



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

NOTICE OF PUBLIC HEARING AND ENVIRONMENTAL REVIEW

DATE: April 8, 2021
TO: SEPA Reviewing Agencies, Stakeholders
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: City of Yakima Planning Division
FILE NUMBER: SEPA#007-20
LOCATION: City-Wide
TAX PARCEL NUMBER(S): City-Wide

PROJECT DESCRIPTION This is a non-project proposal to develop a City of Yakima Housing Action Plan (HAP). The six objectives of the HAP include: 1) Encourage diverse housing development within existing neighborhoods; 2) Create and preserve affordable homes; 3) Create homeownership opportunities for low- and moderate- income households; 4) Support housing options that meet the diverse needs of older adults; 5) Address the needs of those struggling with homelessness; and, 6) Protect against displacement and poor housing conditions.

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, under WAC § 197-11-928 for this project. The City of Yakima has reviewed the proposed project and has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.020(2)(C).

Required Permits: The following local, state, and federal permits/approvals may or will be needed for this project: Planning Commission/Council Review

Required Studies: N/A

Existing Environmental Documents: 2017 SEIS

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.

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 5:00 p.m. on **April 28, 2021** will be considered as part of the record. Please reference file numbers (SEPA#007-20) and applicant's name (City of Yakima Planning) in any correspondence you submit. You can mail your comments to:

Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St., Yakima, WA 98901

NOTICE OF PUBLIC HEARING This request requires that the Yakima Planning Commission hold an open record public hearing, which is scheduled for **April 28, 2021 at 3:00 p.m.** Due to the COVID-19 pandemic, the hearing will be held virtually via Zoom. Any person desiring to express their views on the matter is invited to attend the hearing and provide testimony.

IF YOU WOULD LIKE TO ATTEND THIS VIRTUAL MEETING TO LISTEN AND/OR TESTIFY, PLEASE REGISTER IN ADVANCE WITH YOUR NAME AND EMAIL ADDRESS HERE:

https://cityofyakima.zoom.us/webinar/register/WN_32WzdEz8TmG6LDitbS4JZg

After registering, you will receive emailed instructions for joining the meeting online with your device or by calling in.

The file containing the complete application is available for public review at the City of Yakima Planning Division and online at <https://www.yakimawa.gov/services/planning/hap/>. If you have any questions on this proposal, please contact Joseph Calhoun, Planning Manager at (509) 575-6042, or email to: joseph.calhoun@yakimawa.gov.

Enclosed: SEPA Checklist, DNS. The Draft HAP and supporting documents can be viewed at the link above.



DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

AVISO DE AUDIENCIA PÚBLICA Y REVISIÓN AMBIENTAL

FECHA OTORGADA: 8 de abril, 2021
PARA: Agencias de Revisión Ambiental, Personas Interesadas
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Ciudad de Yakima Division de Planificación
No. DE ARCHIVO: SEPA#007-20
UBICACIÓN/ No. DE PARCELA(S): Toda la Ciudad de Yakima

DESCRIPCIÓN DEL PROYECTO: Esta es una propuesta sin-proyecto para desarrollar un Plan de Acción de Vivienda (HAP) de la Ciudad de Yakima. Los seis objetivos del HAP incluyen: 1) Fomentar el desarrollo de viviendas diversas dentro de los vecindarios existentes; 2) Crear y preservar viviendas asequibles; 3) Crear oportunidades para ser propietarios de vivienda para familias de ingresos bajos y moderados; 4) Apoyar las opciones de vivienda que satisfagan las diversas necesidades de los adultos mayores; 5) Abordar las necesidades de quienes luchan con la falta de vivienda; y, 6) Proteger contra el desplazamiento y las malas condiciones de vivienda.

AVISO DE REVISIÓN AMBIENTAL: Esto es para notificar a las agencias con jurisdicción y experiencia ambiental y al público que la Ciudad de Yakima, Division de Planificación, se establece como la agencia principal, conforme a WAC §197-11-928 para la revisión de este proyecto. La Ciudad de Yakima ha revisado esta propuesta y ha determinado que no tiene posibles impactos ambientales adversos. No se requiere una declaración de impacto ambiental (EIS) según el código estatal RCW 43.21C.020(2)(C).

Permisos Requeridos: Los siguientes permisos/aprobaciones locales, estatales, y federales pueden o serán necesarios para este proyecto: Revisión de la Comisión de Planificación y el Concejo Municipal

Estudios Requeridos: N/A

Documentos Ambientales Existentes: 2017 SEIS

Los Reglamentos de Desarrollo para la Mitigación y Consistencia de Proyectos Incluyen: La Ley Estatal de Política Ambiental de Washington, La Ordenanza de Zonificación del Área Urbana de Yakima, Los Estándares de Desarrollo del Título 12, y el Plan Integral del Área Urbana de Yakima.

SOLICITUD DE COMENTARIOS ESCRITOS: Se anima a las agencias, tribus, y el público a revisar y comentar sobre el proyecto y sobre sus probables impactos ambientales. Habrá un periodo de veinte días para hacer sus comentarios. Este podría ser su única oportunidad para comentar. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el **28 de abril, 2021** serán parte del archivo de esta propuesta. Por favor de hacer referencia al número de archivo (SEPA#007-20) y el nombre del solicitante (City of Yakima Planning) en cualquier correspondencia que envíe. Envíe sus comentarios a:

Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St., Yakima, WA 98901

AVISO DE AUDIENCIA PÚBLICA: Esta propuesta requiere que la Comisión de Planificación de Yakima conduzca una audiencia pública con registro abierto programada para el **28 de abril, 2021 a las 3:00 p.m.** Debido a la pandemia de COVID-19, la audiencia pública será programada virtualmente por Zoom. Se le invita a cualquier persona que desee expresar sus opiniones sobre esta propuesta de asistir a la audiencia pública y presentar comentarios. **SI DESEA ASISTIR A ESTA REUNIÓN VIRTUAL PARA ESCUCHAR Y/O TESTIFICAR, REGÍSTRESE POR ADELANTADO CON SU NOMBRE Y CORREO ELECTRÓNICO:**

https://cityofyakima.zoom.us/webinar/register/WN_32WzdEz8TmG6LDitbS4JZg

Después de registrarse, recibirá instrucciones por correo electrónico para ingresar en línea con su dispositivo o llamando por teléfono.

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA o en la página web:

<https://www.yakimawa.gov/services/planning/hap/>.

Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: ask.planning@yakimawa.gov

Adjuntos: Lista SEPA, DNS. El plan HAP y documentos de respaldo están disponibles en el enlace arriba.



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**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
April 8, 2021**

PROJECT NAME: City of Yakima Housing Action Plan

PROJECT DESCRIPTION: This is a non-project proposal to develop a City of Yakima Housing Action Plan (HAP). The six objectives of the HAP include: 1) Encourage diverse housing development within existing neighborhoods; 2) Create and preserve affordable homes; 3) Create homeownership opportunities for low- and moderate- income households; 4) Support housing options that meet the diverse needs of older adults; 5) Address the needs of those struggling with homelessness; and, 6) Protect against displacement and poor housing conditions.

LOCATION: City-Wide

PROPONENT: City of Yakima

LEAD AGENCY: City of Yakima

FILE NUMBER: SEPA#007-20

DOCUMENTS REVIEWED: SEPA Checklist, *April 5, 2021*. Draft Housing Action Plan and supporting documents are available at: <https://www.yakimawa.gov/services/planning/hap/>

DETERMINATION: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Responsible Official: Joan Davenport
Position/Title: SEPA Responsible Official
Phone: (509) 575-6183
Address: 129 N. 2nd Street, Yakima, WA 98901

Date: April 8, 2021

Signature:  _____

X This DNS is issued under WAC 197-11-340. Notice is hereby provided for the SEPA action for a non-project action under the Growth Management Act.

COMMENTS AND NOTICE OF APPEALS: The comment period is 20 calendar days and ends April 28, 2021 at 5 p.m. Any notice of appeals must be filed in writing, with the required filing fee received within 14 calendar days of the end of the comment period at Yakima City Hall by May 12, 2021. You should be prepared to make specific factual objectives. Contact the City of Yakima Planning Division to read or ask about the procedures for SEPA appeals.



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 Housing Action Plan

2. **Applicant's Name & Phone:** City of Yakima

3. **Applicant's Address:** 129 North 2nd Street - 2nd Floor, Yakima, WA 98901

4. **Contact Person & Phone:** Joseph Calhoun, Planning Manager, (509) 575-6183

5. **Agency Requesting Checklist:** City of Yakima

6. **Proposed Timing or Schedule (Including Phasing, If Applicable):**

The HAP will be adopted prior to June 30, 2021.

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

The HAP will include action steps which will be implemented over the next five years. The implementation of the HAP will include such actions as policy changes, code revisions, and comprehensive plan amendments.

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

The HAP will be adopted by reference into the City of Yakima 2040 Comprehensive Plan, which was adopted in 2017. Environmental review for the 2040 plan was completed, and a Final Supplemental Environmental Impact Statement was adopted on June 13, 2017 – https://www.yakimawa.gov/services/planning/files/2014/12/Comp-Plan-Draft-FEIS-2017_0613_red.pdf

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

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

- Planning Commission recommendation and City Council adoption.

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.):

The Housing Action Plan (HAP) is the City of Yakima's plan for promoting affordable housing options for all community members across the city's neighborhoods. Affordable housing has many implications for Yakima. Housing has a demonstrated relationship to improved life outcomes for children. Yet many young families with modest incomes face challenges finding a home in Yakima, and many senior households face difficulties staying in the community that has been their home for years. Workers who serve the community cannot afford to live near their jobs and face longer commutes, adding to regional and local congestion. The HAP's goal is to increase affordable housing opportunities for all households to improve community and economic health.

The Housing Action Plan's six objectives are:

1. Encourage diverse housing development within existing neighborhoods.
2. Create and preserve affordable homes.
3. Create homeownership opportunities for low- and moderate- income households.
4. Support housing options that meet the diverse needs of older adults.
5. Address the needs of those struggling with homelessness.
6. Protect against displacement and poor housing conditions.

The Housing Action Plan is a five-year strategy that supports and guides city actions and existing long-range planning, including the 2024 update of the City of Yakima's Comprehensive Plan.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist:

The proposed Housing Action Plan update would apply to the Yakima City Limits and any future annexation areas.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant) This is a non-project proposal. Limited answers provided in Section B are provided to provide context and understanding of lands within shoreline jurisdiction.	
EARTH	N/A. THIS IS A NON-PROJECT PROPOSAL. SEE SECTION D.
1. General description of the site (✓ one): There is a variety of terrain within the Yakima City Limits. <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: _____	
2. What is the steepest slope on the site (approximate percent slope)? There is a variety of terrain within the Yakima City Limits.	
3. 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. Soils within the City Limits vary but mostly include a mix of loams (sandy, stony, silt, gravelly) according to the Natural Resources Conservation Service online Web Soil Survey.	
4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. N/A	
5. 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	
6. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. N/A	
7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? N/A	
8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Critical areas regulations address geologic hazards. City construction standards address erosion control and water quality.	
AIR	N/A. THIS IS A NON-PROJECT PROPOSAL. SEE SECTION D.
1. 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	
2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. N/A	
3. Proposed measures to reduce or control emissions or other impacts to air, if any: Future development would meet construction standards to control dust. The City would implement its non-motorized and transit plans to allow for alternative modes of travel that can reduce emissions from daily resident activities.	
SURFACE WATER	N/A. THIS IS A NON-PROJECT PROPOSAL. SEE SECTION D.
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. The City Limits includes numerous surface water bodies which are regulated under the Critical Areas Ordinance (YMC Ch 15.27) and/or the Shoreline Master Program (YMC Title 17).	
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	
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	
4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. N/A	
5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. N/A	
6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant) This is a non-project proposal. Limited answers provided in Section B are provided to provide context and understanding of lands within shoreline jurisdiction.

anticipated volume of discharge.

N/A

GROUND WATER N/A. THIS IS A NON-PROJECT PROPOSAL. SEE SECTION D.

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

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

WATER RUNOFF (INCLUDING STORM WATER) N/A. THIS IS A NON-PROJECT PROPOSAL. SEE SECTION D.

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

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

N/A

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

N/A

4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: The City applies its stormwater manual and standards to new development to address water quantity and quality. The City also applies its critical aquifer recharge area regulations to new development.

PLANTS N/A. THIS IS A NON-PROJECT PROPOSAL. SEE SECTION D.

1. Check (✓) types of vegetation found on the site: A variety of vegetation is found within shoreline jurisdiction.

Deciduous Trees:	Evergreen Trees:	Wet Soil Plants:	Water Plants:	Other:
<input type="checkbox"/> Alder	<input type="checkbox"/> Fir	<input type="checkbox"/> Cattail	<input type="checkbox"/> Milfoil	<input type="checkbox"/> Shrubs
<input type="checkbox"/> Maple	<input type="checkbox"/> Cedar	<input type="checkbox"/> Buttercup	<input type="checkbox"/> Eelgrass	<input type="checkbox"/> Grass
<input type="checkbox"/> Aspen	<input type="checkbox"/> Pine	<input type="checkbox"/> Bullrush	<input type="checkbox"/> Water Lily	<input type="checkbox"/> Pasture
<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Skunk Cabbage	<input type="checkbox"/> Other	<input type="checkbox"/> Crop Or Grain
		<input type="checkbox"/> Other		<input type="checkbox"/> Orchards, vineyards, or other permanent crops
				<input type="checkbox"/> Other types of vegetation

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

N/A

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

N/A

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

City regulations encourage and, in some cases require, landscaping and the preservation and/or enhancement of existing and native vegetation at the time of site development.

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

N/A

ANIMALS N/A. THIS IS A NON-PROJECT PROPOSAL. SEE SECTION D.

1. 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.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

A variety of birds, animals, and fish are found within city limits.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant) This is a non-project proposal. Limited answers provided in Section B are provided to provide context and understanding of lands within shoreline jurisdiction.	
2. List any threatened or endangered species known to be on or near the site.	N/A
3. Is the site part of a migration route? If so, explain.	N/A
4. Proposed measures to preserve or enhance wildlife, if any:	N/A
5. List any invasive animal species known to be on or near the site.	N/A
ENERGY AND NATURAL RESOURCES N/A. THIS IS A NON-PROJECT PROPOSAL. SEE SECTION D.	
1. 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
2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.	N/A
3. 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: The City applies the State Energy Code.	
ENVIRONMENTAL HEALTH N/A. THIS IS A NON-PROJECT PROPOSAL. SEE SECTION D.	
1. 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
2. Describe any known or possible contamination at the site from present or past uses.	N/A
3. 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
4. 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
5. Describe special emergency services that might be required.	N/A
6. Proposed measures to reduce or control environmental health hazards, if any: The City applies fire codes to new development. State and federal laws address hazardous sites (e.g. MTCA).	
NOISE N/A. THIS IS A NON-PROJECT PROPOSAL. SEE SECTION D.	
1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?	N/A
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
3. Proposed measures to reduce or control noise impacts, if any: The City applies construction noise hours. The City limits densities near the airport per airport land use compatibility.	
LAND AND SHORELINE USE N/A. THIS IS A NON-PROJECT PROPOSAL. SEE SECTION D.	
1. 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. Land use in the vicinity of city limits includes residential, industrial, commercial, and parks and open space use.	
2. 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?	N/A
3. 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
4. Describe any structures on the site.	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant) This is a non-project proposal. Limited answers provided in Section B are provided to provide context and understanding of lands within shoreline jurisdiction.	
N/A	
5. Will any structures be demolished? If so, what? N/A	
6. What is the current zoning classification of the site? Zoning includes: SR Suburban Residential, R-2 Two Family Residential, R-3 Multi-family Residential, B-1 Professional Business, B-2 Local Business, HB Historic Business, SCC Small Convenience Center, LCC Large Convenience Center, CBD Central Business District, GC General Commercial, M-1 Light Industrial, M-2 Heavy Industrial, RD Regional Development, and AS Airport Support	
7. What is the current comprehensive plan designation of the site? Future Land Use designations include: Low Density Residential, Mixed Residential, Community Mixed Use, Commercial Mixed Use, Central Business Core Commercial, Regional Commercial, and Industrial	
8. If applicable, what is the current shoreline master program designation of the site? Designations include: Aquatic, Essential Public Facilities, High Intensity, Urban Conservancy, Shoreline Residential, and Floodway/CMZ.	
9. Has any part of the site been classified as a critical area by the city or county? If so, specify. Mapped critical areas in City Limits include wetlands, fish and wildlife habitat conservation areas, flood hazard areas, geologically hazardous areas, and critical aquifer recharge areas.	
10. Approximately how many people would reside or work in the completed project? N/A	
11. Approximately how many people would the completed project displace? N/A	
12. Proposed measures to avoid or reduce displacement impacts, if any. N/A	
13. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Implementation of the HAP will include additional public processes, including but not limited to, Zoning/Subdivision Ordinance amendments, Comprehensive Plan Amendments, and policy review.	
14. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: N/A	
HOUSING	N/A. THIS IS A NON-PROJECT PROPOSAL. SEE SECTION D.
1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. N/A	
2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. N/A	
3. Proposed measures to reduce or control housing impacts, if any: The Housing Action Plan addresses anti-displacement strategies.	
AESTHETICS	N/A. THIS IS A NON-PROJECT PROPOSAL. SEE SECTION D.
1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? N/A	
2. What views in the immediate vicinity would be altered or obstructed? N/A	
3. Proposed measures to reduce or control aesthetic impacts, if any: Zoning standards address building heights.	
LIGHT AND GLARE	N/A. THIS IS A NON-PROJECT PROPOSAL. SEE SECTION D.
1. What type of light or glare will the proposal produce? What time of day would it mainly occur?	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant) This is a non-project proposal. Limited answers provided in Section B are provided to provide context and understanding of lands within shoreline jurisdiction.	
N/A	
2. Could light or glare from the finished project be a safety hazard or interfere with views?	
N/A	
3. What existing off-site sources of light or glare may affect your proposal?	
N/A	
4. Proposed measures to reduce or control light and glare impacts, if any: Parking and sign lighting is to be shielded to focus lights per zoning standards.	
RECREATION	N/A. THIS IS A NON-PROJECT PROPOSAL. SEE SECTION D.
1. What designated and informal recreational opportunities are in the immediate vicinity?	
The City of Yakima contains a number of designated parks and trails.	
2. Would the proposed project displace any existing recreational uses? If so, describe.	
N/A	
3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: The City implements its parks, recreation, and open space plan to maintain and improve parks. The zoning code has onsite open space standards for residential uses.	
HISTORIC AND CULTURAL PRESERVATION	N/A. THIS IS A NON-PROJECT PROPOSAL. SEE SECTION D.
1. 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	
2. 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. The Yakama Nation has historic and current cultural and economic ties to the City of Yakima as part of their rights to maintain cultural and natural resources.	
3. 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. Project specific future actions will undergo historic and cultural review as necessary.	
TRANSPORTATION	N/A. THIS IS A NON-PROJECT PROPOSAL. SEE SECTION D.
1. 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	
2. 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	
3. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?	
N/A	
4. 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	
5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.	
N/A	
6. 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	
7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant) This is a non-project proposal. Limited answers provided in Section B are provided to provide context and understanding of lands within shoreline jurisdiction.

streets in the area? If so, generally describe:

N/A

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

The City applies its concurrency and level of service standards. Development that is subject to SEPA review will provide appropriate analysis.

PUBLIC SERVICES

N/A. THIS IS A NON-PROJECT PROPOSAL. SEE SECTION D.

1. 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

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

The City plans for services with service providers in its Capital Facilities Plan, and notifies service providers through the permit process and SEPA review as applicable.

UTILITIES

N/A. THIS IS A NON-PROJECT PROPOSAL. SEE SECTION D.

1. Check (✓) utilities currently available at the site: A variety of utility services are provided within the shoreline or run through shoreline jurisdiction.

☐ electricity ☐ natural gas ☐ water ☐ refuse service ☐ telephone

☐ sanitary sewer ☐ septic system ☐ other

2. 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.

Same as public services. The City plans for adequate utilities. The HAP addresses strategies to extend infrastructure.

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

4/1/2021
Date Submitted

Joseph Calhoun

Name of Signee

Planning Manager / City of Yakima
Position and Agency/Organization

**PLEASE COMPLETE SECTION "D" ON THE NEXT PAGES
IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW**

D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)

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.

D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)

- 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?**

Not likely. Future housing related projects will undergo environmental review as necessary.

Proposed measures to avoid or reduce such increases are:

No measures are necessary as the proposal is not likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. See Part B for descriptions of local, state, and federal laws that address water quality, air quality, noise, and environmental health.

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

HAP implementation would not adversely affect plants, animals, or fish within the City.

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

No measures are necessary as the proposal is not likely to adversely affect plants, animals, or fish. The City applies its critical areas regulations to new development.

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

The proposed HAP would not directly affect energy or natural resources consumption. Future housing-related projects will be reviewed at the time of submittal for consistency with adopted plans and standards related to energy and natural resources.

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

No measures are necessary as the proposal is not likely to adversely affect energy or natural resources consumption. See Part B for descriptions of the City code and plans that conserve energy.

- 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?**

See response to Question D.2 above regarding critical areas, which includes habitats for threatened or endangered species and floodplains.

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

No measures are necessary as the proposal is not likely to use or adversely affect use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection. The City applies its critical areas regulations to new development.

D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)

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?

HAP implementation is intended to provide more opportunity to develop housing in Yakima. This will include changes to the zoning and subdivision ordinances, comprehensive plan, and policy. All future development will be consistent with existing plans or as those plans are amended.

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

None at this time. This will be addressed as the HAP is implemented and as part of future projects.

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

The proposed HAP would not affect demand on transportation or public services and utilities. Future housing-related projects will be reviewed at the time of submittal for consistency with adopted plans and standards related to transportation, public services, and utilities.

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

No measures are necessary as the proposed regulations changes will not affect demand on transportation or public services and utilities. See Part B for a description of City plans and regulations.

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 HAP will not conflict with local, state and federal environmental protection policies and regulations. Future housing-related projects will be reviewed at the time of submittal for consistency with local, state, and federal laws.