	0
Rural Self Sufficient			
New Areas	775	775	775
Areas Removed			
Urban Growth Areas			
New Areas	462	403	259
Areas Removed	897	868	868
Rural Remote/ Extremely Ltd. Dev.			
New Areas	0	0	0
Areas Removed	147	14	147

*Note: These numbers do not reflect net totals.

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 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**). 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 proposed UGA boundary changes, which results in a significant increase in rural designations. The twelve of fourteen cities and towns under review during this UGA update phase are proposing to remove roughly 897 acres from their urban growth areas and adding roughly 462 acres, which equates to an overall reduction of 435 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 the potential for an increase 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 and proposed mitigation, where appropriate. Refer to the Section 7. on 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 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 1998-2016*

Adopted Changes in Plan 2015 Land Use Designations (in acres)	1998 Amend- ment s	1999 Amend- ment s	2000 Amend- ment s	2001 Amend- ment s*	2002 Emergency : Wal- Mart	2003 Amend- ment s***	2005 Three Emer- genci es	2007 Amend- ment s: Update	2008 Amend- ment s	2010 Amend- ment s	2011 Amend- ment s: LAMIRD	2013 Emer- genc y: Gran ger	2015 Amend- ment s & UGA Update	2016*** Amend- ment s & UGA Update	1998- 2016 Total
Agricultural Resource															
New areas designated AR		110	28.4	250		79.22			42.32	45.58	20.68		63.12	75.00	714.32
Areas removed from AR	-90.4	-305.6	-436.8	-1,789	-12.6	-3,500	-189	-830	-118.26	-120.97	-14.59		-356.76	-240.00	-8,003.98
Net change in areas designated AR	-90.4	-195.6	-408.4	-1,539	-12.6	-3,420.78	-189	-830	-75.94	-75.39	6.09		-293.64	-165.00	-7,289.66
Rural Transitional															
New areas designated RT	88.3	34.6	190.2						12	9.75					334.85
Areas removed from RT		-9.8					-2	-324.23	-315.81		-0.5			-7.00	-659.34
Net change in areas designated RT	88.3	24.8	190.2				-2	-324.23	-303.81	9.75	-0.5			-7.00	-324.49
Rural Self-Sufficient															
New areas designated RSS		237.1	432.3	1,416		3,500		370	405.87	111.22	214.96	27.44	248.35	774.91	7,738.15
Areas removed from RSS	-15.9							-298	-12		-37.56				-363.46
Net change in areas designated RSS	-15.9	237.1	432.3	1,416		3,500		72	393.87	111.22	177.4	27.44	248.35	774.91	7,374.69
Urban Growth Area#															
Urban Residential															
New areas designated UR													25.36	102.00	127.36
Areas removed from UR															
Urban Commercial															
New areas designated UC													21.50		21.50
Areas removed from UC															
Urban Industrial															
New areas designated UI													279.08	138.00	417.08
Areas removed from UI															
Urban Parks and Open Space															
New areas designated UPOS															
Areas removed from UPOS															

Urban Public															
New areas designated UP													12.91	7.00	19.91
Areas removed from UP															
Urban Tribal															
New areas designated UT															
Areas removed from UT															
Total Urban Growth Area															
Total New areas designated UGA	18	9.8	94.8	373	12.6		243	1,907					338.85	247.00	3,244.05
Total Areas removed from UGA		-110	-28.4	-250				-814					-27.44	-293.56	-2,373.31
Total Net change in areas designated UGA	18	-100.2	66.4	123	12.6		243	1,093					-27.44	45.29	870.74
Rural Settlement															
New areas designated RS		33.9	7.8									52.65			94.35
Areas removed from RS								-11.13				-251.03			-262.16
Net change in areas designated RS		33.9	7.8					-11.13				-198.38			-167.81
Remote Rural/Extremely Limited Development Potential															
New areas designated RR								9.54	67			15.39			91.93
Areas removed from RR			-288.3			-79.22	-52	-8.58	-372.73	-45.58					-846.41
Net change in areas designated RR			-288.3			-79.22	-52	0.96	-305.73	-45.58	15.39				-754.48
Mineral Resources Overlay															
New areas designated MRO		341	680			119	79	8,991					78.03		10,288.03
Areas removed from MRO						-99		-23					-79.22		-201.22
Net change in areas designated MRO		341	680			20	79	8,968					-1.19		10,086.81

*Note: County-wide changes to **Plan 2015's** "Policy Plan Map" designations approved by the Board of Yakima County Commissioners from 1998-2015; 2016 changes are pending at the date of publishing this SEPA document.

**Note: Includes the final net change for ZON2001-17 (Walkenhauer), made by Ord. No. 13-2002 and Ord. No. 6-2003, in compliance with the Growth Board's decision.

***Note: Changes in agricultural resource designations were a result of a 2-year county-wide agricultural resource land comp plan update.

****Note: Changes listed in 2016 are changes proposed by the Planning Commission and have not been approved by the Board of Yakima County Commissioners at the date of publishing this SEPA document.

Note: 2015 includes the six newly developed Urban Land Use Designations that apply to Grandview, Harrah, Mabton, and Naches. In subsequent years, they will apply to the UGAs of all 14 cities in Yakima County.

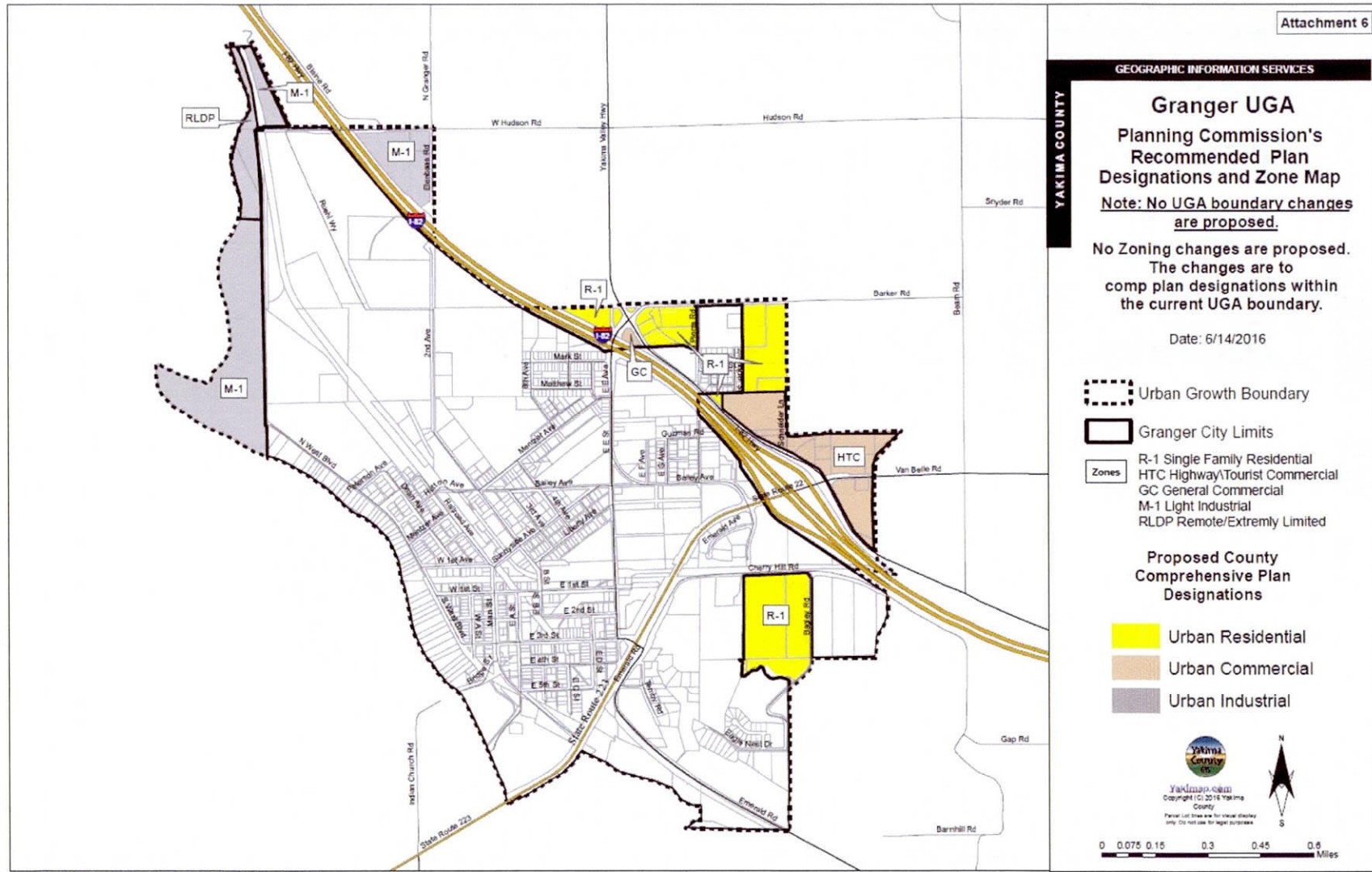
Exhibits

1. Exhibit 1 - ZON2016-001/SEP2016-006 Granger UGA Map Amendment
2. Exhibit 2 - ZON2016-001/SEP2016-006 Harrah UGA Map Amendment
3. Exhibit 3 - ZON2016-001/SEP2016-006 Moxee UGA Map Amendment
4. Exhibit 4 - ZON2016-001/SEP2016-006 Naches UGA Map Amendment
5. Exhibit 5 - ZON2016-001/SEP2016-006 Selah UGA Map Amendment
6. Exhibit 6 - ZON2016-001/SEP2016-006 Sunnyside UGA Map Amendment
7. Exhibit 7 - ZON2016-001/SEP2016-006 Tieton UGA Map Amendment
8. Exhibit 8 - ZON2016-001/SEP2016-006 Toppenish UGA Map Amendment
9. Exhibit 9 - ZON2016-001/SEP2016-006 Union Gap UGA Map Amendment
10. Exhibit 10 - ZON2016-001/SEP2016-006 Wapato UGA Map Amendment
11. Exhibit 11 - ZON2016-001/SEP2016-006 Yakima UGA Map Amendment
12. Exhibit 12 - ZON2016-001/SEP2016-006 Zillah UGA Map Amendment

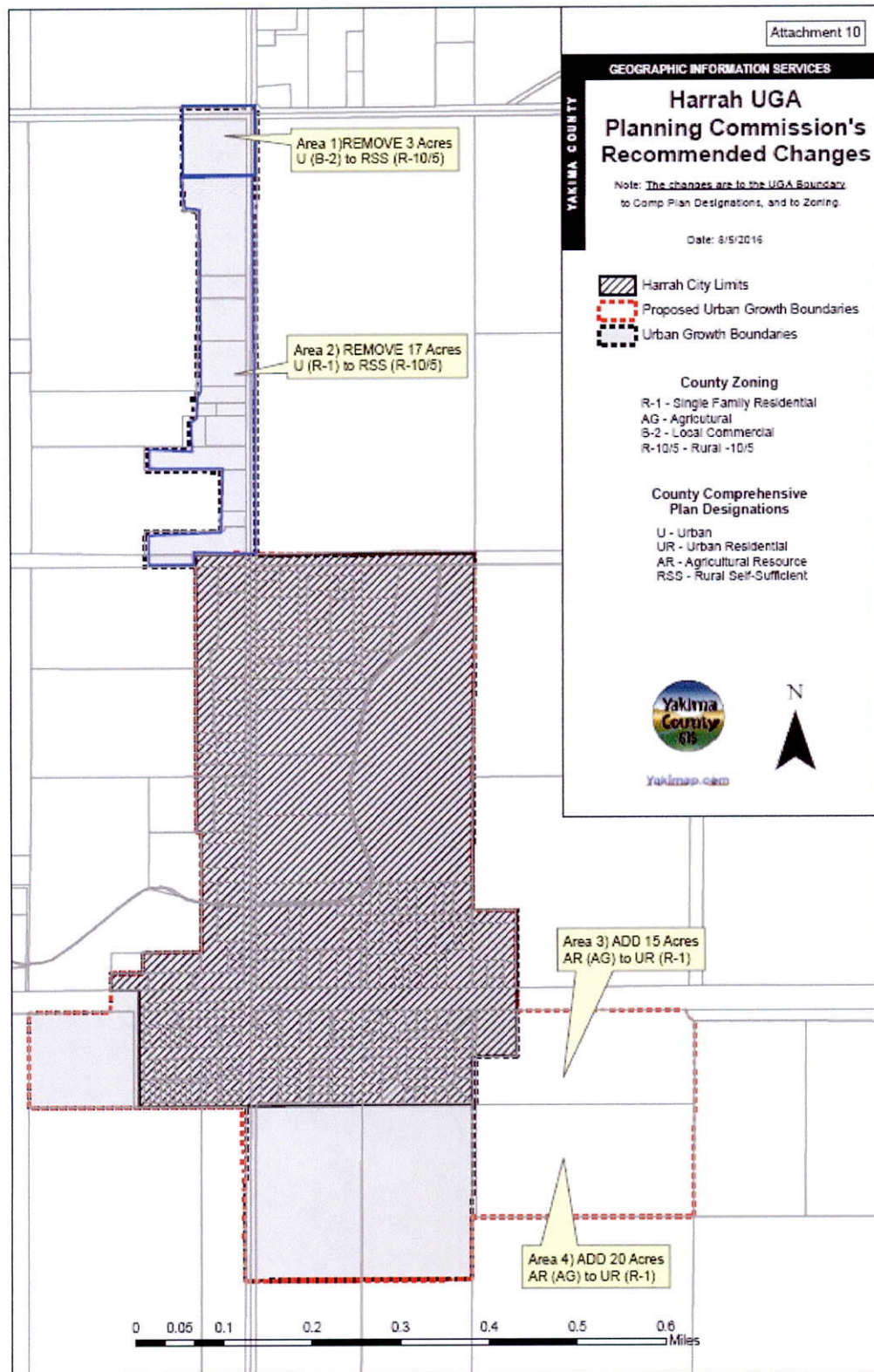
For complete application and amendment information please contact Yakima County Planning Division or see our Websites at:

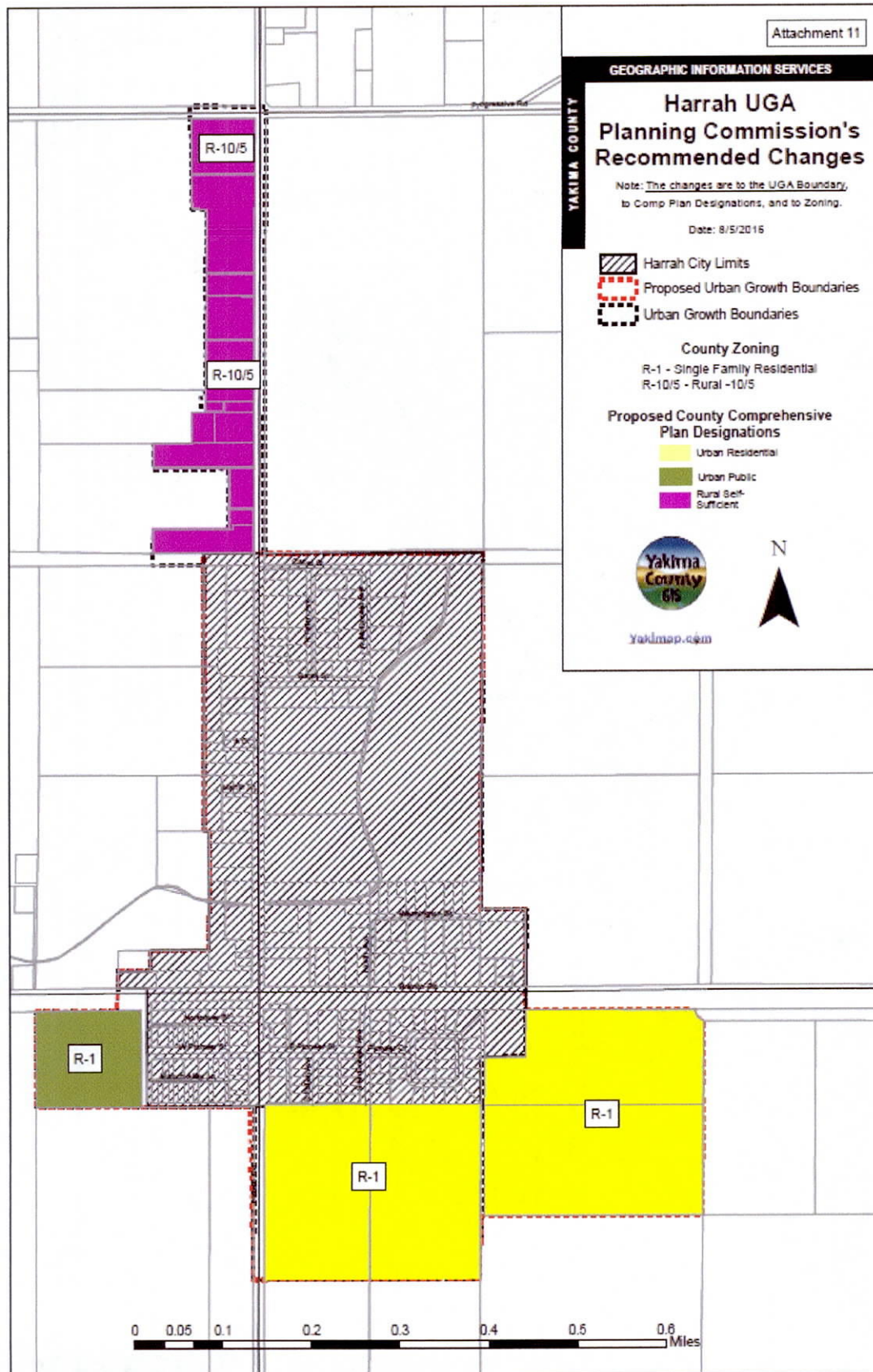
<http://wa-yakimacounty.civicplus.com/779/Planning>

1. Exhibit 1 – ZON2016-001/SEP2016-006 Granger UGA Map Amendment

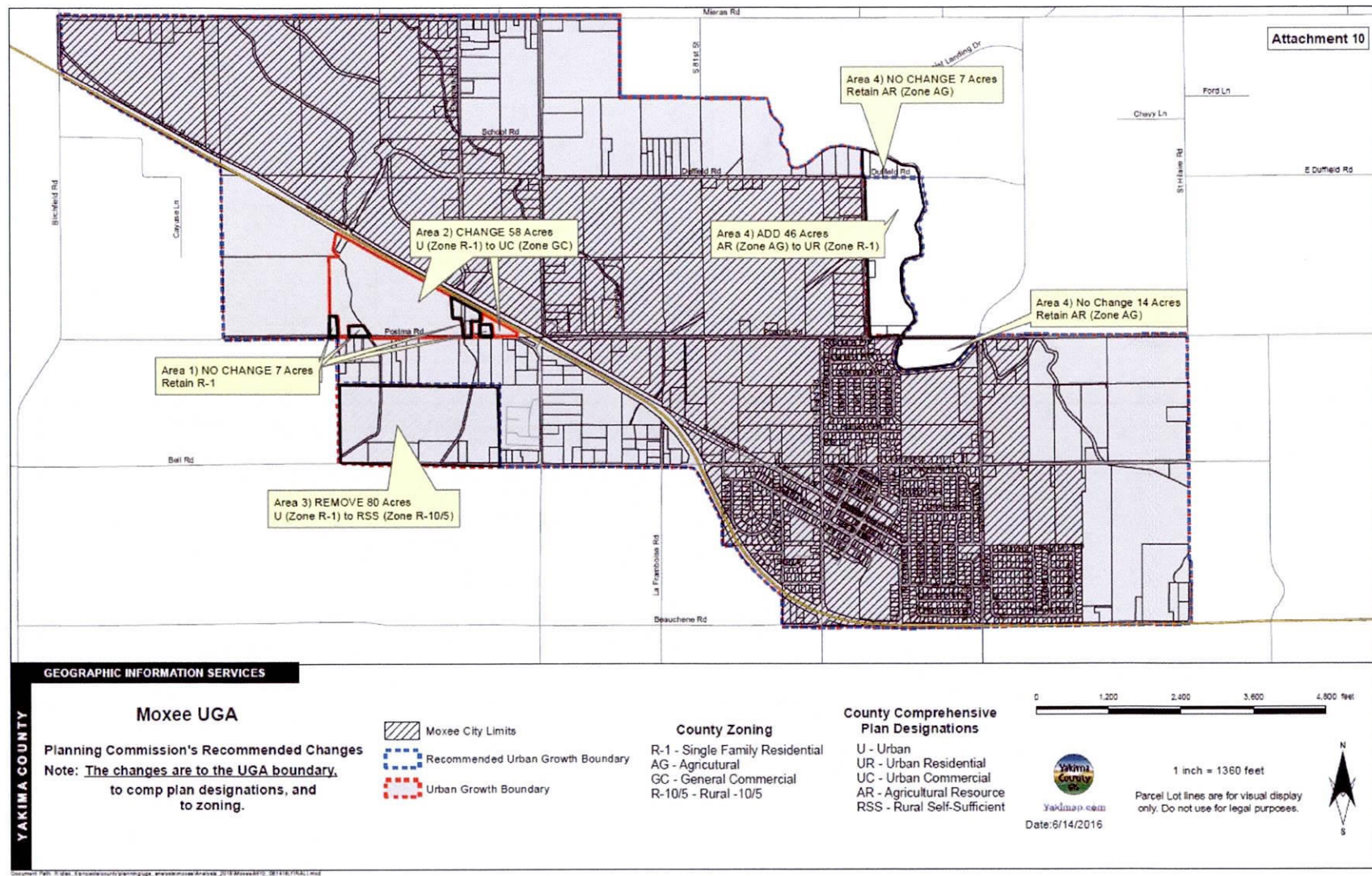


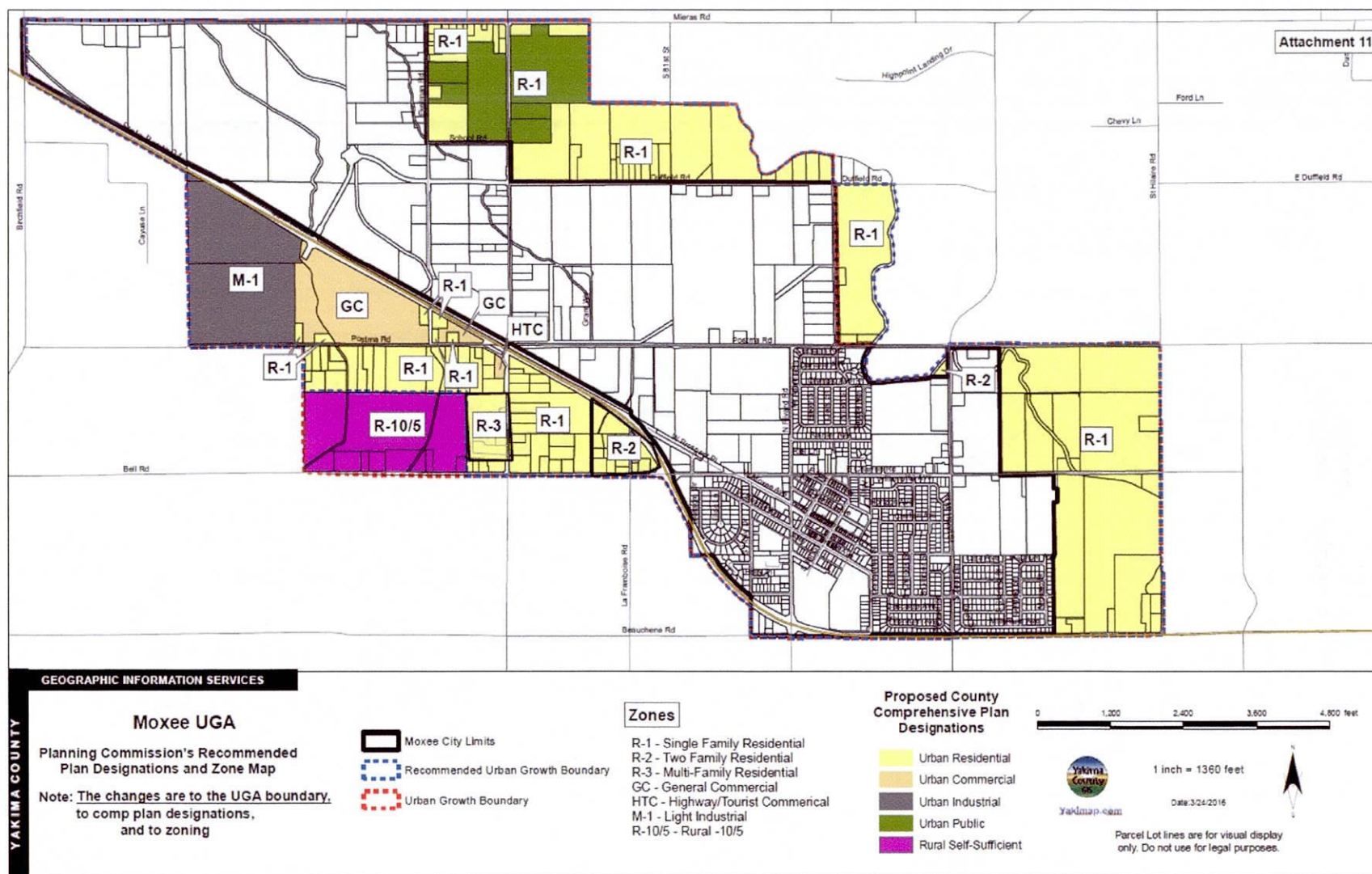
2. Exhibit 2 - ZON2016-001/SEP2016-006 Harrah UGA Map Amendment



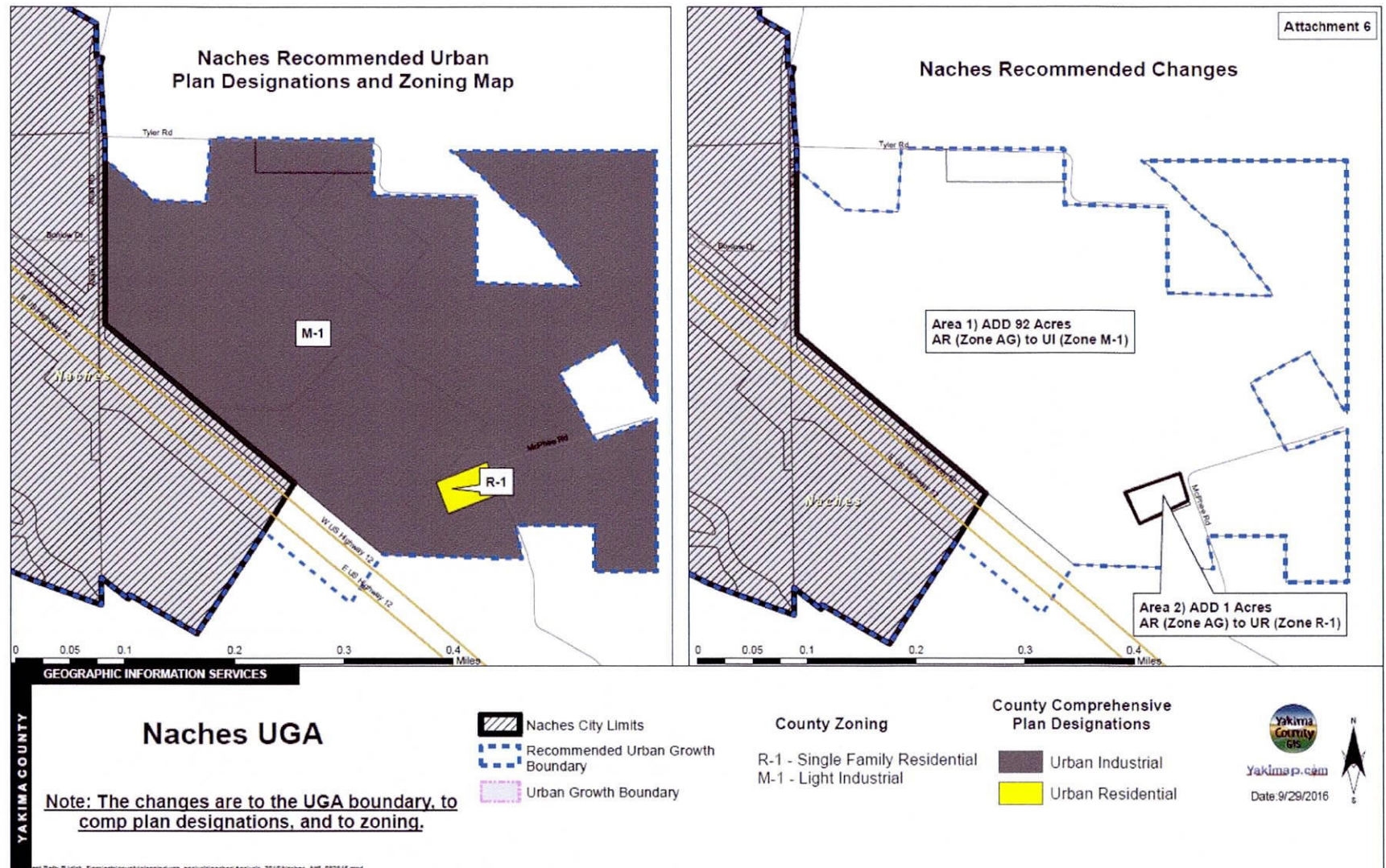


3. Exhibit 3 – ZON2016-001/SEP2016-006 Moxee UGA Map Amendment

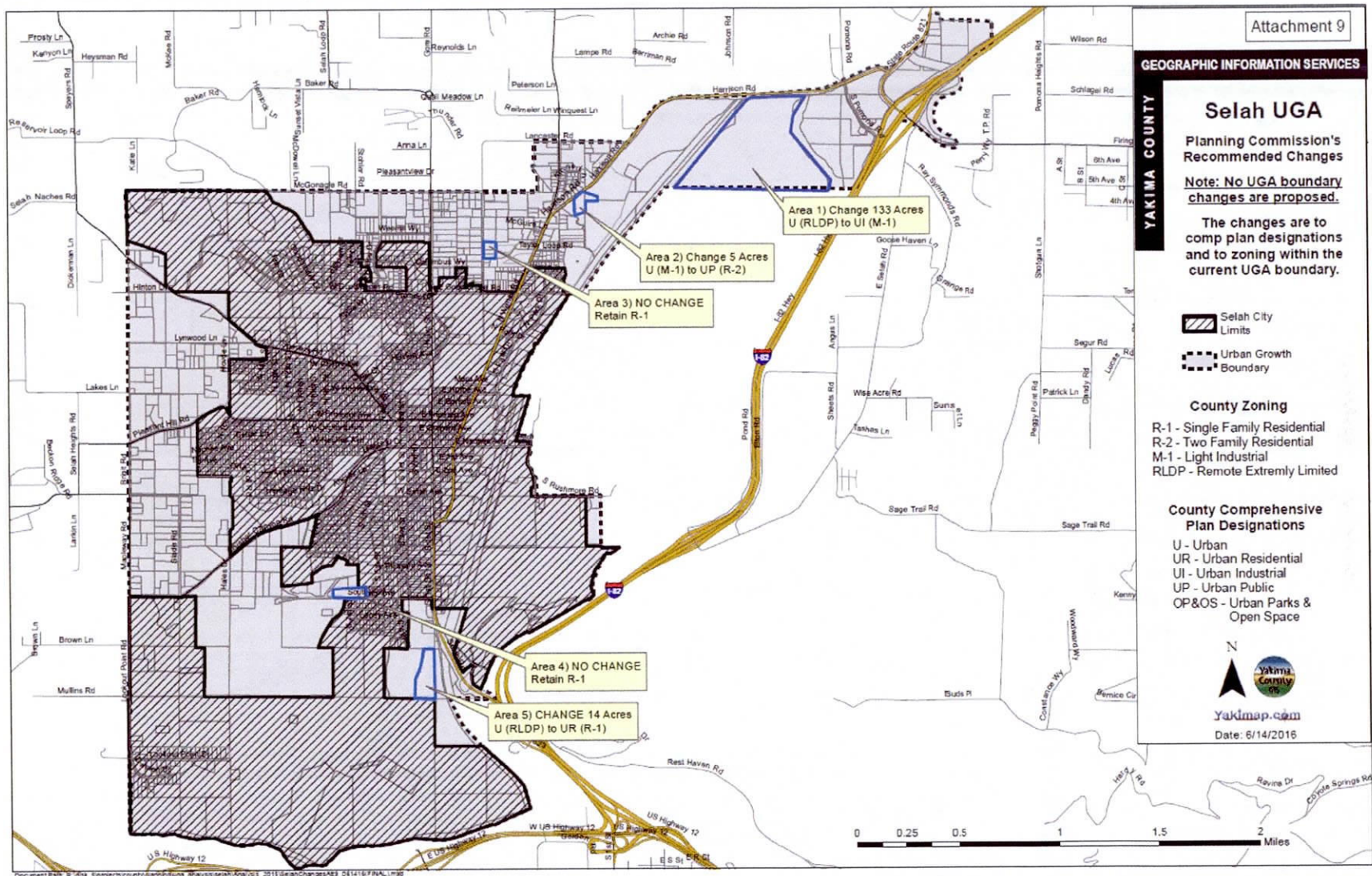




4. Exhibit 4 – ZON2016-001/SEP2016-006 Naches UGA Map Amendment



5. Exhibit 5 – ZON2016-001/SEP2016-006 Selah UGA Map Amendment



GEOGRAPHIC INFORMATION SERVICES

Selah UGA

Planning Commission's Recommended
Plan Designations and Zone Map

Note: No UGA Boundary changes
are proposed.

The changes are to comp plan
designations and to zoning within
the current UGA boundary.

Date: 6/14/2016

-  Urban Growth Boundary
-  Selah City Limits
- Zones**
 - R-1 Single Family Residential
 - R-2 Two-Family Residential
 - HTC Highway/Tourist Commercial
 - M-1 Light Industrial
 - RLDP Remote/Extremely Limited

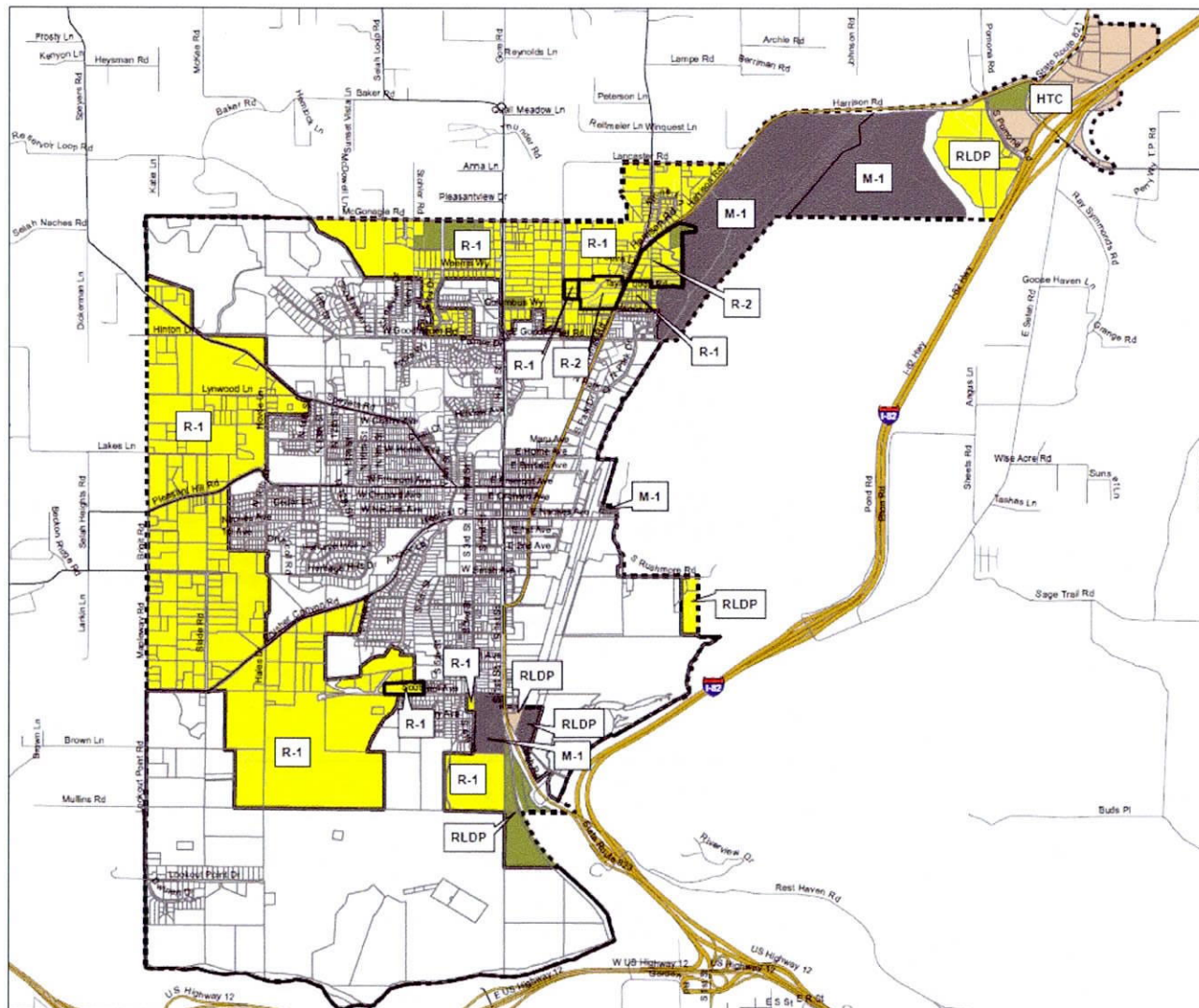
Proposed County Comprehensive Plan Designations

-  Urban Residential
-  Urban Commercial
-  Urban Industrial
-  Urban Public

0 0.15 0.3 0.6 0.9 1.2 Miles

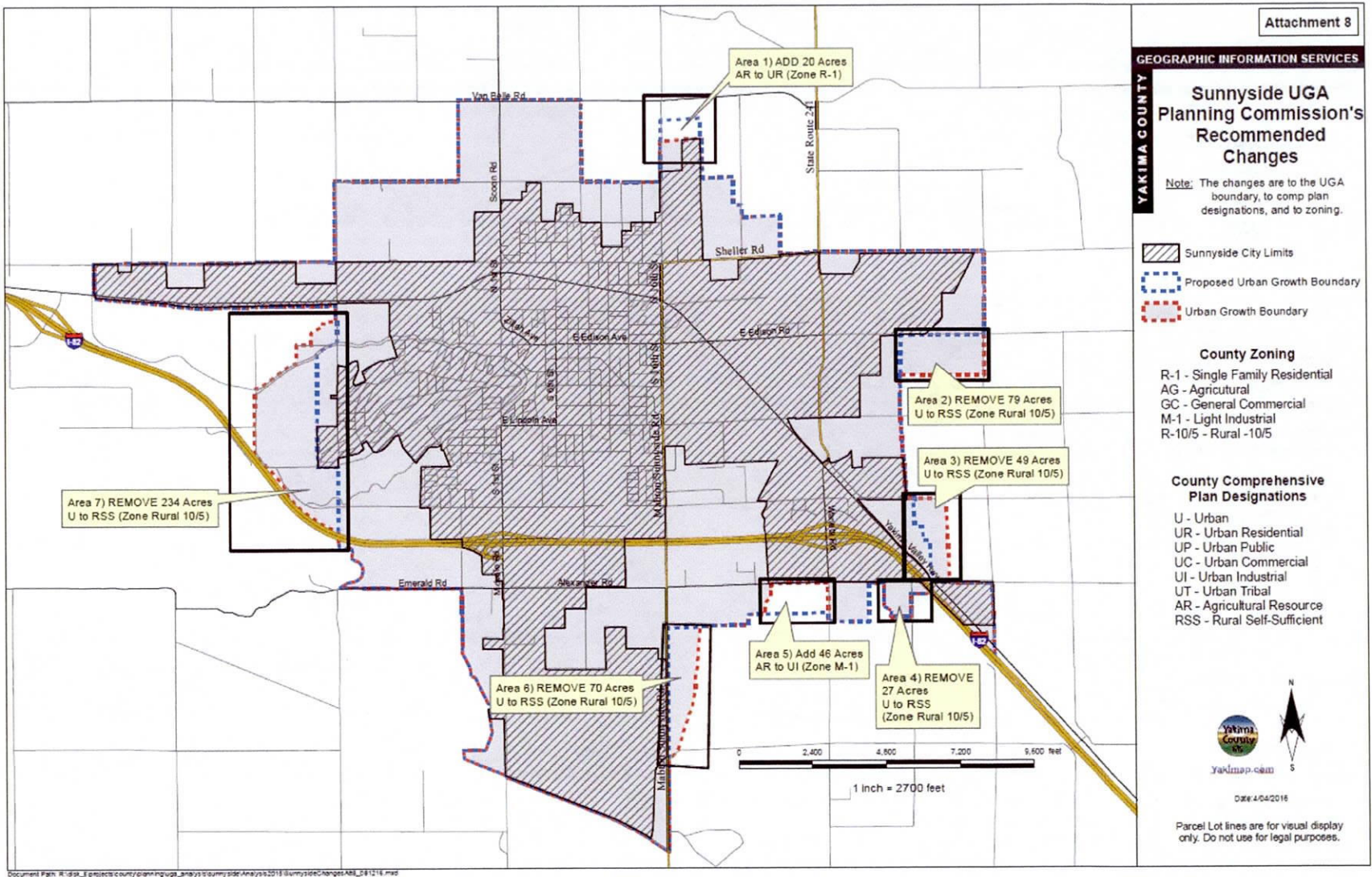


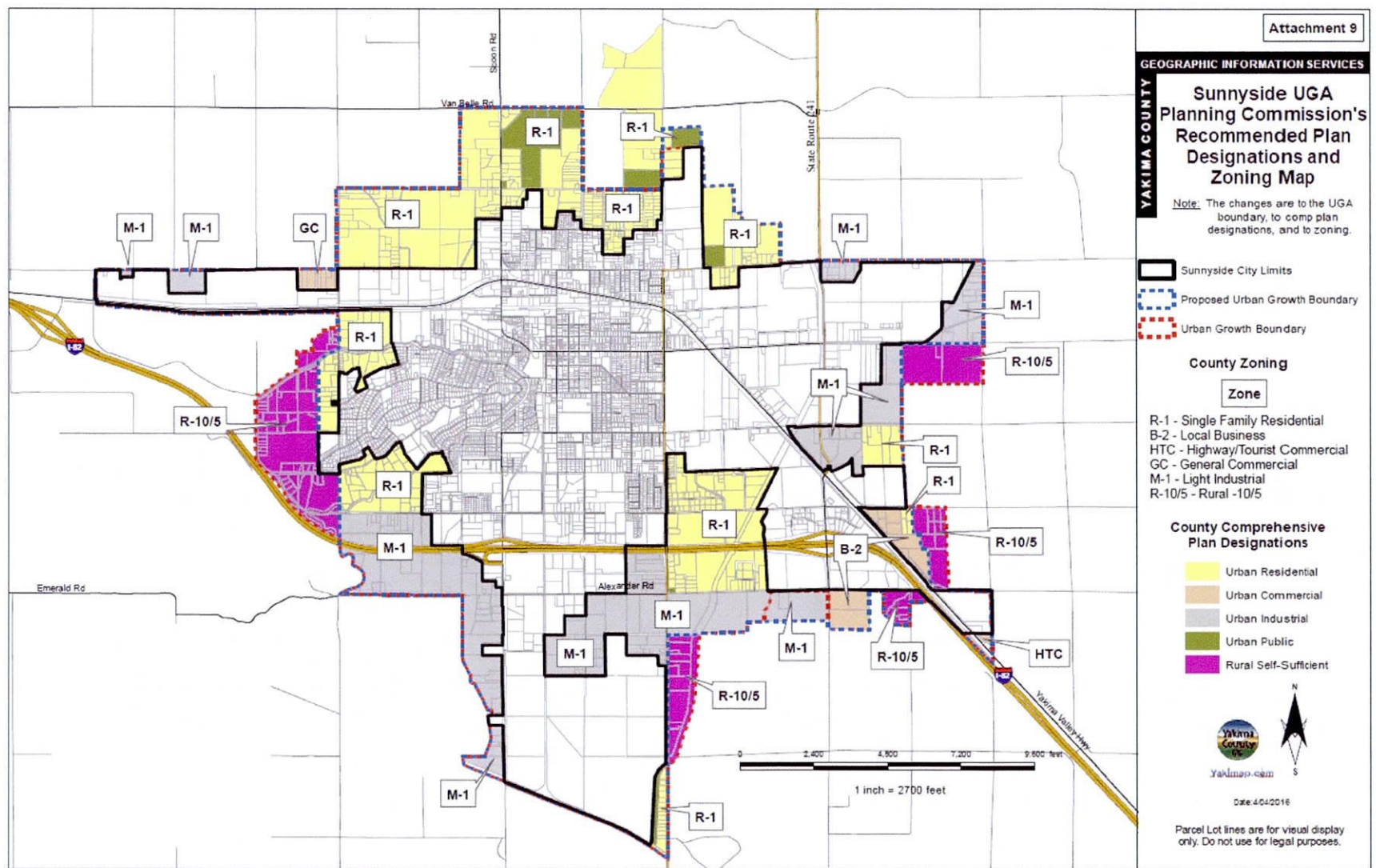
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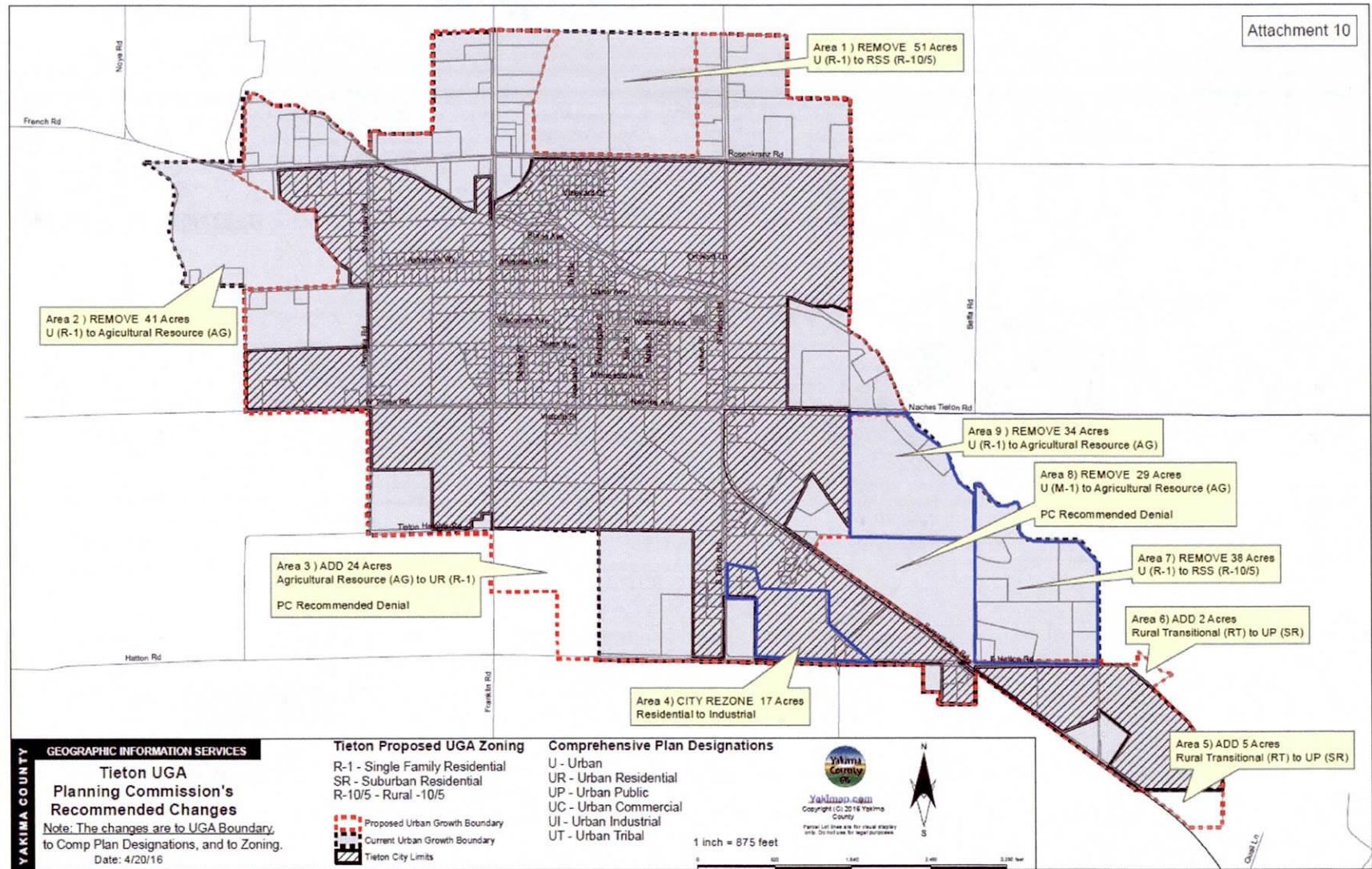
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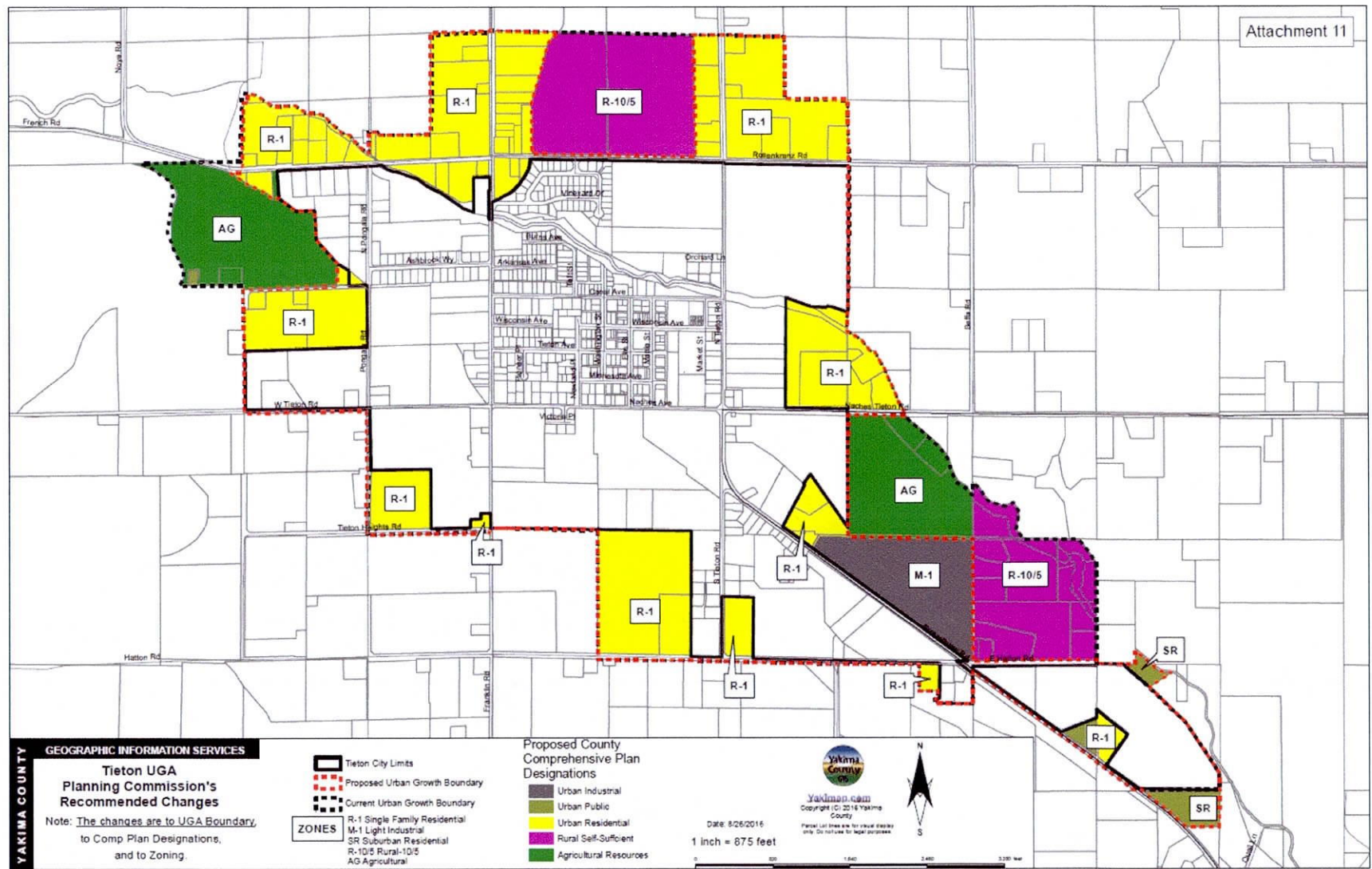
6. Exhibit 6 - ZON2016-001/SEP2016-006 Sunnyside UGA Map Amendment



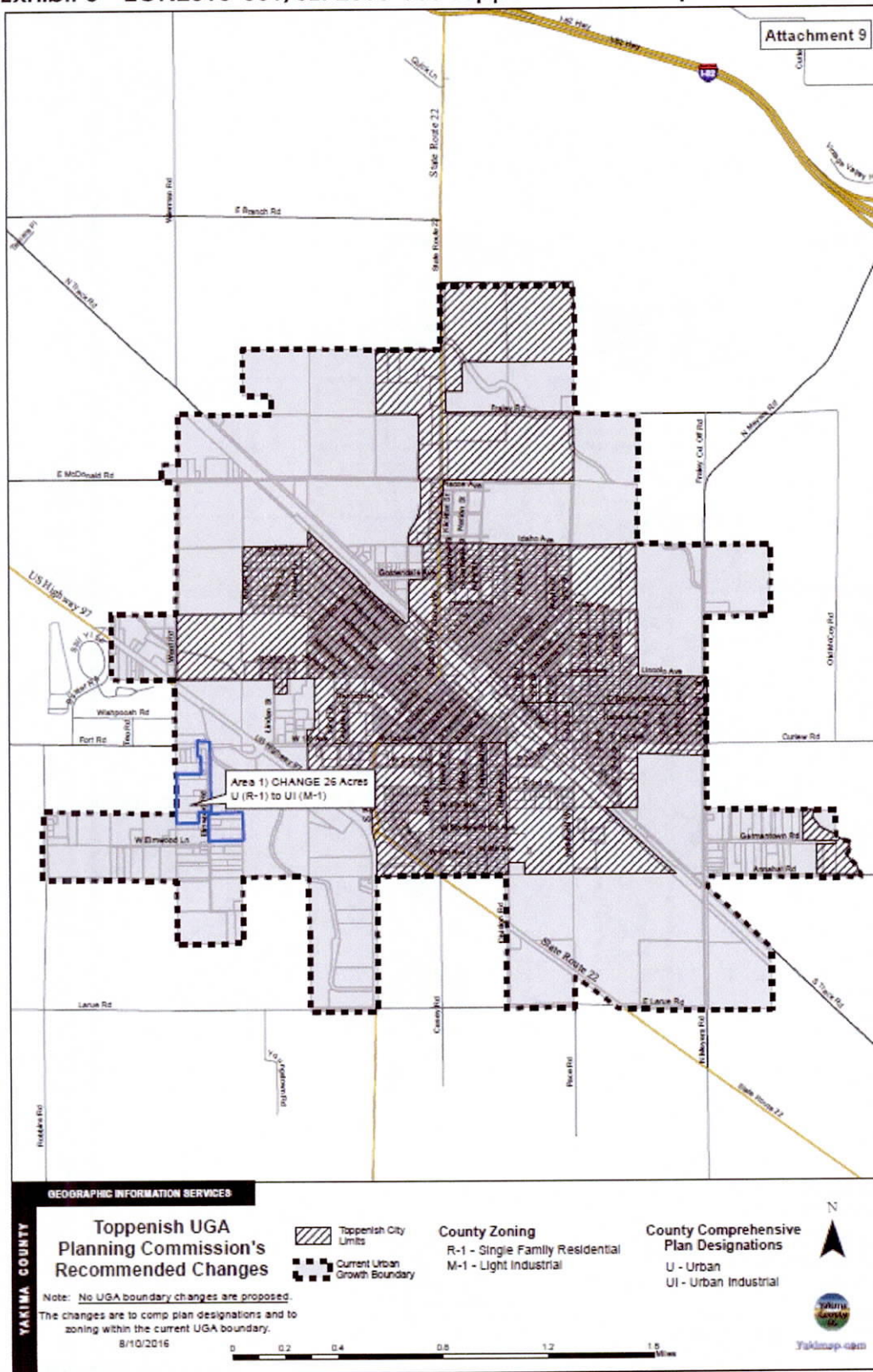


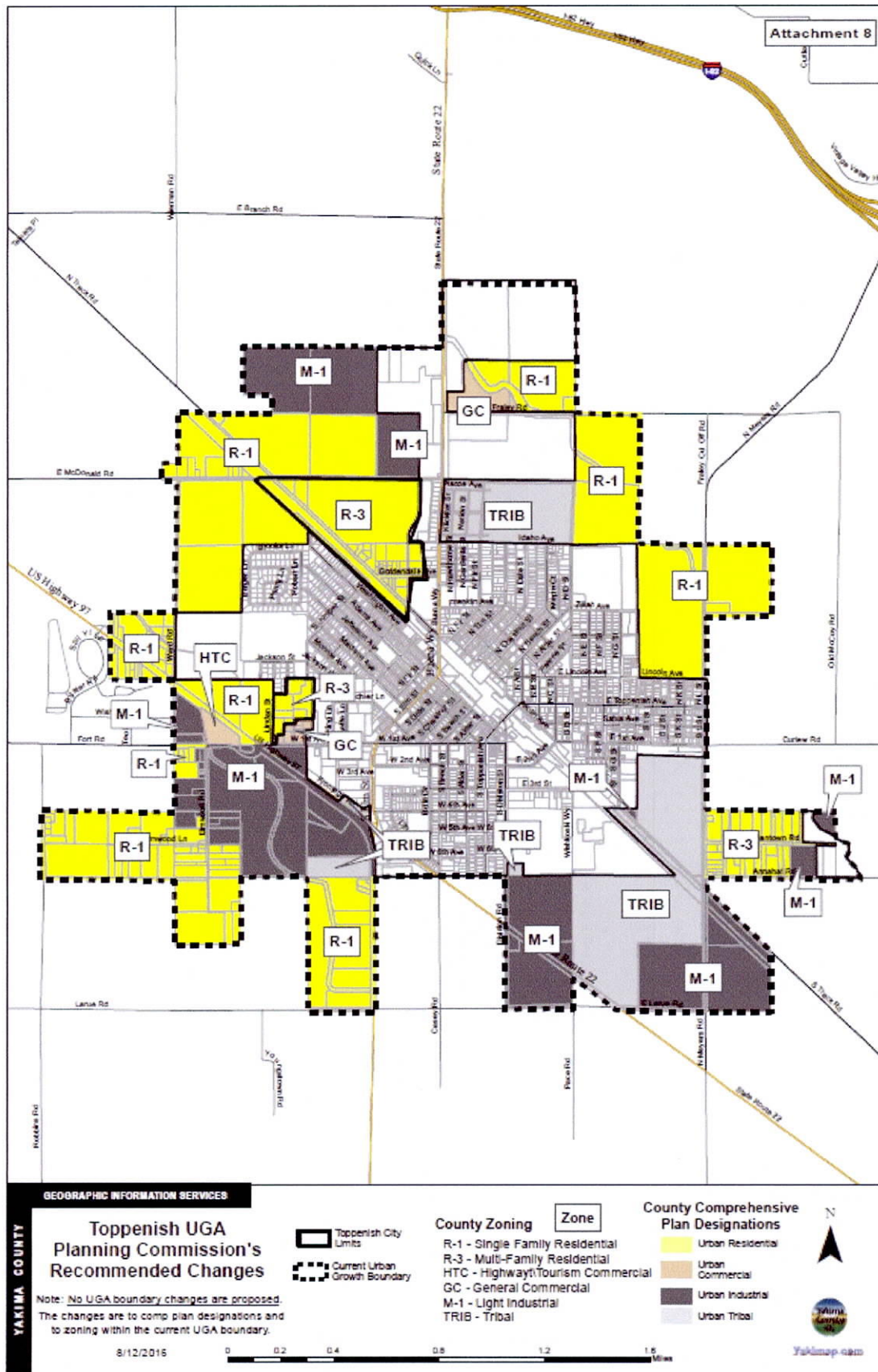
7. Exhibit 7 - ZON2016-001/SEP2016-006 Tieton UGA Map Amendment



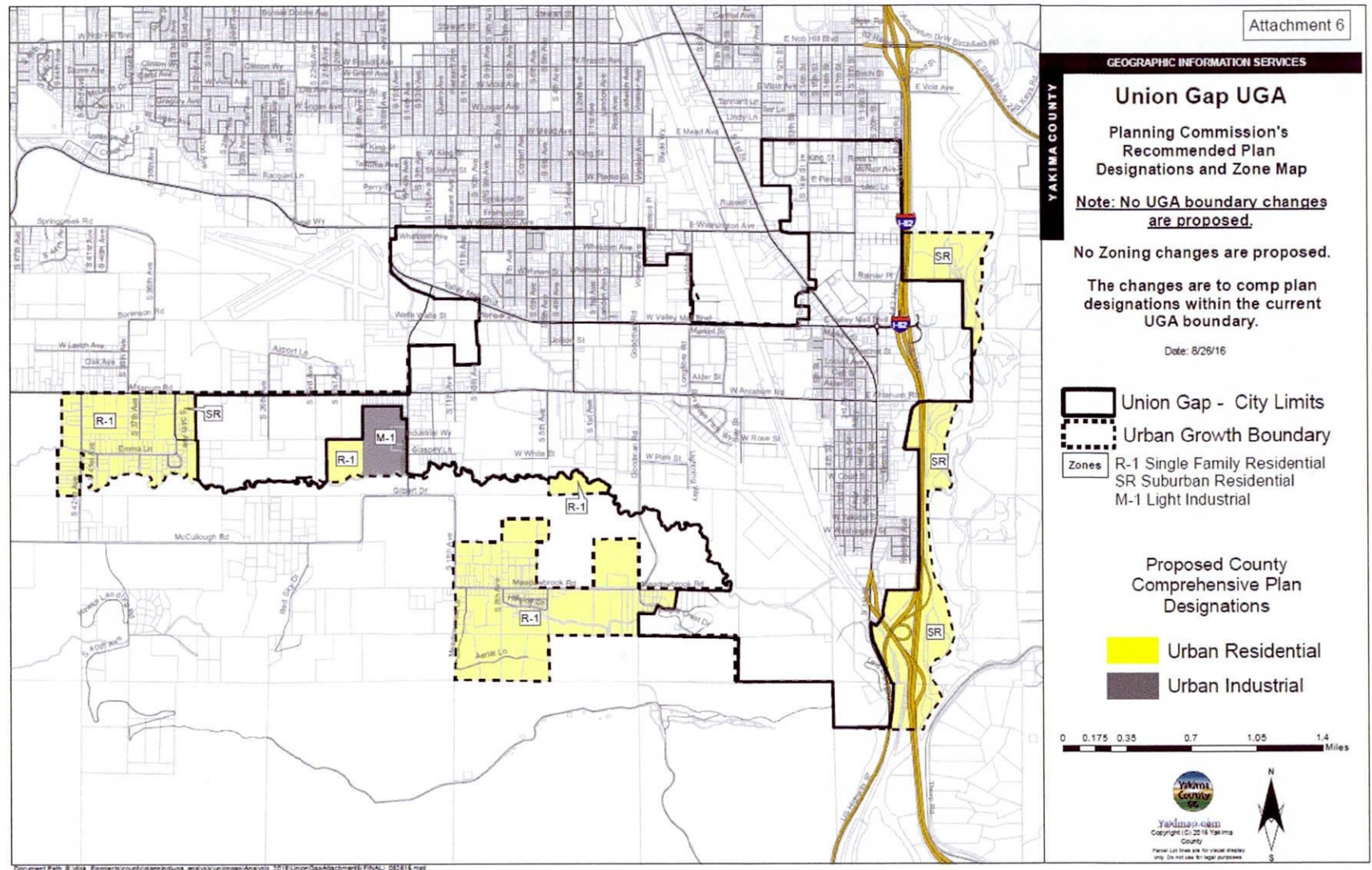


8. Exhibit 8 – ZON2016-001/SEP2016-006 Toppenish UGA Map Amendment

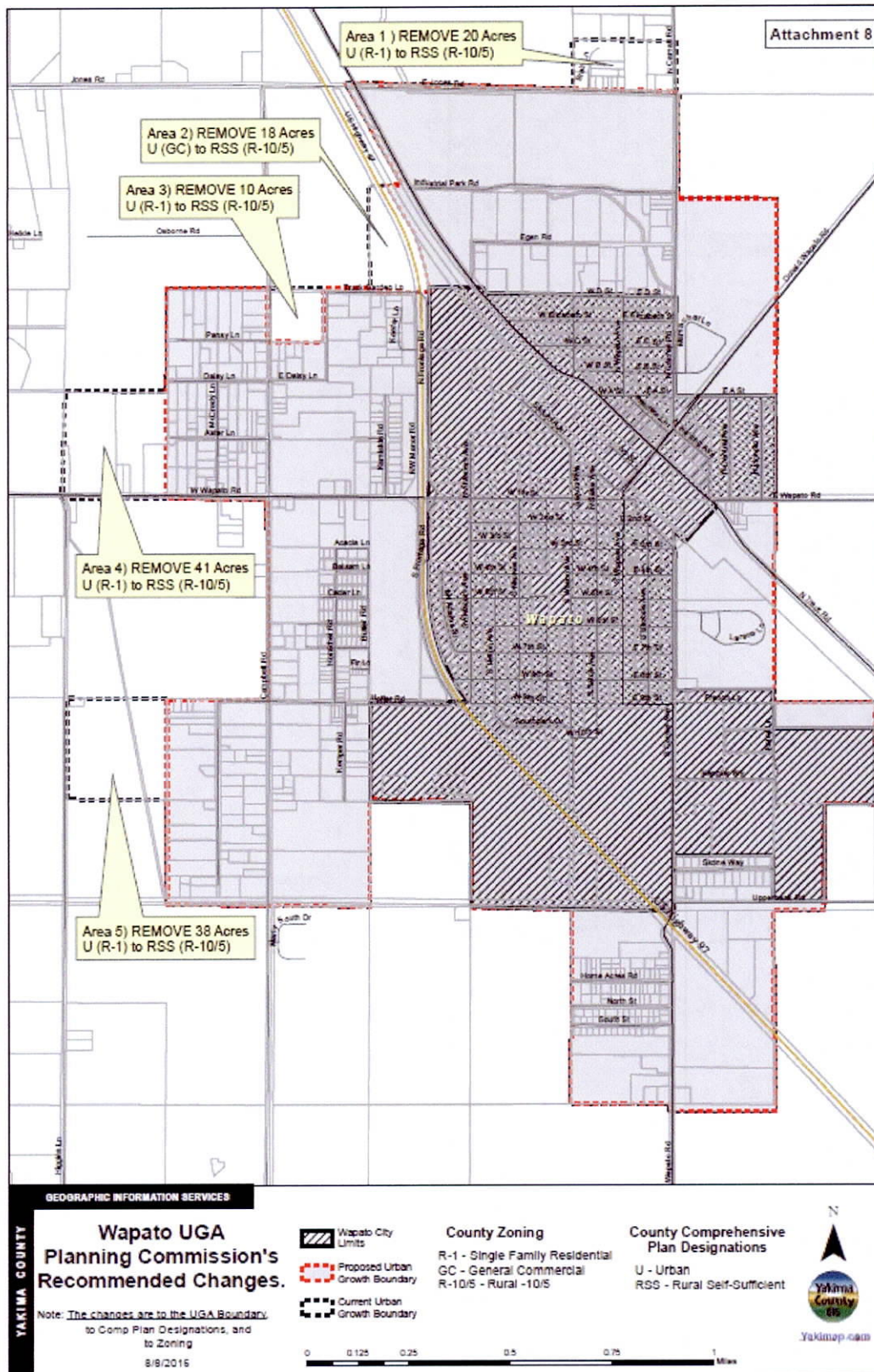


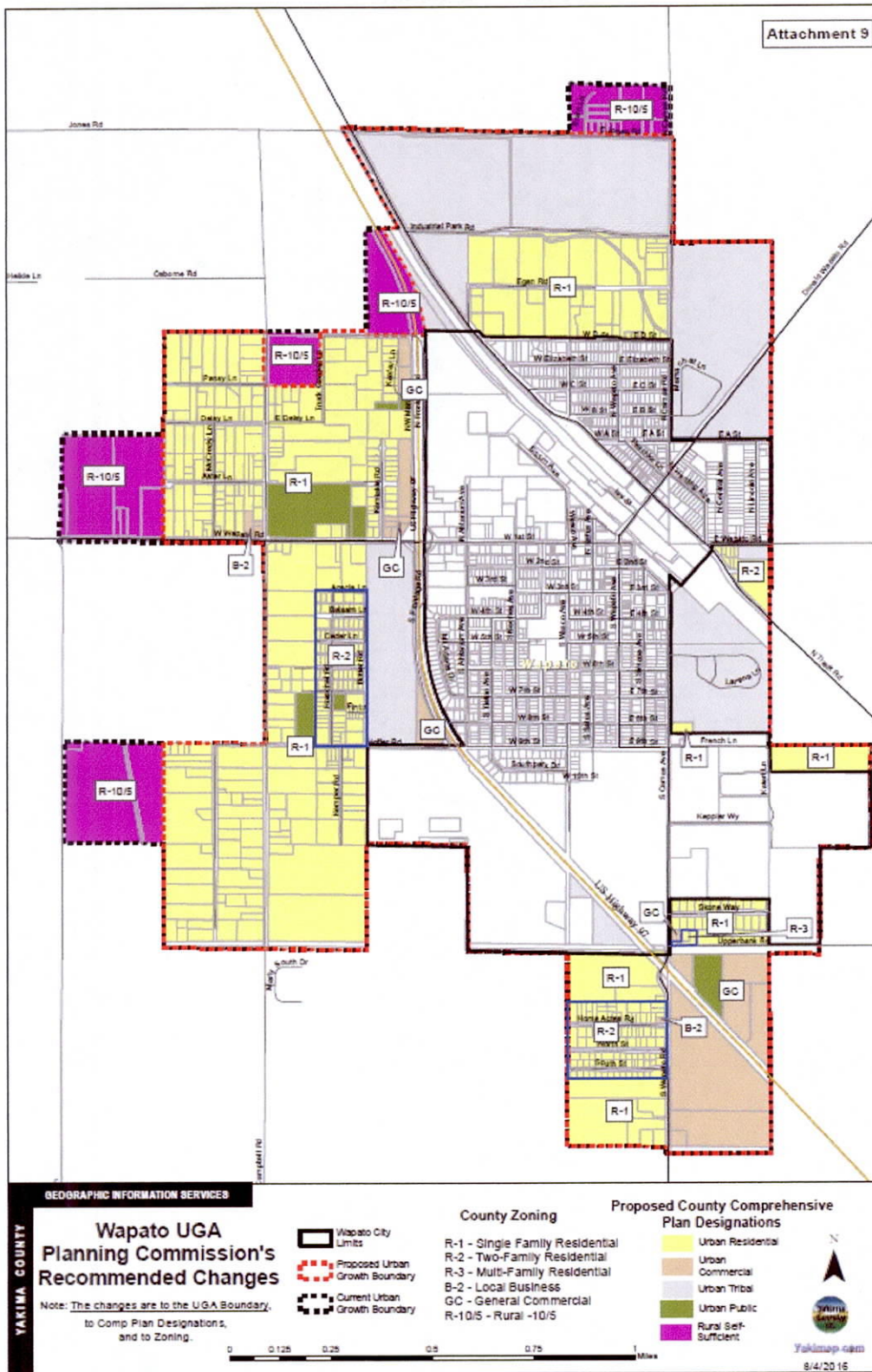


9. Exhibit 9 - ZON2016-001/SEP2016-006 Union Gap UGA Map Amendment

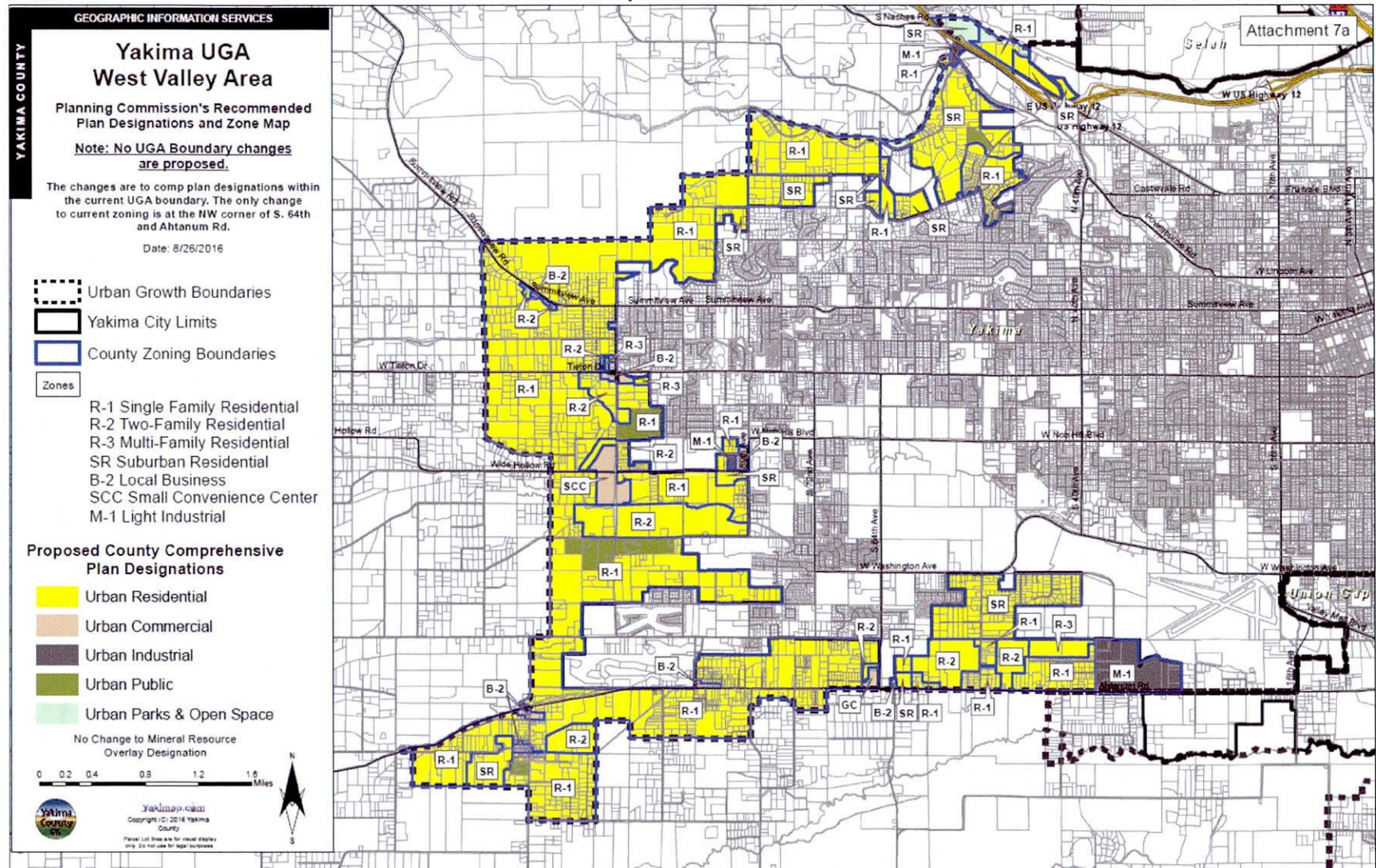


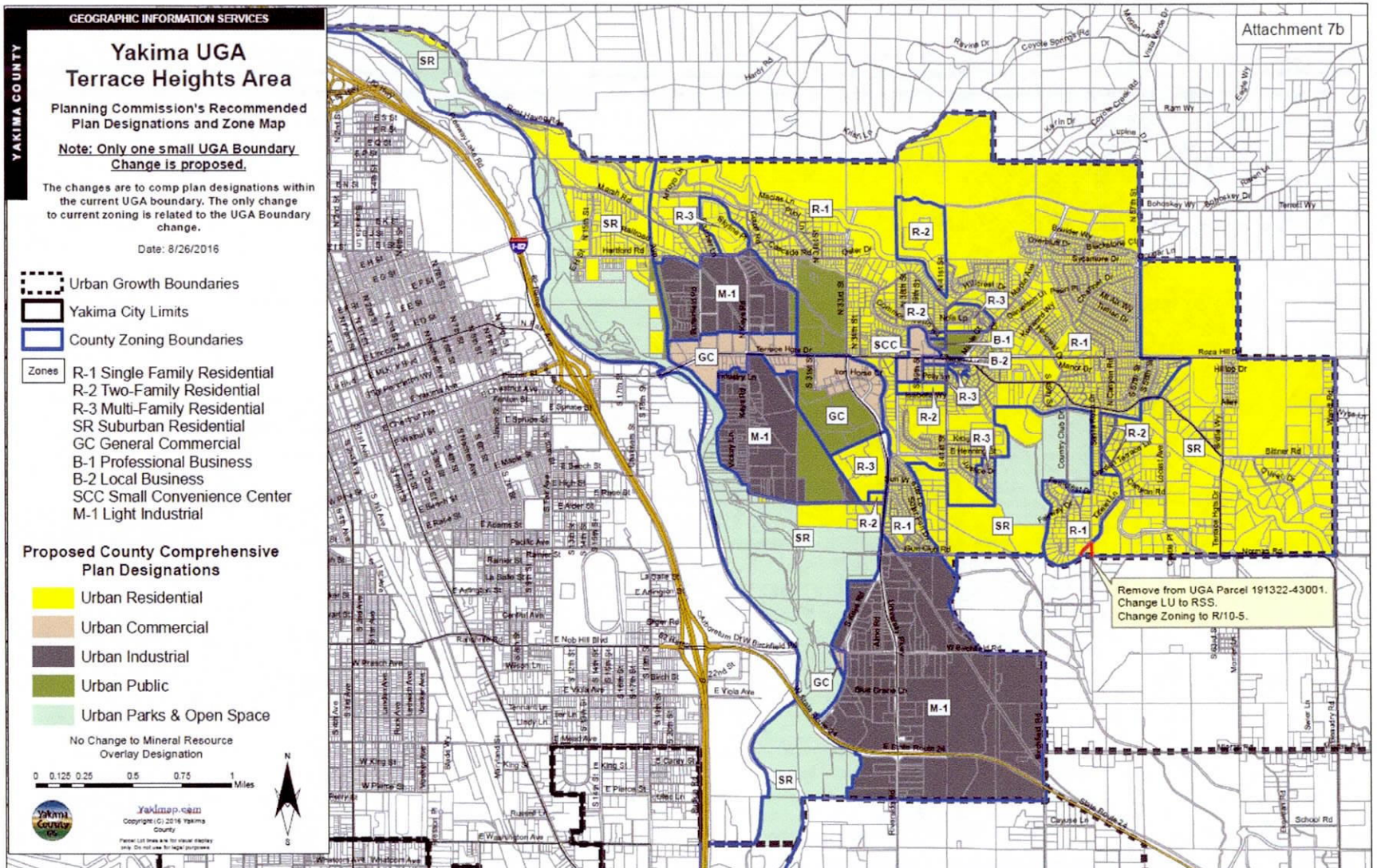
10. Exhibit 10 - ZON2016-001/SEP2016-006 Wapato UGA Map Amendment



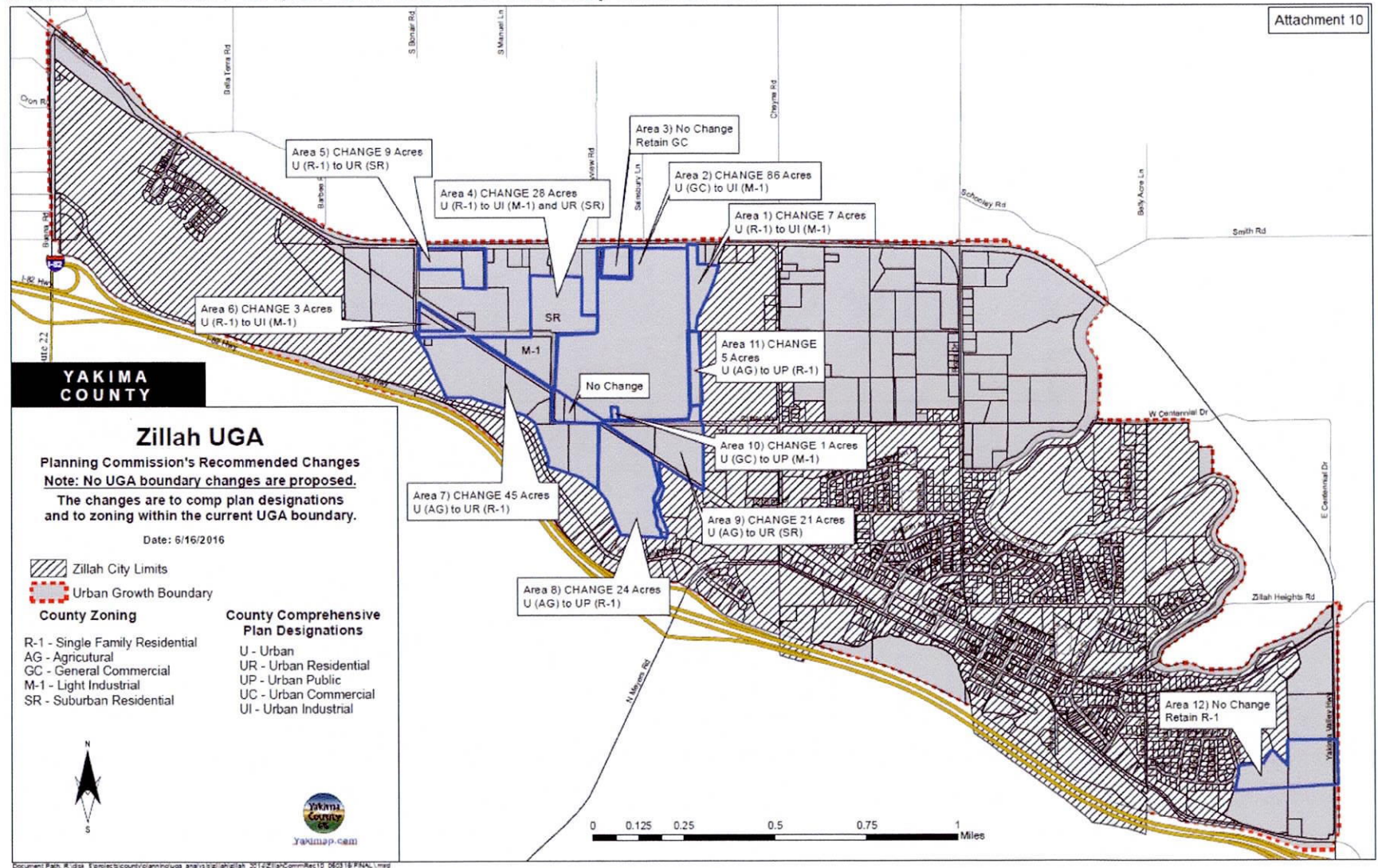


11. Exhibit 11 - ZON2016-001/SEP2016-006 Yakima UGA Map Amendment





12. Exhibit 12 - ZON2016-001/SEP2016-006 Zillah UGA Map Amendment





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: 9-8-2016

REVIEWED BY: N. Madera

PROJECT #: Horizon 2040

CASE #: SEP2016-006

RELATED FILES:

A. BACKGROUND

STAFF USE ONLY

1. Name of proposed project, if applicable:

(ZON16-001)(SEP16-006) The GMA mandated 2016 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:

September 31, 2016

5. Agency requesting checklist:

Yakima County Planning Division

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

Planning Commission Hearing held June and July, 2016, Board of Yakima County Commissioners hearing proposed for mid-November 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 it's 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 twelve cities/towns are being reviewed in 2016: Granger, Harrah, Moxee, Naches, Selah, Sunnyside, Tieton, Toppenish, Union Gap, Wapato, Yakima and Zillah.

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 12 cities and towns: Granger, Harrah, Moxee, Naches, Selah, Sunnyside, Tieton, Toppenish, Union Gap, Wapato, Yakima and Zillah.

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 Granger, Harrah, Moxee, Naches, Selah, Sunnyside, Tieton, Toppenish, Union Gap, Wapato, Yakima and Zillah 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.

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.

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:

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.

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 and at this time unknown.

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 zoning is listed below on those areas proposed for either expansion or reduction of UGA boundaries. Some cities are not expanding their UGA boundaries but are rezoning areas within their UGA.

Granger – no UGA boundary changes proposed.

Harrah – Ag zoning to R-1 zoning (expansion).

Moxee – R-1 zoning to Rural 10/5 zoning (reduction), agricultural to urban residential (expansion), zoning change from R-1 zoning to GC General Commercial zoning.

Naches – Ag zoning to M-1 zoning (expansion).

Selah – no UGA boundary changes proposed, zoning change requested R/ELDP zoning to M-1 zoning, M-1 zoning to R-2 zoning, R/ELDP zoning to R-1 zoning.

Sunnyside – R-1 zoning to Rural 10/5 zoning (reduction), M-1 zoning to Rural 10/5 zoning (reduction), Ag zoning to M-1 zoning (expansion), Ag zoning to R-1 zoning (expansion).

Tieton – R-1 zoning to Ag zoning (reduction), Ag zoning to R-1 zoning (expansion), R-1 zoning to Rural 10/5 (reduction), M-1 zoning to Ag zoning (reduction), Rural Transitional to Suburban Residential (expansion).

Toppenish – no UGA boundary changes, zoning change requested R-1 zoning to M-1 zoning.

Union Gap – no UGA boundary changes proposed.

Wapato – R-1 zoning to Rural 10/5 zoning (reduction), General Commercial GC zoning to Rural 10/5 zoning (reduction), R-1 zoning to Rural 10/5 zoning (reduction).

Yakima – R-1 zoning to Rural 10/5 zoning (reduction), B-2 zoning to General Commercial GC zoning.

Zillah – no UGA boundary changes proposed. R-1 zoning to Suburban Residential zoning, R-1 zoning to M-1 zoning, Ag zoning to R-1 zoning, Ag zoning to Suburban Residential zoning, General Commercial zoning to M-1 zoning.

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. Some cities are not expanding their UGA boundaries but are re-designating areas within their UGA.

Granger – no UGA boundary changes proposed.

Harrah – Ag Resource to Urban Residential (expansion).

Moxee – Urban to Rural Self-Sufficient (reduction), Ag Resource to urban residential (expansion), land use change from Urban to Urban Commercial.

Naches – Ag Resource to Urban Industrial (expansion).

Selah – no UGA boundary changes proposed, land use change requested RR/ELDP to Urban Industrial, Urban to Urban Residential, RR/ELDP to Urban Residential.

Sunnyside – Urban to Rural Self-Sufficient (reduction), Urban to Rural Self-Sufficient (reduction), Ag Resource to Urban Industrial (expansion), Ag Resource to Urban Residential (expansion).

Tieton – Urban to Ag Resource (reduction), Ag Resource to Urban Residential (expansion), Urban to Rural Self-Sufficient (reduction), Urban to Ag Resource (reduction), Rural Transitional to Urban Residential (expansion).

Toppenish – no UGA boundary changes, zoning change requested Urban to Urban Industrial.

Union Gap – no UGA boundary changes proposed.

Wapato – Urban to Rural Self-Sufficient (reduction), Urban to Rural Self-Sufficient (reduction), Urban to Rural Self-Sufficient (reduction).

Yakima – Urban to Rural Self-Sufficient (reduction), Urban to Urban Commercial.

Zillah – no UGA boundary changes proposed. Urban Residential to Urban Industrial, Ag Resource to Urban Residential, Ag Resource to Urban Residential, Urban to Urban Industrial.

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.

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 no development is proposed.

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

Not applicable, this is a non-project action. Existing 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 no development is proposed.

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 no development is proposed.

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

Not applicable, this is a non-project action no development is proposed.

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

Not applicable, this is a non-project action no development is proposed. 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 no development is proposed.

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

Not applicable, this is a non-project action no development is proposed.

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 no development is proposed. 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 no development is proposed.

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 no development is proposed.

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 no development is proposed.

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 no development is proposed. 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 no development is proposed.

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 no development is proposed.

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 no development is proposed.

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 no development is proposed.

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 no development is proposed.

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 no development is proposed.

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 no development is proposed.

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

Not applicable, this is a non-project action no development is proposed.

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 no development is proposed.

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

Not applicable, this is a non-project action no development is proposed. 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 the proposed 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.

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: 9-1-2016

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?

There are no increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise as a result of this non-project action. The proposed increase in UGA is roughly 462 acres, with a proposed reduction in UGA of 897 acres, for a net reduction in UGA size of 435 acres. This reduction of mostly undeveloped vacant urban land could possibly result in an overall reduction in 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 non-projection action will have no effect 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 non-project action will have no effect 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 non-project action will have no effect 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 non-project action will have no effect 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 non-project action will have no effect 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 non-project action will not conflict with any local, state, or federal laws that pertain to the protection of the environment.