



SEPA

ENVIRONMENTAL CHECKLIST

SUBMITTAL SUPPLEMENTAL

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

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
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WAC 197-11-960 Environmental checklist.

Purpose of checklist:

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

Instructions for applicants:

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

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

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

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

Use of checklist for nonproject proposals:

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

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

(For Staff Use Only)

DATE: <u>3/27/23</u>
REVIEWED BY: <u>TUA</u>
PROJECT #: <u>LRN23-002/SEPA2309</u>
CASE #:
<u>RELATED FILES:</u>

1. Name of proposed project, if applicable:

LRN2023-00002/SEP2023-00009– Short-Term Rental (STR) Yakima County Code (YCC) Text Amendments.

2. Name of applicant:

Yakima County Public Services, Planning Division.

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

128 N. 2nd St., Fourth Floor Courthouse

Yakima, WA 98901

(509) 574-2300

4. Date checklist prepared:

March 23, 2023

5. Agency requesting checklist:

Yakima County Public Services.

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

Anticipated adoption of September 2023 with implementation to follow.

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

Does not apply to text amendments.

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

This checklist is prepared to amend Chapter 19.18.420 Short-Term Rentals in the Yakima County Code (YCC) Title 19 development regulation standards.

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.

Does not apply. No applications are pending approval.

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

Legislative approval by the Board of Yakima County Commissioners (BOCC).

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

Amendments to YCC 19.18.420 to address the level of review in the development regulation standards for permitting Short-Term Rentals.

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 proposal is Yakima County-wide.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

Does not apply.

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.

Does not apply.

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

Does not apply.

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.

Does not apply.

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

Does not apply.

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

Does not apply.

Does not apply.

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.

Does not apply, this is a non-project proposal. No emissions to the air would result from the proposal.

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

Does not apply.

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

Does not apply.

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.

Does not apply because this is a non-project action.

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.

Does not apply. No work will be required.

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.

Does not apply.

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

Does not apply.

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

Does not apply.

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

STAFF USE ONLY

Does not apply.

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.

Does not apply.

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.

Does not apply.

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.

Does not apply. No stormwater runoff or collection will be required.

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

Does not apply. No waste materials will enter ground or surface waters.

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

Does not apply. The proposal will not alter or affect drainage patterns.

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

Does not apply.

4. Plants

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

Deciduous tree: Alder, maple, aspen, other

Evergreen tree: Fir, cedar, pine, other

Shrubs

Grass

STAFF USE ONLY

Pasture

Crop or grain

Orchards, vineyards or other permanent crops.

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

Water plants: Water lily, eelgrass, milfoil, other

Other types of vegetation

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

This is a non-project proposal, no vegetation or amount will be removed or altered.

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

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

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

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 adding text only.

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

Known noxious weeds include the following (County-Wide):

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

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

Monitor List: Crack Willow (*Salix fragilis* and Basket or Hybrid Crack Willow (*Salix x rubens*)

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:

STAFF USE ONLY

All the above have been observed in Yakima County except herring.

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

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

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

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

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

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

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

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

Does not apply, non-project proposal.

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.

Does not apply. This is a non-project action adding text only.

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

Does not apply.

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:

Does not apply.

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.

There are no environmental health hazards as a result of this proposal.

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

STAFF USE ONLY

This proposal does not relate to a specific property. Known contaminated site information is available from the Washington Department of Ecology and is available online at <https://fortress.wa.gov/ecy/neighborhood/>.

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.

Does not apply.

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.

Does not apply. This is a non-project proposal, and no toxic or hazardous chemicals will be stored, used, or produced associated with this proposal.

4) Describe special emergency services that might be required.

Does not apply.

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

YCC Title 19, Title 16C, and Title 16D include provisions that 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)?

Non-project action, does not apply.

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.

Does not apply.

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

Does not apply.

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.

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

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

STAFF USE ONLY

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

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:

This is a non-project proposal, does not apply.

c. Describe any structures on the site.

Does not apply.

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

Does not apply.

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

Yakima County contains a wide range of zoning districts.

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

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

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

There are a number of SMP designations throughout the County. The current SMP includes the following environmental designations: Natural, Conservancy, Rural, Urban, Urban Conservancy, and Floodway/Channel Migration Zone. However, this is a non-project action and there is no specific site.

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

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

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

The 2020 decennial census reported Yakima County with a population of 256,533.

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

Does not apply.

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

Does not apply.

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

STAFF USE ONLY

Does not apply.

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

The existing County comprehensive plan – *Horizon 2040* include goals and policies to ensure compatibility with nearby agricultural and forest lands of long-term commercial significance. In addition, YCC Title 19, Title 16C, and Title 16D have requirements included that ensure the compatibility between residential uses, such as structural setbacks and vegetative buffers.

9. Housing

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

Does not apply.

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

Does not apply.

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

Does not apply. None are proposed as there are not 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?

No structures are proposed.

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

Does not apply.

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

Does not apply.

11. Light and glare

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

Does not apply.

STAFF USE ONLY

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

Does not apply.

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

Does not apply.

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

Does not apply.

12. Recreation

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

There is a variety of recreational opportunities within Yakima County, including but not limited to hunting, fishing, camping, hiking, boating, sightseeing, biking, rock climbing, geocaching, winter sports, birdwatching, rockhounding, golfing, watersports, ATV riding, and individual and team sports activities.

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

No.

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

Does not apply.

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, there are historic sites throughout Yakima County that are eligible for listing. See Washington Information System for Architectural & Archaeological Records Data for specific sites at <https://dahp.wa.gov/historic-preservation/find-a-historic-place>.

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.

There are landmarks, features, or other evidence of Tribal or historic use or occupation, including material evidence throughout Yakima County. Reports submitted to Yakima County, are project specific and kept on file. However, many reports are confidential and

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.

No methods are proposed. The text amendment does not have any potential impacts to cultural and historic resources.

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

No measures are proposed for this non-project action. *Horizon 2040*, Title 19, Title 16C, and Title 16D provide measures to avoid, minimize, or compensate for loss, changes to, and disturbance of cultural and historic resources. Additionally, if archaeological resources are uncovered during any project proposal, developers and property owners shall immediately stop work and notify Yakima County, the Washington State Department of Archaeology and Historic Preservation, and any affected Tribes. Archaeological sites are subject to RCW 27.44 (Indian Graves and Records) and RCW 27.53 (Archeological Sites and Resources), and development or uses that may impact such sites shall comply with WAC 25.48 (Archaeological Excavation and Removal Permit).

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.

Yakima County contains a wide range of streets and highways.

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?

Public transit is provided primarily in urban areas within city limits with some overlap into County jurisdiction. Public bus service is provided in the City of Yakima, Selah, Union Gap, Pahto Public Passage connects to Toppenish, Wapato, Harrah, Brownstown, and White Swan. The People for People/Community Connector (Yakima-Prosser Connector) provides fare-free general public transportation. The ADA accessible buses stop at designated sites in Yakima, Wapato, Toppenish, Zillah, Granger, Sunnyside, Grandview and Prosser.

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

Does not apply.

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).

Does not apply.

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

Does not apply.

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

Does not apply. No change to existing.

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

Does not apply.

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

Does not apply. No measures are proposed as there are no transportation impacts.

STAFF USE ONLY

15. Public services

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

No.

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

Does not apply. No measures are proposed as public services will not be impacted.

16. Utilities

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

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

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.

Does not apply.

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: March 27, 2023

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

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

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

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

The proposal will not increase discharges 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:

The *Horizon 2040* – Natural Settings element goals and policies, Title 19, Title 16C, and Title 16D provide measures to avoid or reduce such increases.

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

The proposal will not increase impacts to plants, animals, fish, or marine life. This proposal will update Title 1918.420, Short-Term Rentals.

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

The *Horizon 2040* – Natural Settings element goals and policies, Title 19, Title 16C, and Title 16D provide measures to protect or conserve plants, animals, fish, or marine life.

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

Does not apply. The proposed text changes will not affect energy or natural resources.

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

Does not apply.

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 Title 19.18.420 text amendments will not increase impacts to environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection. YCC Titles 19, 16C, and 16D are designed to protect environmentally sensitive areas under its jurisdiction.

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

The goals and policies of *Horizon 2040* have been implemented through Title(s) 19, 16C, and 16D and approved Yakima County Voluntary Stewardship Program workplan seeks to protect environmentally sensitive areas and areas designated for governmental protection.

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 Title 19.18.420 text amendments will not likely affect land and shoreline uses incompatible with existing plans.

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

The goals and policies of *Horizon 2040* have been implemented through Title(s) 19, 16C, and 16D and approved Yakima County Voluntary Stewardship Program workplan seeks to protect environmentally sensitive areas and areas designated for governmental protection.

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

Does not apply.

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

Does not apply.

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

The proposed text amendments to Title 19.18.420 – Short-Term Rentals does not conflict with any local, state, or federal law or requirements for the protection of the environment.