



# SEPA ENVIRONMENTAL CHECKLIST

## SUBMITTAL SUPPLEMENTAL

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

Yakima County Public Services  
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### WAC 197-11-960 Environmental checklist.

#### *Purpose of checklist:*

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

#### *Instructions for applicants:*

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

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

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

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

#### *Use of checklist for nonproject proposals:*

For nonproject proposals complete this checklist and the supplemental sheet for nonproject action (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 action, 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: 11/6/2025

REVIEWED BY: AMC

PROJECT #: UGA Review

CASE #: SEP2025-00022

RELATED FILES:

LRN25-014 through LRN25-027

## **A. BACKGROUND**

STAFF USE ONLY

1. Name of proposed project, if applicable:

**Yakima County 2046 - Periodic Update – Urban Growth Area**

2. Name of applicant:

**Yakima County – Public Services, Planning Division**

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

**509-574-2256  
128 N 2<sup>nd</sup> Avenue – 4<sup>th</sup> Floor  
Yakima, WA, 98908**

4. Date checklist prepared:

**November 6, 2025**

5. Agency requesting checklist:

**Yakima County Public Services**

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

**Planning Commission Public Hearing scheduled for October 2025  
First Board of County Commissioners public hearing scheduled for late November 2025  
Board of County Commissioners adoption by late December 2025**

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

**Horizon 2046 - Yes, according to RCW 36.70A.130, each city or county fully planning under RCW 36.70A.040 must complete a periodic update of their entire comprehensive plan, UGA, shoreline master program, and critical area ordinance, and development regulations to ensure they comply with the Growth Management Act. Per the schedule provided by the Department of Commerce, Yakima County must complete its update by December of 2026 and every 10 years thereafter. Any amendments to the UGAs are considered comprehensive plan amendments (CPA).**

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

**Additional environmental reviews will occur as part of the 2046 Periodic Update for Yakima County's comprehensive plan and Critical Area Ordinance.**

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. There are no known pending applications for other governmental approvals directly affecting the areas included in the Horizon 2046 Comprehensive Plan Update or associated CPAs.**

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

**Local approval and adoption by the Board of County Commissioners (BOCC) (*Horizon 2046* and CPA).**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**Yakima County is proposing to update the urban growth area boundaries for all fourteen jurisdictions within the County. Site-specific amendments are listed below. If a city/town is not listed, then the Yakima County Planning Commission's recommendation is to keep those cities'/towns' urban growth area boundaries as they are.**

**Comprehensive Plan Map Amendment – The Yakima County Planning Commission made a recommendation to rezone Parcel 230913-31001 (approximately 19 acres) located within the unincorporated Urban Growth Area of Grandview. The recommendation is to redesignate/rezone the property from the Urban Residential Designation to the Urban Industrial Designation, and from the Single-Family Residential (R-1) to Light-Industrial (M-1) Zoning District as part of the Comprehensive Plan Update. The reasoning and criteria to evaluate major rezones as stipulated by the Yakima County Code are within the Grandview LCA Staff Report.**

**Comprehensive Plan Map Amendment – A rezone is required within the City of Tieton's UGA. Parcels 171418-43405 and 171418-44402 (approximately 7 acres) were never annexed into the City of Tieton and Yakima County zoning maps have since not been correctly updated. The result is an island of rural land within Tieton's UGA. The full property history is within the Tieton LCA Staff Report. The Yakima County Planning Commission's recommendation is to officially bring the properties into Tieton's UGA, under the Urban Residential Designation and the Two-Family (R-2) Zoning District.**

**Comprehensive Plan Map Amendment – The Yakima County Planning Commission made a recommendation to remove a property (approximately 40 acres) from the Urban Growth Area of Union Gap. The subject property was recently placed into the Yakama Nation trust lands. A change in state law (see [36.70A.830](#)) allows urban governmental services to be extended outside of the UGA to tribal trust properties, providing the tribal trust area is adjacent to city limits. In this instance, this criterion is met. Therefore, many applicable questions throughout the checklist do not apply because Yakima County Planning Division lacks jurisdiction.**

**Comprehensive Plan Map Amendment – The Yakima County Planning Commission made a recommendation to add Parcel 230806-21001 (approximately 37 acres) into Mabton's UGA. Parcel 230806-21001 is currently designated Rural Self-Sufficient and would become Urban Residential. The current zoning is Rural 10/5 (R-10/5) and would become Single-Family Residential (R-1). The criteria to evaluate major rezones as stipulated by Yakima County Code are within the Mabton LCA Staff Report.**

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 the Towns of Naches and Harrah, and the Cities of Wapato, Toppenish, Granger, Zillah, Sunnyside, Moxee, Selah, and Yakima are not proposed at this time. Site-specific areas proposed for designation and zoning changes are listed within Question A(11) above.**

## **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 (WAC197-11-704(2)(b)) that affects areas with a wide variety of topography including, but not limited to: flat, rolling, hilly, steep slopes, and critical areas. Potential environmental impacts of development or impacts on the extension of infrastructure will be assessed during their specific development phases, where proper mitigation can be addressed. Potential uses vary widely within each zoning and designation area. There will most likely be an impact at the time of a proposed site-specific application. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

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

**All areas proposed for a change are of flat land. All other areas are being reviewed as a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases, allowing proper mitigation to be addressed.**

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.

**All areas proposed for a change within an UGA or to be brought into an UGA contain various loamy soils (logy, scooteney, finley, warden, and warden fine). These soils are sufficient for the foreseen residential and industrial land uses that can be developed on the property based on a review of the *Soil Survey of Yakima County Area* published by the United States Department of Agriculture. All other areas are being reviewed as a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). There will be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

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

**All areas proposed for a change within an UGA or to be brought in are of flat lands. There is no history of unstable soils within the area. All other areas are being reviewed as a non-**

project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases, allowing proper mitigation to be addressed.

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

No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases, allowing proper mitigation to be addressed.

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

No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases, allowing proper mitigation to be addressed.

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

No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phase. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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

No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases, allowing proper mitigation to be addressed.

## 2. Air

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

No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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

**All areas with site-specific rezones and designations are within established urban areas with urban-character development, which are not expected to affect future developments determinately. No site-specific, physical development projects are under review and the impact from offsite sources is unknown at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases.**

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

**No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. Potential uses vary within each zoning and designation area. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

### **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.

**All areas proposed for a change are not near any year-round/season streams, saltwater, lakes, ponds, or wetlands. No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

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.

**All areas proposed for a change are not adjacent to any bodies of water. No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**



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.

All areas proposed for a change do not involve any projects requiring any filling and dredging of materials to be placed in or removed from surface water or wetlands. No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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

The proposed changes to add residentially zoned and designated land to Tieton's and Mabton's UGA are expected to be served via each respective municipal water system. Each city is required to create and update its water service plans according to all applicable state laws, where items regarding water rights will be and are addressed. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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

All areas proposed for rezoning and designation are not within the FEMA mapped 100-year floodplain. No site-specific, physical development projects are under review at this time. As for all fourteen UGAs this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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.

All areas proposed for a change are not within the FEMA mapped 100-year floodplain. No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Parts of the UGAs within Yakima County are within the FEMA mapped 100-year floodplain. Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

b. Ground:

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

No site-specific, physical development projects are under review at this time. The proposed changes to add residentially zoned and designated land to Tieton's and Mabton's UGA are expected to be served via each respective municipal water system. Each city is required to create and update its water service plans according to all applicable state laws, where items regarding water rights will be and are addressed. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact. Title 12 of the Yakima County Code also requires the Yakima County Public Services Department to identify the legal potable water right for a project at the time of the application.

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

No site-specific, physical development projects are under review at this time. The proposed changes to add residentially zoned and designated land to Tieton's and Mabton's UGA are expected to be served via each respective municipal sewer system. Each city is required to create and update its sewer service plans according to all applicable state laws, where items regarding capacity for waste material treatment are discussed. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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.

No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There will be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact. Title 12 within Yakima



County Code requires all stormwaters to be retained on site and for natural drainageways to not be impeded or altered. Each project during the development review phase must meet all applicable Yakima County codes and state/federal laws for stormwater retention.

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

No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. Title 12 within Yakima County Code requires all stormwaters to be retained on site and for natural drainageways to not be impeded or altered. Each project during the development review phase must meet all applicable Yakima County codes and state/federal laws for stormwater retention. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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

No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. Title 12 within Yakima County Code requires all stormwaters to be retained on site and for natural drainageways to not be impeded or altered. Each project during the development review phase must meet all applicable Yakima County codes and state/federal laws for stormwater retention. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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

No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. Title 12 within Yakima County Code requires all stormwaters to be retained on site and for natural drainageways to not be impeded or altered. Each project during the development review phase must meet all applicable Yakima County codes and state/federal laws for stormwater retention. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

#### 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

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

**All areas proposed for a change within a UGA contain active agriculture and areas proposed to be brought in contain low-lying vegetation or commercial agriculture. No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases, allowing proper mitigation to be addressed.**

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

**All areas proposed for a change do not contain any known endangered species. No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Across Yakima County, there may be threatened or endangered species. The use of state and federal databases is crucial to evaluate their location. Potential environmental impacts of development or infrastructure extension will be assessed during the development phases, allowing proper mitigation to be addressed.**

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 that does not include any site-specific development or landscaping.**

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

**All areas proposed for a change do not contain any known noxious weeds or invasive species at this time. No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Across Yakima County, there may be noxious weeds and invasive species. The use of state and federal databases is crucial to evaluate their location. Potential environmental impacts of development or infrastructure extension**

will be assessed during the development phases, allowing proper mitigation to be addressed.

STAFF USE ONLY

## 5. Animals

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

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

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

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

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

**All areas proposed for a change do not contain any known endangered species. No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Across Yakima County, there may be threatened or endangered species. The use of state and federal databases is crucial to evaluate their location. Potential environmental impacts of development or infrastructure extension will be assessed during the development phases, allowing proper mitigation to be addressed.**

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

**All areas proposed for a change are not known to be located within a specific migration route. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Across the entirety of Yakima County migratory routes for various species do exist. The use of state and federal databases is crucial to evaluate their location. Potential environmental impacts of development or infrastructure extension will be assessed during the development phases, allowing proper mitigation to be addressed.**

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

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

**All areas proposed for a change do not contain any known noxious weeds or invasive species at this time. No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Across Yakima County, there may be invasive animal species. The use of state and federal databases is crucial to evaluate their location. Potential environmental impacts of development or infrastructure extension will be assessed during the development phases, allowing proper mitigation to be addressed.**

## 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.

No site-specific, physical development projects are under review at this time. It is anticipated that any construction will use standard construction equipment. Residential uses will add demand to PacificCorp and Benton Rural Energy Association's grids. Multiple projects requesting connections to both entities' grids are within line for approval. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. Potential uses vary widely within each zoning and designation area. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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

No site-specific, physical development projects are under review at this time. Areas with proposed changes within or added to UGAs are not adjacent to any solar farms. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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:

Energy conservation features and measures will occur once projects for development review are submitted. Properties changing to residential zoning anticipate development with structures meeting residential building energy codes as stipulated by the Yakima County Building & Fire Safety Division. The same applies to any structures associated with industrial uses, that those structures meet all applicable commercial building energy code standards. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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

No known environmental health hazards are known at this time. All developments will be reviewed by the Yakima County Building & Fire Safety Division to meet the required building and fire safety risks. Title 19 of Yakima County Code contains development standards for industrial uses that may cause environmental health hazards. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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

All areas proposed for a change are either vacant or contain single-family residences. No known or possible contamination on properties with site-specific rezoning and designating proposals. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There will be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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.

All areas proposed for a change are either vacant or contain single-family residences. No known or possible contamination on properties with site-specific rezoning and designating proposals. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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.

No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases, allowing proper mitigation to be addressed. Industrial uses vary widely; for that reason, the one property within Grandview's UGA proposed for industrial zoning and designation will address and mitigate any potential impacts from the storage of toxic or hazardous materials during the development phase. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

4) Describe special emergency services that might be required.

No site-specific, physical development projects are under review at this time. Emergency services needed are expected to remain the same. All areas with site-specific rezones and designations are within established urban areas and have access to emergency services. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases, allowing proper mitigation to be addressed.

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

STAFF USE ONLY

No known environmental health hazards are known at this time. All development will be reviewed by the Yakima County Building & Fire Safety Division to meet the required building and fire safety risks. Title 19 of Yakima County Code contains development standards for industrial uses that may cause environmental health hazards. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. Potential uses vary widely within each zoning and designation area. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

**b. Noise**

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

All areas with site-specific rezones and designations are within established urban areas with urban-character noises, which are not expected to affect future developments determinately. No site-specific, physical development projects are under review at this time, therefore, the exact impact from offsite sources is unknown at this time.

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

No site-specific, physical development projects are under review at this time. All areas with site-specific rezones and designations are within established urban areas with existing urban-character noise levels. Properties proposed to be placed in residential zoning and designations are anticipated to have noises commonly found in residential areas, while properties placed into industrial zoning will have industrial-character noises. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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

No site-specific, physical development projects are under review at this time. All areas with site-specific rezones and designations are within established urban areas with existing urban-character noise levels. Properties proposed to be placed in residential zoning and designations are anticipated to have noises commonly found in residential areas, while properties placed into industrial zoning will have industrial-character noises. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. Potential uses vary widely within each zoning and designation area. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.



## 8. Land and shoreline use

STAFF USE ONLY

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.

**All areas with proposals for rezoning and designations are either vacant or contain single-family residences. Adjacent uses include vacant lots, commercial agricultural operations (within and without urban growth boundaries), and single-family residences. Adjacent uses are comparable to the proposal rezoning and designations of the specific properties. Residential uses will surround residential uses and industrial uses will surround industrial uses. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

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?

**No resource lands are being rezoned or redesignated as part of this UGA review process. Approximately 19 acres of commercial agriculture would be converted to an industrial use within Grandview's unincorporated UGA.**

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

**No site-specific, physical development projects are under review at this time. Please refer to the City of Grandview's comprehensive plan map amendment staff findings in the land capacity analysis addressing this criterion. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There will most likely be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

c. Describe any structures on the site.

**All areas with proposals for rezoning and designations are either vacant or contain single-family residences.**

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

**No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases.**

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

**This criterion is addressed within Question A(11) above.**

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

**This criterion is addressed within Question A(11) above.**

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

**No site-specific, physical development projects are under review at this time. All properties with proposals for rezoning and designation are not within shoreline jurisdiction. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

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

**No site-specific, physical development projects are under review at this time. All properties with proposals for rezoning and designation are not adjacent to critical areas. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

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

**Only the project subject to a rezoning and designation proposal within Grandview's unincorporated UGA contains a single SFR.**

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

**One SFR is located on a property subject to the proposed rezone and designation. Occupants could be displaced if the property is redeveloped in the future.**

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

**No site-specific, physical development projects are under review at this time, however, as the vast majority of lots subject to rezoning and designation are vacant, measures to avoid and reduce displacement are not expected to be needed. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

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

**This criterion is addressed within the comprehensive plan map amendment section of the land capacity analysis reports for each city. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

STAFF USE ONLY

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

**The edges of some UGAs border agricultural lands of long-term commercial significance, but the changes do not de-designate any resource lands. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

## **9. Housing**

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

**The areas being brought into the UGA under residential zoning and designations will lead to an increase of housing, but the exact number is unknown as a physical development is not under review.**

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

**Potentially one SFR within Grandview's unincorporated UGA.**

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

**No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

## **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 site-specific, physical development projects are under review at this time. Potential uses vary widely within each zoning and designation area. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

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

**No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There will be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

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

No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

#### 11. Light and glare

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

No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Newly designated and zoned residential properties most likely will have light illuminating from porches, walkways, and windows. Newly designated and zoned industrial properties may have lights illuminating from parking lots, wall lights, and windows. Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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

No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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

No site-specific, physical development projects are under review , therefore, the exact impact from offsite sources is unknown at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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

No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases, allowing proper mitigation to be addressed. Potential uses vary widely within each zoning and designation area. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

## 12. Recreation

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

**There are no immediate recreation opportunities within the vicinity of any property with a proposal for rezoning or designation.**

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

**There are no immediate recreation opportunities within the vicinity of any property with a proposal for rezoning or designation. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)), and community facilities are addressed within the required documents for comprehensive plans and land capacity analysis.**

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

**No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

## 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.

**Within the properties subject to the proposed rezone or designation, there are no buildings, structures, or sites on local, state, and national preservation registers.**

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 no known relevant cultural resource surveys associated with the areas subject to rezones or redesignations. Area Two for Union Gap is tribal trust land of the Yakama Nation.**

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.

**The Confederated Bands of the Yakama Nation were contacted and consulted according to the requirements of RCW36.70A.040 and -110.**



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 site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

#### **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.

**Any roads and highways serving the properties subject to rezoning and designations are depicted on the maps within the land capacity analysis.**

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

**The properties proposed for a rezone or designation are not near any public transit stops.**

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

**No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

**No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. Potential uses vary widely within each zoning and designation area. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

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

**The area subject to rezoning and designation within Grandview is adjacent to a state highway. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development on**



local water, rail, or air infrastructure will be assessed during the development phases. Potential uses vary widely within each zoning and designation area. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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

No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. Potential uses vary widely within each zoning and designation area. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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

No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. Potential uses vary widely within each zoning and designation area. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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

No site-specific, physical development projects are under review at this time. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. Potential uses vary widely within each zoning and designation area. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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

There is an expected increase need for public and urban governmental services. These areas under review for rezones and designations are either serviced by water, sewer, roads, and power, or a combination thereof. Cities are required to show how urban governmental services will be extended to serve any new areas added to their UGA. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or

infrastructure extension will be assessed during the development phases. Potential uses vary widely within each zoning and designation area. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

#### 16. Utilities

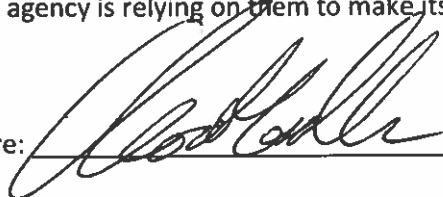
a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

These areas under review for rezones and designations are either serviced by water, sewer, roads, and power, or a combination thereof. As all areas in question are already in, or proposed to be within UGAs, the development standards incentives area-wide urban governmental services and allows individual wells and septic systems only as a final option. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. Potential uses vary widely within each zoning and designation area. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

#### C. SIGNATURE

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

Signature: \_\_\_\_\_



Date Submitted: \_\_\_\_\_

11/6/2025

#### **D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTION**

(do not use this sheet for project action)

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? Proposed measures to avoid or reduce such increases are:

**The rezoning and designations of areas to residential can lead to large subdivisions, thus increasing impervious surfaces. Title 12 of Yakima County Code requires stormwater retention on site and any natural drainage ways to not be altered or impeded. New residential areas are within urban areas leading to compatibility with those residential uses. The one rezoning and designation to industrial occurs within an existing industrial zoned area. Yakima County Code contains provisions for industrial uses involving hazardous materials. Ultimately, potential uses vary widely within each zoning and designation area. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? Proposed measures to protect or conserve plants, animals, fish, or marine life are:

**As no physical development is proposed, impacts to plants, animals, fish, and marine life are not known at this time. Yakima County contains many plants and animals that could be affected by urban level development. Potential uses vary widely within each zoning and designation area, along with differences in the built and natural environments for each UGA. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources are:

**As no physical development is proposed. New residential uses will add additional need to municipal water systems, drawing on aquifers. Those water rights are considered with cities' required water service plans. Additional energy needs for residences would be needed, however, there are projects within Yakima County seeking to gain connection to the grid. As areas exist within urbanized areas, the expansion of distribution lines is not expected to displace undisturbed lands. There will be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.**

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?

No physical development is under review at this time. There are no immediate recreation opportunities within the vicinity of any property with a proposal for rezoning or designation. It is expected that the green spaces, trails, parks, and similar within UGAs will continue to be used. Critical areas are not considered available for development and are taken out of carrying capacity calculations. The existing status for the other items within this question is expected to remain the same as ten UGAs do not have any proposed changes at this time. An impact from development could occur.

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

No mitigation measures proposed or suggested at this time. All projects must meet the applicable Yakima County code development standards and all adhere to all SEPA mitigation required to reduce or control for environmental impacts, and be proportional to the impact.

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

As a non-project action, development will not occur directly as a result of the map changes. All areas subject to a rezone and designation are not within shoreline jurisdiction. Only a modicum of the UGAs contain land within Yakima County's shoreline jurisdiction. Those areas are appropriately considered in the LCA and shoreline codes ensure proper mitigation for development. As for all fourteen UGAs, this is a non-project action due to the nature of UGA reviews (WAC197-11-704(2)(b)). Potential environmental impacts of development or infrastructure extension will be assessed during the development phases. Potential uses vary widely within each zoning and designation area. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s) are:

The proposed UGA changes will not affect transportation or public services. All cities and towns in Yakima County are required to plan for urban governmental services within their UGAs. There may be an impact. However, that impact must be mitigated during the development review phase to ensure mitigation is not overburdensome and proportional to the impact.

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 UGA changes will not conflict with any local, state, or federal laws that pertain to the protection of the environment.