



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

129 North Second Street, 2nd Floor Yakima, Washington 98901

Phone (509) 575-6183 • Fax (509) 575-6105

ask.planning@yakimawa.gov • <http://www.yakimawa.gov/services/planning/>

NOTICE OF ENVIRONMENTAL REVIEW

DATE: August 13, 2015

TO: SEPA Agencies

FROM: Joan Davenport, AICP Community Development Director & Planning Manager

SUBJECT: Environmental Review for Yakima Urban Area Zoning Ordinance Text Amendments

FILE NO: SEPA #024-15 and TXT #004-15

PARCEL NO: N/A – Non Project Action

NOTICE OF APPLICATION

The City of Yakima Planning Commission has initiated a State Environmental Policy Act Checklist (SEPA) application for a Non Project Action to the Yakima Urban Area Zoning Ordinance. The subject application pertains to all of the properties located within the City of Yakima.

This proposal includes amendments to the City of Yakima's Urban Area Zoning Ordinance sections: 15.02.020-Definitions – Adding definitions for: "Children's Outdoor Recreation Center", "Home Occupation Home Contractor", "Mobile Vendor", "Special Event", "Street Vendor", and redefining "Home Occupation Business Administration". 15.04.030-Table 4-1 – Adding "Children's Outdoor Recreation Center". 15.04.120 – Adding "Home Contractor" to the Table of Permitted Home Occupations (Table 4-2) and creating a new section on Home Occupation Material and Equipment storage. 15.26-Land Development Fees – Updating the Land Use Application fees to reflect Ordinance#2013-051. 15.27.407-General Standards and 15.27.200-Definitions Generally – These changes are requirements from FEMA to qualify for The National Flood Insurance Program.

NOTICE OF ENVIRONMENTAL REVIEW

This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) under WAC § 197-11-926 for the review of this project.

The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) for this project. The Optional DNS process in WAC § 197-11-355 is being used. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170.

Request for Written Comments: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written

comments received by **September 2, 2015**, will be considered prior to issuing the final SEPA determination on this application.

Please send written comments to:

**Joan Davenport, AICP, Planning Manager
City of Yakima, Department of Community Development
129 North Second Street, Yakima, WA 98901**

*Please reference the applicant's name or file number(s) in your correspondence.
(SEPA#024-15, City of Yakima – 2015 Text Amendments).*

Required Permits: None

Required Studies: None

Existing Environmental Documents: None

Development Regulations For Project Mitigation and Consistency Include: the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12, Development Standards, and the Yakima Urban Area Comprehensive Plan.

The file containing the complete application for this proposal is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington. If you have any questions on this proposal please call Trevor Martin, Assistant Planner at (509) 575-6162 or email at: trevor.martin@yakimawa.gov.

Enclosed: Text Amendments and SEPA Checklist,



LAND USE APPLICATION

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT
129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901
PHONE: (509) 575-6183 FAX: (509) 575-6105

INSTRUCTIONS – PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.

If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are not refundable. This application consists of several parts. PART I - GENERAL INFORMATION, PART II – SUPPLEMENTAL APPLICATION, and PART III – CERTIFICATION are on this page. PART II, III, and IV contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	City of Yakima Planning Division						
	Mailing Address:	129 North Second Street						
	City:	Yakima	St:	WA	Zip:	98901	Phone :	(509) 575-6183
	E-Mail:	ask.planning@yakimawa.gov						
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input checked="" type="checkbox"/> Other	_Local Government_		
3. Property Owner's Information (If other than Applicant):	Name:							
	Mailing Address:							
	City:		St:		Zip:		Phone :	()
	E-Mail:							
4. Subject Property's Assessor's Parcel Number(s): N/A – Non Project Action								
5. Legal Description of Property. (if lengthy, please attach it on a separate document) N/A – Non Project Action								
6. Property Address: N/A – Non Project Action								
7. Property's Existing Zoning: <input checked="" type="checkbox"/> SR <input checked="" type="checkbox"/> R-1 <input checked="" type="checkbox"/> R-2 <input checked="" type="checkbox"/> R-3 <input checked="" type="checkbox"/> B-1 <input checked="" type="checkbox"/> B-2 <input checked="" type="checkbox"/> HB <input checked="" type="checkbox"/> SCC <input checked="" type="checkbox"/> LCC <input checked="" type="checkbox"/> CBD <input checked="" type="checkbox"/> GC <input checked="" type="checkbox"/> AS <input checked="" type="checkbox"/> RD <input checked="" type="checkbox"/> M-1 <input checked="" type="checkbox"/> M-2								
8. Type Of Application: (Check All That Apply)								
<input type="checkbox"/> Administrative Adjustment	<input checked="" type="checkbox"/> Environmental Checklist (SEPA Review)	<input type="checkbox"/> Easement Release						
<input type="checkbox"/> Type (1) Review	<input type="checkbox"/> Right-of-Way Vacation	<input type="checkbox"/> Rezone						
<input type="checkbox"/> Type (2) Review	<input type="checkbox"/> Transportation Concurrency	<input type="checkbox"/> Shoreline						
<input type="checkbox"/> Type (3) Review	<input type="checkbox"/> Non-Conforming Use/Structure	<input type="checkbox"/> Critical Areas Review						
<input type="checkbox"/> Preliminary Short Plat	<input type="checkbox"/> Appeal to HE / City Council	<input type="checkbox"/> Variance						
<input type="checkbox"/> Final Short Plat	<input type="checkbox"/> Interpretation by Hearing Examiner	<input type="checkbox"/> Temporary Use Permit						
<input type="checkbox"/> Short Plat Amendment	<input type="checkbox"/> Modification	<input type="checkbox"/> Overlay District						
<input type="checkbox"/> Preliminary Long Plat	<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Binding Site Plan						
<input type="checkbox"/> Final Long Plat	<input type="checkbox"/> Comprehensive Plan Text or Map Amendment	<input type="checkbox"/> Planned Development						
<input type="checkbox"/> Plat Alteration –Long Plat	<input type="checkbox"/> Short Plat Exemption:	<input type="checkbox"/> Other:						

PART II – SUPPLEMENTAL APPLICATION – SEPA CHECKLIST

9. Environmental Checklist (see attached forms)

PART III – CERTIFICATION

10. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Property Owner's Signature Date _____

Applicant's Signature Date _____

FILE/APPLICATION(S)#

DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:



ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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 you 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 non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words “project”, “applicant”, and “property or site” should be read as “proposal,” “proponent,” and “affected geographic area,” respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND INFORMATION (To be completed by the applicant.)

- 1. Name Of Proposed Project (If Applicable):** City of Yakima Urban Area Zoning Ordinance 2015/2016 Zoning Amendment
- 2. Applicant's Name & Phone:** City of Yakima Planning Division, (509) 575-6183
- 3. Applicant's Address:** 129 North Second Street, Yakima, WA 98901
- 4. Contact Person & Phone:** Trevor Martin at (509)575-6162 or Jeff Peters at (509)575-6163
- 5. Agency Requesting Checklist:** City of Yakima
- 6. Proposed Timing Or Schedule (Including Phasing, If Applicable):** N/A – Non Project Action
- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:** None at this time
- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:** None

A. BACKGROUND INFORMATION (To be completed by the applicant.)

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: None Pending

10. List any government approvals or permits that will be needed for your proposal, if known: SEPA determination, City of Yakima Planning Commission Public Hearing, and City Council Approval.

11. Give a brief, but 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.): This proposal includes amendments to the City of Yakima's Urban Area Zoning Ordinance sections: 15.02.020-Definitions – Adding definitions for: “Children’s Outdoor Recreation Center”, “Home Occupation Home Contractor”, “Mobile Vendor”, “Special Event”, “Street Vendor”, and redefining “Home Occupation Business Administration”. 15.04.030-Table 4-1 – Adding “Children’s Outdoor Recreation Center”. 15.04.120 – Adding “Home Contractor” to the Table of Permitted Home Occupations (Table 4-2) and creating a new section on Home Occupation Material and Equipment storage. 15.26-Land Development Fees – Updating the Land Use Application fees to reflect Ordinance#2013-051. 15.27.407-General Standards and 15.27.200-Definitions Generally – These changes are requirements from FEMA to qualify for The National Flood Insurance Program.

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: City Limits

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
1. Earth	
a. General description of the site (✓ one):	
<input checked="" type="checkbox"/> flat <input checked="" type="checkbox"/> rolling <input checked="" type="checkbox"/> hilly <input checked="" type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. What is the steepest slope on the site (approximate percent slope)? N/A – Non Project Action	
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. N/A – Non Project Action	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. N/A – Non Project Action	
e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. N/A – Non Project Action	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. N/A – Non Project Action	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? N/A – Non Project Action	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: N/A – Non Project Action	
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. N/A – Non Project Action	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. N/A – Non Project Action	
c. Proposed measures to reduce or control emissions or other impacts to air, if any: N/A – Non Project Action	
3. Water	
a. Surface Water	
B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for

	Agency Comments
<p>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. N/A – Non Project Action</p>	
<p>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. N/A – Non Project Action</p>	
<p>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. N/A – Non Project Action</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. N/A – Non Project Action</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. The changes to the Critical Areas chapter of the Yakima Urban Area Zoning Ordinance is directed by FEMA to qualify for The National Flood Insurance Program. The proposal is a Non Project Action</p>	
<p>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. N/A – Non Project Action</p>	
<p>b. Ground Water</p>	
<p>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. N/A – Non Project Action</p>	
<p>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. N/A – Non Project Action</p>	
<p>c. Water Runoff (including stormwater)</p>	
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>	<p>Space Reserved for Agency Comments</p>

<p>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. N/A – Non Project Action</p>																															
<p>2. Could waste materials enter ground or surface waters? If so, generally describe. N/A – Non Project Action</p>																															
<p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. N/A – Non Project Action</p>																															
<p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:</p>																															
<p>4. Plants</p>																															
<p>a. Check (✓) types of vegetation found on the site:</p>																															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Deciduous Tree:</td> <td style="width: 15%;"><input checked="" type="checkbox"/> Alder</td> <td style="width: 15%;"><input checked="" type="checkbox"/> Maple</td> <td style="width: 15%;"><input checked="" type="checkbox"/> Aspen</td> <td style="width: 15%;"></td> <td style="width: 15%;"><input type="checkbox"/> Other</td> </tr> <tr> <td>Evergreen Green:</td> <td><input checked="" type="checkbox"/> Fir</td> <td><input checked="" type="checkbox"/> Cedar</td> <td><input checked="" type="checkbox"/> Pine</td> <td></td> <td><input type="checkbox"/> Other</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> Shrubs</td> <td><input checked="" type="checkbox"/> Grass</td> <td><input checked="" type="checkbox"/> Pasture</td> <td><input checked="" type="checkbox"/> Crop Or Grain</td> <td><input type="checkbox"/> Orchards, vineyards, or other permanent crops</td> </tr> <tr> <td>Wet Soil Plants:</td> <td><input checked="" type="checkbox"/> Cattail</td> <td><input checked="" type="checkbox"/> Buttercup</td> <td><input checked="" type="checkbox"/> Bullrush</td> <td><input checked="" type="checkbox"/> Skunk Cabbage</td> <td><input type="checkbox"/> Other</td> </tr> <tr> <td>Water Plants:</td> <td><input checked="" type="checkbox"/> Milfoil</td> <td><input checked="" type="checkbox"/> Eelgrass</td> <td><input checked="" type="checkbox"/> Water Lily</td> <td></td> <td><input type="checkbox"/> Other</td> </tr> </table>		Deciduous Tree:	<input checked="" type="checkbox"/> Alder	<input checked="" type="checkbox"/> Maple	<input checked="" type="checkbox"/> Aspen		<input type="checkbox"/> Other	Evergreen Green:	<input checked="" type="checkbox"/> Fir	<input checked="" type="checkbox"/> Cedar	<input checked="" type="checkbox"/> Pine		<input type="checkbox"/> Other		<input checked="" type="checkbox"/> Shrubs	<input checked="" type="checkbox"/> Grass	<input checked="" type="checkbox"/> Pasture	<input checked="" type="checkbox"/> Crop Or Grain	<input type="checkbox"/> Orchards, vineyards, or other permanent crops	Wet Soil Plants:	<input checked="" type="checkbox"/> Cattail	<input checked="" type="checkbox"/> Buttercup	<input checked="" type="checkbox"/> Bullrush	<input checked="" type="checkbox"/> Skunk Cabbage	<input type="checkbox"/> Other	Water Plants:	<input checked="" type="checkbox"/> Milfoil	<input checked="" type="checkbox"/> Eelgrass	<input checked="" type="checkbox"/> Water Lily		<input type="checkbox"/> Other
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Water Plants:	<input checked="" type="checkbox"/> Milfoil	<input checked="" type="checkbox"/> Eelgrass	<input checked="" type="checkbox"/> Water Lily		<input type="checkbox"/> Other																										
<p style="text-align: center;"><input type="checkbox"/> Other types of vegetation</p>																															
<p>b. What kind and amount of vegetation will be removed or altered? N/A – Non Project Action</p>																															
<p>c. List threatened or endangered species known to be on or near the site. N/A – Non Project Action</p>																															
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: N/A – Non Project Action</p>																															
<p>e. List all noxious weeds and invasive species known to be on or near the site. N/A – Non Project Action</p>																															
<p>5. Animals</p>																															
<p>a. List any birds or other animals which have been observed on or near the site or are known to be on or near the site. <i>Examples include:</i> <i>birds: hawk, heron, eagle, songbirds, other:</i> <i>mammals: deer, bear, elk, beaver, other:</i> <i>fish: bass, salmon, trout, herring, shellfish, other _____</i></p>																															
<p>b. List any threatened or endangered species known to be on or near the site. There are few threatened or endangered species known to live in or around the city limits of Yakima, however this proposal does not involve any change to the land.</p>																															
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>	<p>Space Reserved for Agency Comments</p>																														

<p>c. Is the site part of a migration route? If so, explain. Migratory birds may use property within the City limits, however this proposal does not involve any change to the land or habitat, and is considered a Non Project Action.</p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any: N/A – Non Project Action</p>	
<p>e. List any invasive animal species known to be on or near the site. N/A – Non Project Action</p>	
<p>6. Energy and Natural Resources</p>	
<p>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. N/A – Non Project Action</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. N/A – Non Project Action</p>	
<p>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: N/A – Non Project Action</p>	
<p>7. Environmental Health</p>	
<p>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. N/A – Non Project Action</p>	
<p>1. Describe any known or possible contamination at the site from present or past uses. N/A – Non Project Action</p>	
<p>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. N/A – Non Project Action</p>	
<p>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. N/A – Non Project Action</p>	
<p>4. Describe special emergency services that might be required. N/A – Non Project Action</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any: N/A – Non Project Action</p>	
<p>b. Noise</p>	
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? N/A – Non Project Action</p>	
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>	<p>Space Reserved for Agency Comments</p>

<p>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. N/A – Non Project Action</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any: N/A – Non Project Action</p>	
<p>8. Land and Shoreline Use</p>	
<p>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. N/A – Non Project Action</p>	
<p>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? Many of the properties within the City of Yakima have been used for agriculture purposes in the past.</p> <p>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: N/A – Non Project Action</p>	
<p>c. Describe any structures on the site. N/A – Non Project Action</p>	
<p>d. Will any structures be demolished? If so, what? N/A – Non Project Action</p>	
<p>e. What is the current zoning classification of the site? N/A – Non Project Action</p>	
<p>f. What is the current comprehensive plan designation of the site? N/A – Non Project Action</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site? N/A – Non Project Action</p>	
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify. N/A – Non Project Action</p>	
<p>i. Approximately how many people would reside or work in the completed project? N/A – Non Project Action</p>	
<p>j. Approximately how many people would the completed project displace? N/A – Non Project Action</p>	
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>	<p>Space Reserved for Agency Comments</p>

<p>k. Proposed measures to avoid or reduce displacement impacts, if any. N/A – Non Project Action</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: N/A – Non Project Action</p>	
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: The existing proposal will modify the above mentioned City of Yakima regulations and streamline the permit process which implements the land use plans of the City of Yakima.</p>	
<p>9. Housing</p>	
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. N/A – Non Project Action</p>	
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. N/A – Non Project Action</p>	
<p>c. Proposed measures to reduce or control housing impacts, if any: N/A – Non Project Action</p>	
<p>10. Aesthetics</p>	
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? N/A – Non Project Action</p>	
<p>b. What views in the immediate vicinity would be altered or obstructed? N/A – Non Project Action</p>	
<p>c. Proposed measures to reduce or control aesthetic impacts, if any: N/A – Non Project Action</p>	
<p>11. Light and Glare</p>	
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur? N/A – Non Project Action</p>	
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views? N/A – Non Project Action</p>	
<p>c. What existing off-site sources of light or glare may affect your proposal? N/A – Non Project Action</p>	
<p>d. Proposed measures to reduce or control light and glare impacts, if any: N/A – Non Project Action</p>	
<p>12. Recreation</p>	
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>	<p>Space Reserved for Agency Comments</p>

<p>a. What designated and informal recreational opportunities are in the immediate vicinity? N/A – Non Project Action</p>		
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. N/A – Non Project Action</p>		
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A – Non Project Action</p>		
<p>13. Historic and Cultural Preservation</p>		
<p>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. N/A – Non Project Action</p>		
<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are 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. N/A – Non Project Action</p>		
<p>c. 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. N/A – Non Project Action</p>		
<p>14. Transportation</p>		
<p>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. N/A – Non Project Action</p>		
<p>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? N/A – Non Project Action</p>		
<p>c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? N/A – Non Project Action</p>		
<p>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). N/A – Non Project Action</p>		
<p>e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. N/A – Non Project Action</p>		
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>	<p>Space Reserved for Agency Comments</p>	

<p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? N/A – Non Project Action</p>	
<p>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: N/A – Non Project Action</p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any: N/A – Non Project Action</p>	
15. Public Services	
<p>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: N/A – Non Project Action</p>	
<p>b. Proposed measures to reduce or control direct impacts on public services, if any. N/A – Non Project Action</p>	
16. Utilities	
<p>a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____</p>	
<p>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. N/A – Non Project Action</p>	
C. SIGNATURE (To be completed by the applicant.)	
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.	
Property Owner or Agent Signature	Date Submitted
Name of Signee	Position and Agency/Organization
PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW	

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (IT IS NOT NECESSARY to use this sheet for project actions)	Space Reserved For Agency Comments
<p>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 that would likely 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.</p>	
<p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? The proposed Zoning Ordinance changes will not affect how land uses discharge to water, emissions to the air, storage, or release of toxic or hazardous substances, or the production of noise.</p>	
<p>Proposed measures to avoid or reduce such increases are: As the proposal will not increase any of the above environmental conditions, no measures to avoid or reduce these conditions have been proposed.</p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life? The proposed zoning changes will not affect plants, animals, fish, or marine life as all the proposed changes are directed by FEMA to qualify for the National Flood Insurance Program.</p>	
<p>Proposed measures to protect or conserve plants, animals, fish, or marine life are: As the proposal will not affect any of the above animal life, no measures to protect or conserve plant and animal life has been proposed.</p>	
<p>3. How would the proposal be likely to deplete energy or natural resources? The proposed zoning amendments do not involve regulations dealing with energy or natural resources.</p>	
<p>Proposed measures to protect or conserve energy and natural resources are: None Proposed</p>	
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? The proposed zoning amendments do propose a change to regulations for environmentally sensitive areas, however those changes are instructed updates from FEMA to continue to qualify for The National Flood Insurance Program.</p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are: None Proposed</p>	
<p>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? No change to land and shoreline uses are proposed.</p>	
<p>Proposed measures to avoid or reduce shoreline and land use impacts are: None Proposed</p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities? None Proposed</p>	
<p>Proposed measures to reduce or respond to such demand(s) are: None Proposed</p>	

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (IT IS NOT NECESSARY to use this sheet for project actions)	Space Reserved For Agency Comments
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>The proposed zoning amendments will not conflict with any local, state, or federal laws, or requirements for the protection of the environment.</p>	