

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 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.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions](#)²

1. Name of proposed project, if applicable:

City of Yakima Comprehensive Plan 2050 Update, Development Regulation Updates, Revised Critical Areas Ordinance (CAO), and Comprehensive Plan Land Use Amendments (CPA #001-25, CPA #003-25, and CPA #004-25)

2. Name of applicant:

City of Yakima

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

City of Yakima Community Development
Trevor Martin, Planning Manager
129 N 2nd Street, Yakima, WA 98901
Phone: (509) 576-6754

4. Date checklist prepared:

September 23, 2026

5. Agency requesting checklist:

City of Yakima

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

Planning Commission Hearing in October and City Council consideration of adoption in November 2026

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

The proposal is a non-project action. Future developments and infrastructure implemented by public and private applicants would be subject to their own environmental review. Three additional comprehensive plan land use amendments (CPA #001-25, CPA #003-25, and CPA #004-25) are being reviewed with this proposal.

The City is also planning to review its development regulations for consistency with the proposed Comprehensive Plan amendments, including zoning, building, subdivision, and critical areas regulations.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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

The City of Yakima Comprehensive Plan 2040 draft Supplemental Environmental Impact Statement (SEIS) March 2017, and final FSEIS June 2017. An DNS will be prepared for subsequent annual updates to the Comprehensive Plan.

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.

Not applicable to this non-project action. Future development activities may submit applications and would be subject to the plans and regulations in place at the time.

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

The City Council will adopt the 2026 Comprehensive Plan Periodic Update materials (plan and individual docketed amendments), zoning and subdivision code updates, and updated Critical Areas Ordinance following a recommendation by the Planning Commission and a 60-day review by the Washington State Department of Commerce. Prior to adoption, the City will also request comments from Yakima County. The City will work to address agency feedback.

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.)

The City of Yakima is conducting a periodic review of its Comprehensive Plan consistent with the Growth Management Act (GMA, RCW 36.70A), Yakima County Countywide Planning Policies, and City Guidance. The proposal includes updates to the:

- Comprehensive Plan's vision, goals, policies, background information, and appendices.
- Comprehensive Plan's various chapters with maps, charts, and tables to reflect the updated requirements under the Growth Management Act. This includes an updated Housing Element consistent with new state planning requirements, Future Land Use Map, Capital Facilities Plan to address a range of services and infrastructure, and a new Climate Resilience Element integrated throughout the Plan. No adjustments to the City's Urban Growth Area (UGA) are proposed.
- Comprehensive Plan land use amendments to change land uses for three locations.
- YMC Title 15 Zoning and YMC Title 14 Subdivision for consistency with the Periodic Update and new state requirements, including the following updates to ensure capacity for housing at all income levels:
 - Include unit lot subdivision regulations consistent with state law
 - Include new definitions in the zoning code
 - Update permitted land use sections for consistency with zoning density and emergency housing requirements
 - Update accessory dwelling units code for consistency with state law

- Include regulations for co-living housing
 - Update lot development standards in various sections of the code to reduce minimum lot size and setback, increase lot density, height limits, and lot coverages
 - Revise parking standards to be consistent with state law.
- Change of land use designations as follows:
 - CPA #001-25: From Mixed Residential to General Commercial
 - CPA #003-25: From Low Density Residential to Neighborhood Commercial
 - CPA #004-25: From Low Density Residential and Mixed Residential to General Commercial

The City is also updating its CAO concurrent with the Comprehensive Plan Periodic Update. The CAO updates include a review of Best Available Science and other local CAOs, and was prepared in coordination with the Periodic Update to ensure consistency between the CAO and related goals and policies in the Comprehensive Plan. Proposed updates to the CAO include revisions to incorporate Best Available Science for protecting and managing critical areas, adding an updated stream classification system, addressing riparian management zones and buffer requirements, wetland buffer reduction under certain conditions, revising wetland functions that consider climate resiliency, adding clarity for mapping and data sources for critical areas, (e.g. geologically hazardous areas mapping), and adding report requirements for fish and wildlife habitat conservation area.

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.

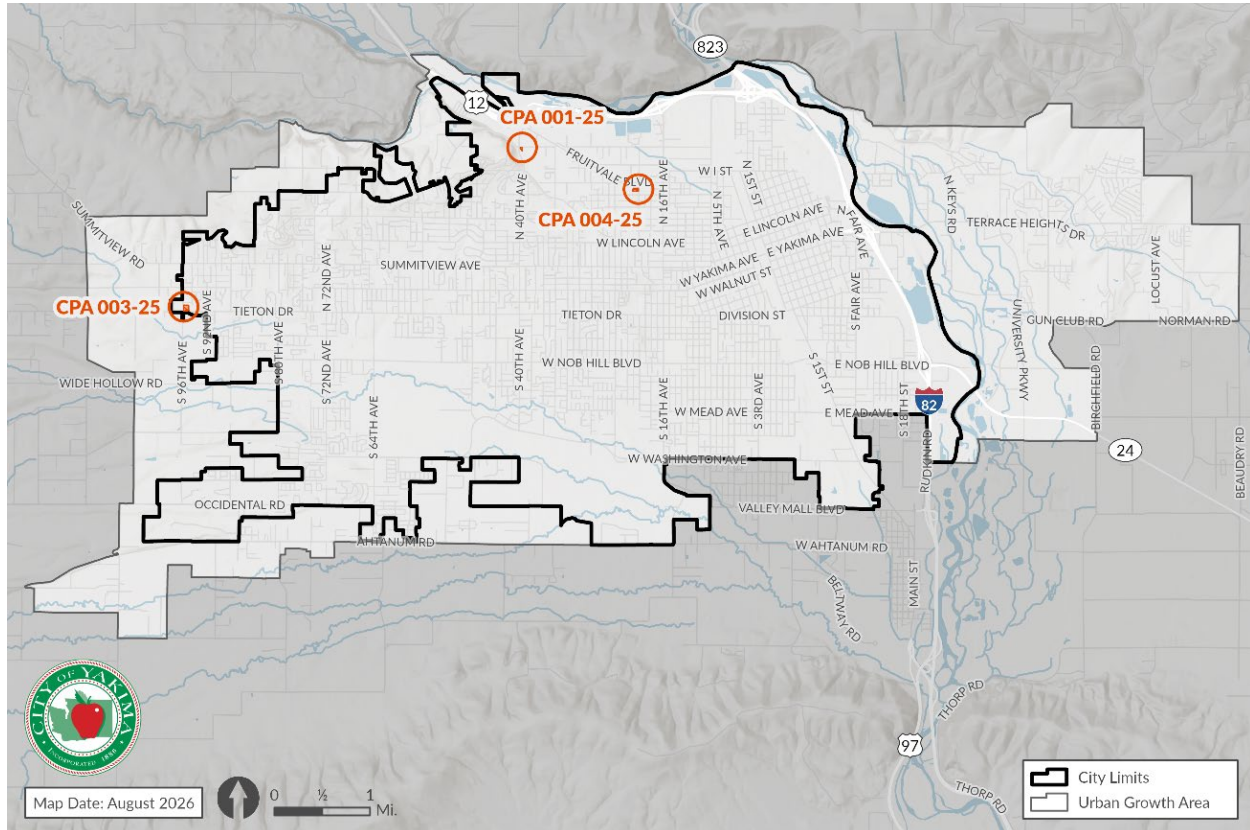
The proposal includes the entire jurisdiction of the City of Yakima (Exhibit 1). The City of Yakima is in Yakima County in the south-central part of Washington. Being at the center of the Yakima Valley, the city borders Yakima River to the east, along with Interstate I-82.

Locations of the Comprehensive Plan Amendments for land use changes are as follows:

- CPA #001-25: 3908 River Road, Yakima
- CPA #003-25: 9503, 9509, 9515 Tieton Drive
- CPA #004-25: 810, 812, 814 N 20th Avenue

Exhibit 1 also shows land use amendment locations within the city.

Exhibit 1: Yakima City Limits and Urban Growth Area and Comprehensive Plan Amendments



Source: City of Yakima, 2025; BERK, 2025.

B. Environmental Elements

1. Earth

[Find help answering earth questions³](#)

a. General description of the site:

Circle or highlight one: steep slopes, mountainous, other:

Located in the Yakima Valley, Yakima is mostly flat and the city's average elevation is approximately 1000 ft above sea level. The elevation increases to the south at Ahtanum Ridge to the south side of the city at approximately 2500 ft, and to the north near Naches Heights at approximately 2900 ft. (source: Yakima County GIS, 2026).

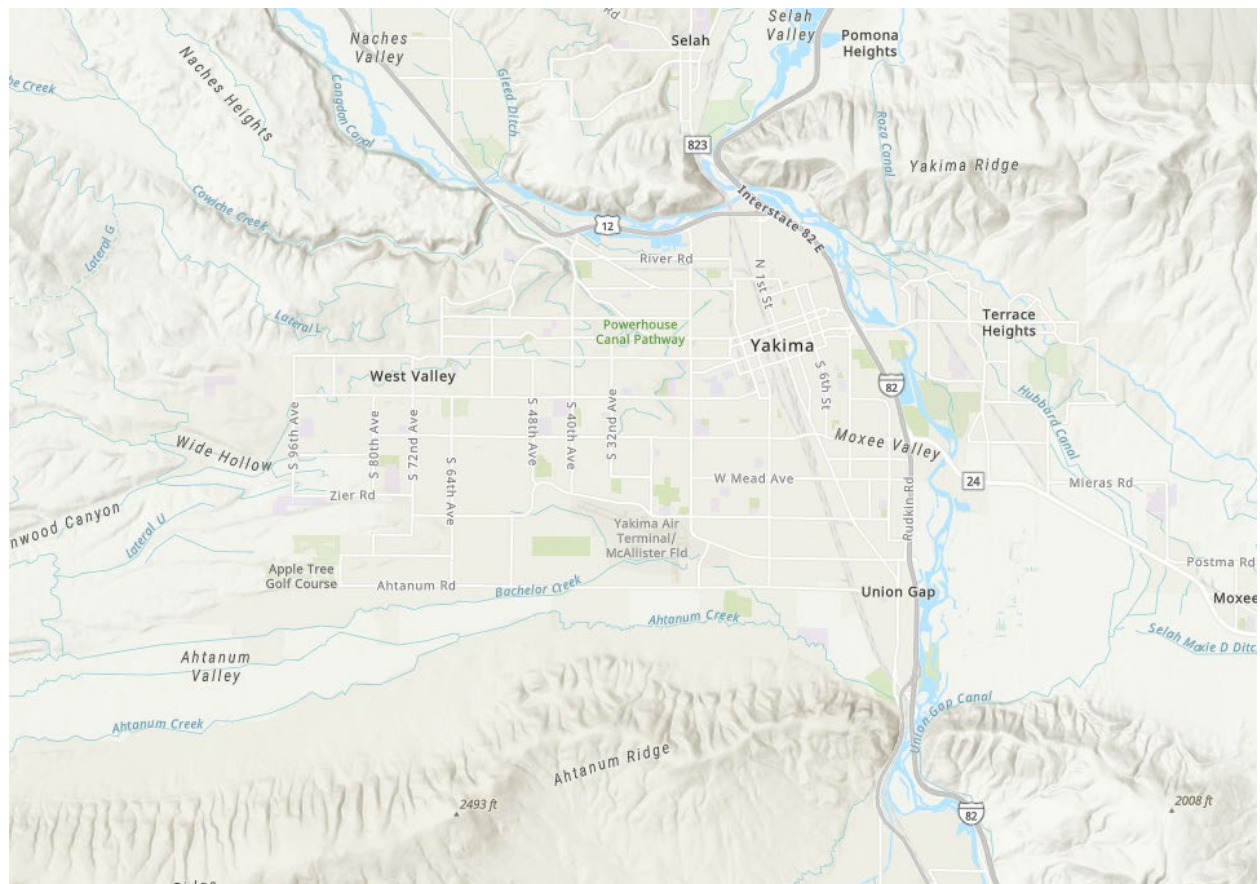
b. What is the steepest slope on the site (approximate percent slope)?

The valley floor is fairly flat with slopes ranging from 0% to 8%. Near the city center area, the slope ranges from 2% to 5% and along the southwest side the slope increases to 5% to 8%. In

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

Yakima, high-risk steep slopes are mainly isolated in the city's north and northwestern boundaries along West Powerhouse Road, Prospect Way, and Canyon Creek Road. Moderate risk steep slopes are found near Scenic Drive and Englewood Crest Drive. See Exhibit 2 for the valley topography.

Exhibit 2: Yakima Valley Topography



Source: Yakima County GIS, 2026.

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.

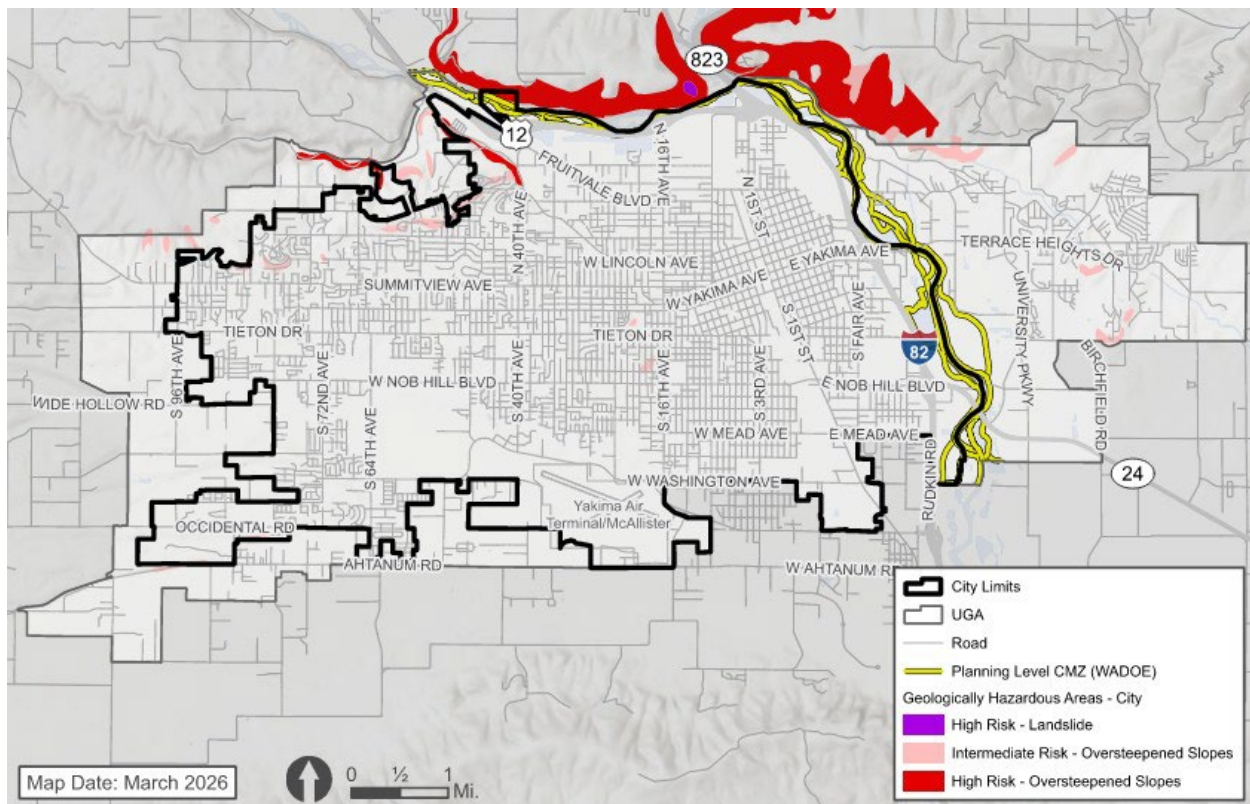
Yakima sits within the semiarid Yakima Valley and features primarily loam, sandy loam, and silt loam soil types according to the USDA [Web Soil Survey](#). These soils are generally well-drained and highly productive when irrigated. The potential exists for siltation where there are Loess soils, particularly during construction. Loess soils are wind-blown and extremely fine. As a result, these soils compact well but may be subject to some erosion, although siltation from runoff after construction is not normally an issue because of low rainfall in the area. Soils transition to very loose silty sand and coarse alluvial gravel close to the Yakima and Naches rivers.

Agricultural lands of long-term commercial significance are generally not present within the developed urban portions of the City of Yakima. Existing agricultural resource lands are primarily located outside the city's urbanized areas in unincorporated Yakima County.

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

Geologically hazardous areas include areas of erosion hazard, landslide hazard, seismic hazard, and other hazards, including volcanic hazards, mining hazards and channel migration zones. There are minimal steep slopes and unstable slopes subject to erosion in the northern border of the city. See Exhibit 3.

Exhibit 3: Geologically Hazardous Areas in Yakima



Source: City of Yakima GIS, 2025; WA Dept. of Ecology, 2025.

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

Not applicable. No development is proposed; therefore, no filling or grading would occur as part of this non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations and standards.

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

Not applicable. No development is proposed; therefore, no erosion would occur because of clearing, construction, or use from this non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations and standards.

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

Not applicable. No development is proposed; therefore, no new impervious surface will be created as a result of this action. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations and standards.

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

Not applicable. No development is proposed; therefore, no new impervious surface will be created as a result of this action. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations and standards. This includes continued application of the City's critical area regulations, stormwater management regulations, and dust control standards. The proposed Land Use Element includes goals and policies to protect geologically hazardous areas, and the new integrated Climate Element includes goals and policies that seek to protect natural resources and ecosystems vulnerable to climate change impacts, such as erosion. In addition, the updated CAO includes revisions to incorporate Best Available Science for protecting and managing critical areas (including geologically hazardous areas to reduce or control erosion).

2. Air

[Find help answering air questions](#)⁴

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

Not applicable. No development is proposed; therefore, no new impervious surface will be created as a result of this action. The proposal involves a non-project legislative action. Future development projects will be evaluated subject to federal, state, and local regulations and standards.

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

Not applicable. No development is proposed; therefore, no new impervious surface will be created as a result of this action.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

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

Not applicable. No development is proposed; therefore, no new impervious surface will be created as a result of this action. Promoting growth in the centers and other more urban areas of the city as well as local opportunities for workforce and affordable housing could reduce commuting and reduce air emissions. The proposed Land Use Element includes goals and policies to protect the environment (including air quality), and newly integrated climate goals and policies seek to protect natural resources and ecosystems vulnerable to climate change and to improve air quality.

3. Water

[Find help answering water questions⁵](#)

a. Surface:

[Find help answering surface water questions⁶](#)

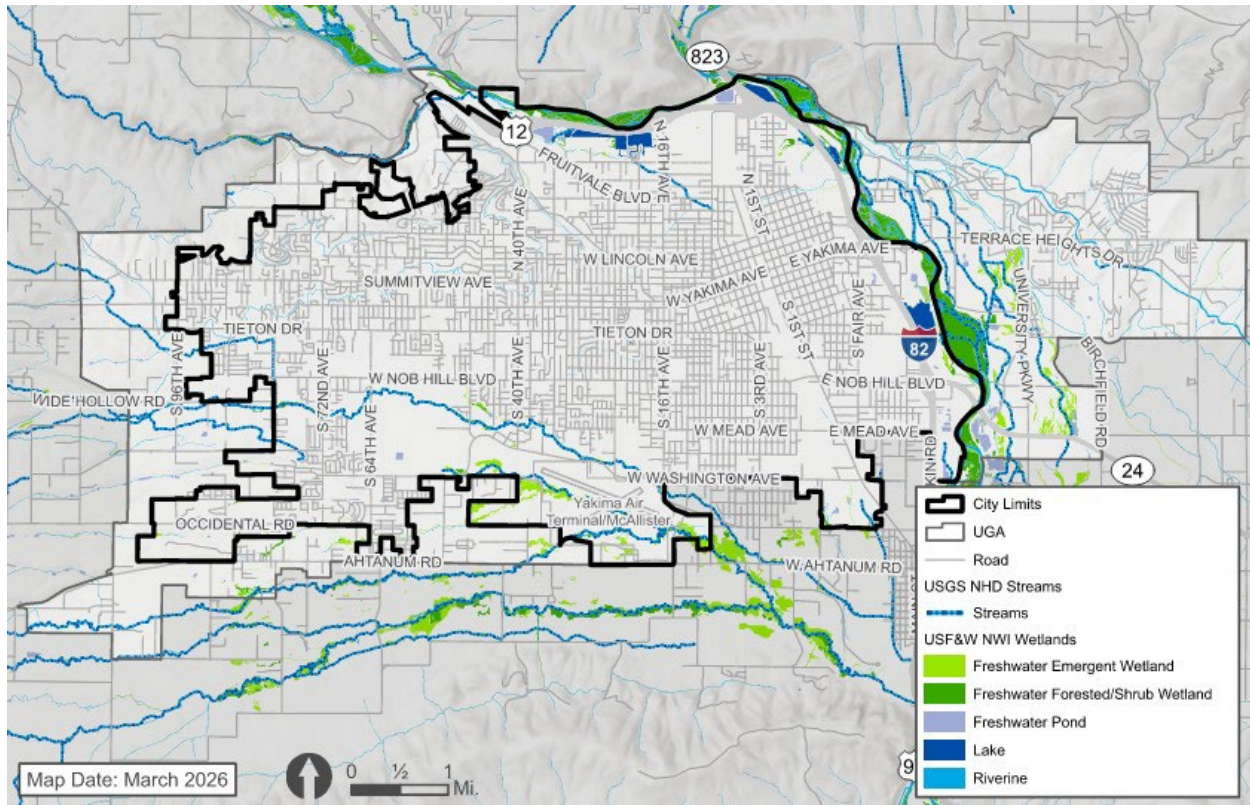
1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Most of the city is within the Lower Yakima Watershed, WRIA 37. A portion to the north part of the city abutting the Naches River is included in the Naches Watershed, WRIA 38. The city includes the Yakima and Naches rivers, as well as Wide Hollow, Bachelor, Spring, and Shaw creeks. Surface water is also present in artificial irrigation canals used to transport irrigation water and wetlands are located in the city. Significant wetlands include those associated with the Yakima and Naches rivers and Wide Hollow Creek. Additional small wetlands are associated with the other streams. See Exhibit 4.

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

Exhibit 4: Wetlands and Streams in Yakima



Source: City of Yakima GIS 2026, and USGS GIS 2025, and US Fish & Wildlife GIS 2025

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable to this non-project legislative action. Future development or activities in the City's shoreline jurisdictions will continue to be subject to the City of Yakima's Shoreline Master Program, and surface waters (including but not limited to rivers, streams, ponds, and wetlands) would continue to be regulated under the proposed CAO updates.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable to this non-project legislative action. Future development projects that require placing or removing fill and dredge material from surface waters or wetlands will be evaluated subject to federal, state, and local regulations and standards, including Yakima's wetland and shoreline regulations designed to avoid impacts to critical areas. The updated CAO also includes updates to incorporate Best Available Science for protecting and managing critical areas to avoid impacts to surface waters and wetlands.

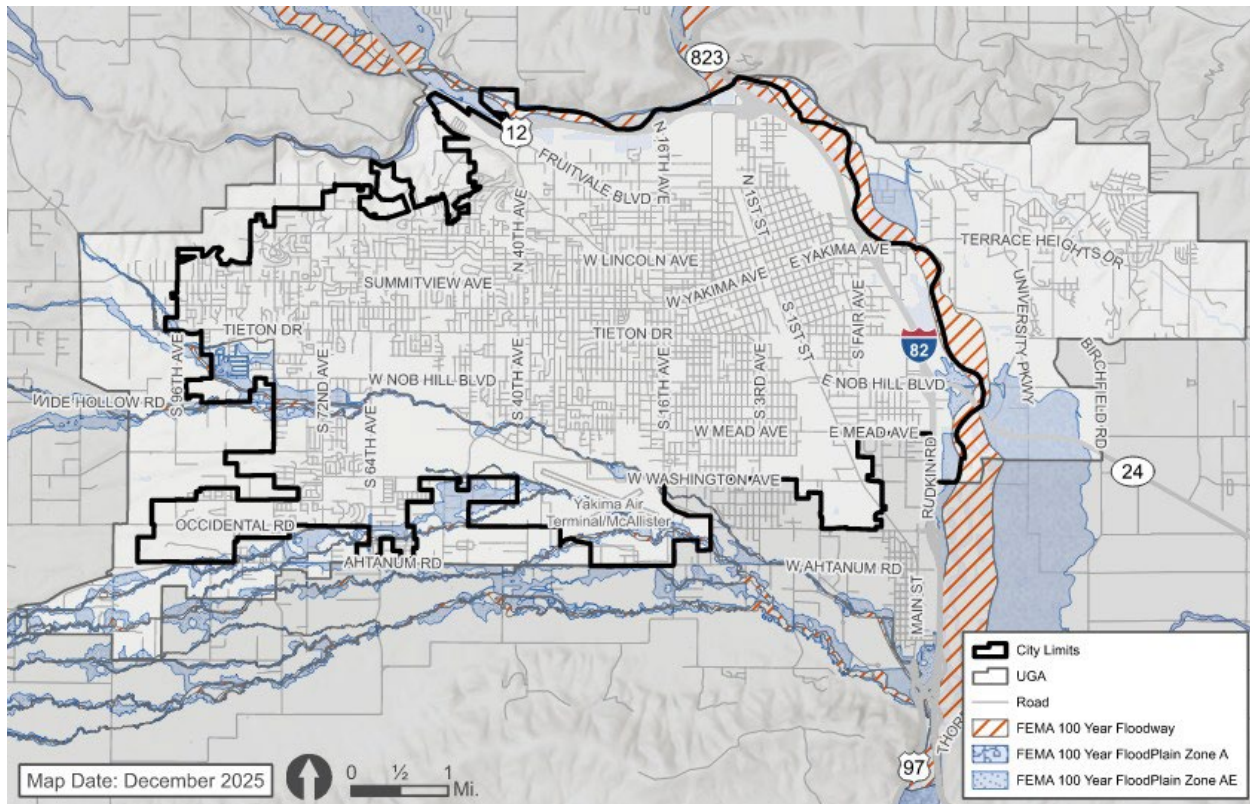
4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

Not applicable. No development is proposed; therefore, no new surface water withdrawals or diversions would occur as part of this non-project legislative action.

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

FEMA's mapped 100-year floodplain is shown in Exhibit 5. Within the city, the 100-year floodplain is located along Yakima and Naches rivers, as well as Wide Hollow, Bachelor, Spring, and Shaw creeks.

Exhibit 5: Frequently Flooded Areas in Yakima



Source: City of Yakima GIS, 2025; FEMA Floodplain Map, 2023

Two of the proposed amendments are outside floodplains (CPA #001-25 and CPA #004-25). A portion of land in the proposed land use amendment CPA 003-25 falls within the 100-year floodplain.

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

Not applicable. No development is proposed; therefore, no discharge of waste materials to surface water will be required. The proposal involves a non-project legislative action, any

future development projects will be evaluated subject to federal, state, and local regulations and standards.

b. Ground:

[Find help answering ground water questions](#)⁷

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 a general description, purpose, and approximate quantities if known.

Not applicable. No development is proposed; therefore, no groundwater would be withdrawn or discharges made to groundwater as part of this non-project legislative action. Proposed updates to the CAO are intended to protect groundwater while allowing for potable water use for future development.

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

Not applicable. No development is proposed; therefore, no groundwater will be withdrawn, or discharges made to groundwater. The proposal involves a non-project legislative action, any future development projects will be evaluated subject to federal, state, and local regulations and standards.

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable. No development is proposed; therefore, no runoff will be created. The proposal involves a non-project legislative action, any future development projects will be evaluated subject to federal, state, and local regulations and standards, especially the City's Stormwater Management Plan.

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

Not applicable. No development is proposed; therefore, no new waste materials would enter ground or surface waters as part of this non-project legislative action. Proposed updates to the CAO are intended to protect ground and surface waters.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

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

Not applicable. No development is proposed; therefore, no drainage patterns in the vicinity of the site would be affected as part of this non-project legislative action.

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

Not applicable. No development is proposed; therefore, no measures to reduce or control surface, ground and runoff impacts are required. The proposal involves non-project legislative actions, and any future development projects will be evaluated subject to federal, state, and local regulations and standards. The proposed Land Use Element and new integrated climate goals and policies preserve water quality and quantity while addressing the challenges posed by climate change, such as drought, reduced snowpack, and increased precipitation and flooding. In addition, updated protection standards in the proposed CAO that incorporate the most recent Best Available Science are intended to avoid impacts to wetlands and to maintain existing drainage patterns. An updated stream classification system and updated riparian management zone buffer requirements will also protect surface and ground water.

4. Plants

[Find help answering plants questions](#)

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

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☒ crop or grain
- ☒ orchards, vineyards, or other permanent crops
- ☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☒ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation: shrub-steppe habitat

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

Not applicable. No development is proposed; therefore, no vegetation will be removed or altered. The proposal involves a non-project legislative action, any future development projects will be evaluated subject to federal, state, and local regulations and standards.

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

State and federal agencies list threatened and endangered species that have the potential to be present in the City of Yakima. Exhibit 6 summarizes threatened and endangered Vascular plants

and mosses in Yakima County as identified by the Washington State Department of Natural Resources (DNR). According to DNR, Yakima is in the East Cascade ecoregion. The [U.S. Fish and Wildlife Service \(USFWS\) Information for Planning and Consultation \(IPaC\)](#) online database does not list any plant species in Yakima as threatened or endangered.

Exhibit 6: Threatened and Endangered Plants in Yakima County

Species	Federal	State	Lusting Agency
Gray's broomrape		Endangered	DNR
Cascades rockcress		Endangered	DNR
Obscure paintbrush	Sensitive	Endangered	DNR
Washington monkeyflower		Endangered	DNR
Klickitat aster		Threatened	DNR
Diffuse stickseed		Threatened	DNR
Kellogg's rush		Endangered	DNR
Rosy owl's clover	Sensitive	Threatened	DNR
Mt. Rainer lousewort	Sensitive	Threatened	DNR
Obscure pin lichen		Endangered	DNR
Nylander's rocktrippe lichen		Endangered	DNR

Source: DNR [2024 Washington Vascular Species and Lichen Species of Conservation Concern Lists](#), 2024.

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

Not applicable. No development is proposed; therefore, no changes are proposed to landscape or vegetation. The proposal involves a non-project legislative action, any future development projects will be evaluated subject to federal, state, and local regulations and standards.

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

Yakima County Noxious Weed Control Board identifies a long list of noxious weeds in the county categorized as follows:

- All Class "A" Weeds
- Class "B" Weeds, (all designated & those listed)
- Class "C" Weeds, (listed)

The list is available from the [Yakima County Noxious Weed Control Board](#).

5. Animals

[Find help answering animal questions](#)⁸

a. List any birds and other animals that 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.

A variety of federal and state listed birds, mammals, and aquatic species are known to be or have habitat in the City of Yakima. The list in Exhibit 7 is based on the unofficial species list obtained from the [U.S. Fish and Wildlife Service \(USFWS\) Information for Planning and Consultation \(IPaC\)](#) online database, the [National Oceanographic and Atmospheric Administration – Fisheries \(NOAA\)](#) website, and WDFW's [Priority Habitat and Species Statewide List and Distribution by County](#).

Exhibit 7: USFWS Threatened and Endangered Animal Species in Yakima Region

Species	Federal	State	Critical or Priority Habitat	Listing Agency
Yellow-billed Cuckoo	Threatened	Endangered	Designated (proposed)—not present in Yakima	USFWS
Bull Trout	Threatened	Candidate	Critical habitat designated	USFWS
Rainbow Trout/ Steelhead/ Inland Redband Trout	Threatened	Candidate	—	NOAA Fisheries, WDFW
Monarch Butterfly	Proposed Threatened	Candidate	Not present in Yakima	USFWS
Suckley's cuckoo bumble bee	Proposed Endangered	—	No critical habitat has been designated for this species	USFWS
Northern Spotted Owl	Threatened	Endangered	—	WDFW
Wolverine	Threatened	Candidate	—	WDFW
Gray Wolf	Endangered (only in western two-thirds of Washington)	Endangered		WDFW

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

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

Yakima is part of a major north-south bird migration route known as the Pacific Flyway. The Pacific Flyway is a migratory route that millions of birds use to travel to their nesting grounds. The Pacific Flyway extends from Mexico to Canada and Alaska.

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

Not applicable as this is a non-project action. Individual development projects will conduct wildlife surveys as necessary during the environmental review process to determine the presence of federal or state listed species or habitat. The proposed Land Use Element and new climate goals and policies seek to protect ecosystems, including those vulnerable to climate change. The CAO will also continue to regulate fish and wildlife conservation areas, wetlands, and all other critical areas, with proposed updates to incorporate the most recent Best Available Science for protecting and managing critical areas.

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

According to the [Washington Invasive Species Council](#), the following priority invasive animal species are known to occur in the Yakima region:

- Bullfrog: found throughout the lowlands of Washington.
- Nutria: first introduced into Washington for the fur-farming industry in the 1930s, populations are spreading rapidly throughout western Washington and are beginning to appear in central Washington.

Aquatic invasive species in Washington are listed at <https://wdfw.wa.gov/species-habitats/invasive> and regulated by the WDFW. None of the other aquatic invasive species of greatest concern (the European green crab, northern pike, or zebra and quagga mussels) are known to occur in Yakima.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

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.

Not applicable. No development is proposed; therefore, no energy will be used. The proposal involves a non-project legislative action, any future development projects will be evaluated subject to federal, state, and local regulations and standards.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

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

Not applicable. No development is proposed; therefore, no energy will be used. The proposal involves a non-project legislative action, any future development projects will be evaluated subject to federal, state, and local regulations and standards.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Not applicable. No development is proposed; therefore, no energy conservation features are required. The proposal involves non-project legislative actions, and any future development projects will be evaluated subject to building and energy codes and local regulations and standards. The new integrated climate goals and policies also seek to protect natural resources, increase energy reliability and resilience, and improve building energy efficiency.

7. Environmental health

[Health Find help with answering environmental health questions¹⁰](#)

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

Not applicable. No development is proposed; therefore, no environmental health hazards will result as part of this non-project legislative action.

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

Various cleanup sites in Yakima with low, moderate, and high risks are identified in Exhibit 8 with cleanup status.

Exhibit 8: Yakima Contaminated Sites

Site Name	Address	Status
201 W YAKIMA AVE	201 W YAKIMA AVE	Cleanup Started
Agri-Tech Yakima Steel Fabricators	6 & 10 1/2 E WASHINGTON	Cleanup Started
Barge Lincoln Elementary School	219 E I ST	CC-Perf. Monitoring
Bay Chemical	8 E WASHINGTON AVE	CC-Perf. Monitoring
Bissell Distributing	311 W I ST	Cleanup Started
Bush Property	5412 MORNINGSIDE DR	Cleanup Started
Cameron Yakima Inc	1414 S 1ST ST	CC-Perf. Monitoring
CMX Corp	206 W MEAD AVE	CC-O&M/Monitoring

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

Site Name	Address	Status
Consolidated Freightways	1105 S 3RD ST	Cleanup Started
Frank Wear Cleaners	106 S 3RD AVE	Cleanup Started
Haas Fruit Whse	711 RUSSELL LN	Cleanup Started
Hoover Elementary School	400 W VIOLA	CC-O&M/Monitoring
Interstate 82 Exit 33A Yakima City Landfill	INTERSTATE 82	Cleanup Started
Kelly Oil	1309 N 1ST ST	Awaiting Cleanup
NU WAY Cleaners Yakima	801 S 3RD ST	CC-O&M/Monitoring
Tiger Oil 24th Ave & W Nob Hill	2312 W NOB HILL BLVD	Cleanup Started
Tiger Oil N 1st St Fmr 6013	1808 N 1ST ST	Cleanup Started
UNOCAL 76	920 N 6TH AVE	Cleanup Started
Valley Junk	403 KEYS RD	Cleanup Started
Whitney Elementary School	4411 W NOB HILL BLVD	Awaiting Cleanup
Wilson Middle School	902 S 44TH AVE	Awaiting Cleanup
Yakima Gull 1614	214 S 5TH AVE	Awaiting Cleanup
Yakima Old City Landfill	S 18TH ST & YAKIMA R MILE 112	Cleanup Started
Yakima Valley Spray	1108-1122 S 1ST ST	Cleanup Started
Zwight Logging	222 Keys Rd	Awaiting Cleanup

Source: WA Dept of Ecology [Contaminated Site List](#), 2026.

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.

According to the [Department of Transportation Pipeline and Hazardous Materials Safety Administration jurisdiction GIS site](#), one hazardous gas transmission lines runs on the east side of the City of Yakima city limits within the City's UGA in the Terrace Heights area. There are no hazardous liquid transmission lines in the city.

The proposal involves a non-project legislative action, any future development projects will be evaluated subject to federal, state, and local regulations and standards.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable. No development is proposed; therefore, no toxic or hazardous chemicals will be stored, used, or produced. The proposal involves a non-project legislative action, any future development projects will be evaluated subject to federal, state, and local regulations and standards.

4. Describe special emergency services that might be required.

Not applicable. No development is proposed; therefore, no toxic or hazardous chemicals will be stored, used, or produced. The proposal involves a non-project legislative action, any future development projects will be evaluated subject to federal, state, and local regulations and standards.

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

Not applicable. No development is proposed; therefore, no measures to reduce or control environmental health hazards are required. The proposal involves non-project legislative actions, and any future development projects will be evaluated subject to federal, state, and local regulations and standards. The new integrated climate goals and policies also seek to prepare the City of Yakima and its residents for hazards exacerbated by climate change, including increased flooding and precipitation, wildfires and wildfire smoke, extreme heat, and more. Washington state's Model Toxics Control Act (MTCA) and federal Toxic Substance Control Act would apply to future developments for cleanup and prevention of contamination by hazardous substances.

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

Several types of noise exist throughout Yakima, including noise from traffic on I-82, SR 12, existing commercial use, and air traffic. No development is proposed with this proposal; therefore, no additional noise would be created. The proposal involves a non-project legislative action, any future development projects will be evaluated subject to federal, state, and local regulations and standards.

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)?

Although this proposal is for a non-project action, it is anticipated that the City's growth and development in surrounding areas will inevitably result in heightened traffic, consequently elevating noise levels along main transportation routes, affecting nearby properties. Potential future developments within the city may further exacerbate background traffic noise, introduce operational noise, or overall increased ambient noise levels. While short-term noise stemming from the construction of individual projects is expected, these effects will be temporary and transient. The city will assess noise impacts arising from individual development and construction as part of the environmental review process for each specific project.

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

Future site-specific development would be subject to state noise regulations. The City's development regulations also reduce the potential for conflicts such as noise between various

incompatible use types. No additional measures to reduce or control noise impacts are required as the proposal involves non-project legislative actions and no development is proposed.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

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.

The City of Yakima's current land use is a mix of residential, commercial, industrial, public, and business uses. Commercial uses are concentrated in downtown Yakima and along I-82 and other major arterial corridors. Downtown Yakima is located along Yakima Avenue. The railroad runs parallel to 1st Ave and abuts industrial uses along the north-south stretch of the city. Residential uses are mostly located west of the downtown area.

The proposal will generally maintain Yakima's land use pattern and is not expected to have any major impacts on current land uses. Density of uses is expected to increase over time with infill and redevelopment and changes to development regulations. There is capacity under existing and proposed zoning to accommodate planned growth and the City is not proposing any changes to its Urban Growth Area (UGA) boundary. The City has consolidated and separated some future land use designations, but this will not affect zoning or site specific uses. See Exhibit 9.

Exhibit 9: Existing Land Use within the City Limits and Unincorporated UGA

Existing Land Use	Incorporated City (acres)	Share (%)	City + Unincorporated UGA (acres)	Share (%)
Single-family Residential	5,547	38%	9,787	38.5%
Multi-family Residential	1,009	7%	1,144	4.5%
Professional Offices or Services	1,133	8%	1,487	5.9%
Retail Commercial	1,370	9%	1,760	6.9%
Industrial	1,675	11%	2,024	8.0%
Government, Education, Utility, etc.	766	5%	1,071	4.2%
Parks, Recreation, Cultural	263	2%	265	1.0%
Agricultural	1,298	9%	3,570	14.1%
Vacant	1,629	11%	4,298	16.9%
Total	14,692		25,408	

Note: Acreages listed here are derived from parcel-level data and do not include right-of-way space. Total existing land use acreage shown here is slightly lower than the total land area of Yakima and its UGA.

Source: City of Yakima, 2025; Yakima County Assessor's Office, 2025; BERK, 2025.

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

Three site specific land use amendments are proposed based on existing uses on the sites and surrounding land uses. See Exhibit 10. A change from residential to commercial is generally expected to increase land use intensity and related service requirements. However, two of the locations already have commercial land use next to them, and one is located at the intersection of arterial roads and underdeveloped areas (W Tieton Drive and S 96th Ave). Cumulatively, these are not expected to have major impacts on current land uses.

Exhibit 10: Existing Land Use and Acres of Land Use Amendments

CPA #s	Existing Land Use	Acres
001-25	Single Unit Residential	0.31
003-25	Undeveloped Land	2.03
004-25	Single Unit Residential	0.483
	Mobile Home Park	0.657

Source: City of Yakima, 2025; Yakima County Assessor's Office, 2025; BERK, 2025.

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 because 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?

There are no long-term commercially significant farmlands or forest lands within the city. There are a few "hobby farms" within the city (currently zoned SR - Suburban Residential). No agricultural or forest land of long-term commercial significance will be converted as part of this non-project legislative action.

Yakima County designates mineral resource lands within the county. There are limited sites in the city with long-term commercial significance for mining.

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?

See the response in 8b. No development is proposed as part of this non-project legislative action. Future development will continue to be regulated by the Yakima Municipal Code.

c. Describe any structures on the site.

See the response in 8a for the development pattern in the city. Structures in the city are consistent with its land use pattern.

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

Not applicable. This non-project legislative action does not include demolition of any structures. Current uses could convert to other uses allowed under the zoning code as development occurs consistent with the Comprehensive Plan and implementing regulations. Any future

development projects will be evaluated subject to federal, state, and local regulations and standards.

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

The City's current zoning designations include:

- Residential zones in SR, R-1, R-2, and R-3
- Business zones in B-1, B-2 and HB
- Convenience center type commercial zones in SCC and LCC
- General commercial zone in GC
- Central business district zone in CBD
- Regional development in RD
- Industrial zones in M-1, M-2
- Airport zone in AS zones

The zoning map is also available [online](#).

Exhibit 11 shows zoning of the sites proposed for land use change.

Exhibit 11: Existing Zones of Land Use Amendments

CPA #s	Existing Zone
001-25	R2
003-25	R1
004-25	R3

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

The existing future land use map (FLUM) is available online as part of the 2024 Comprehensive Plan and in the [City's open GIS portal](#).

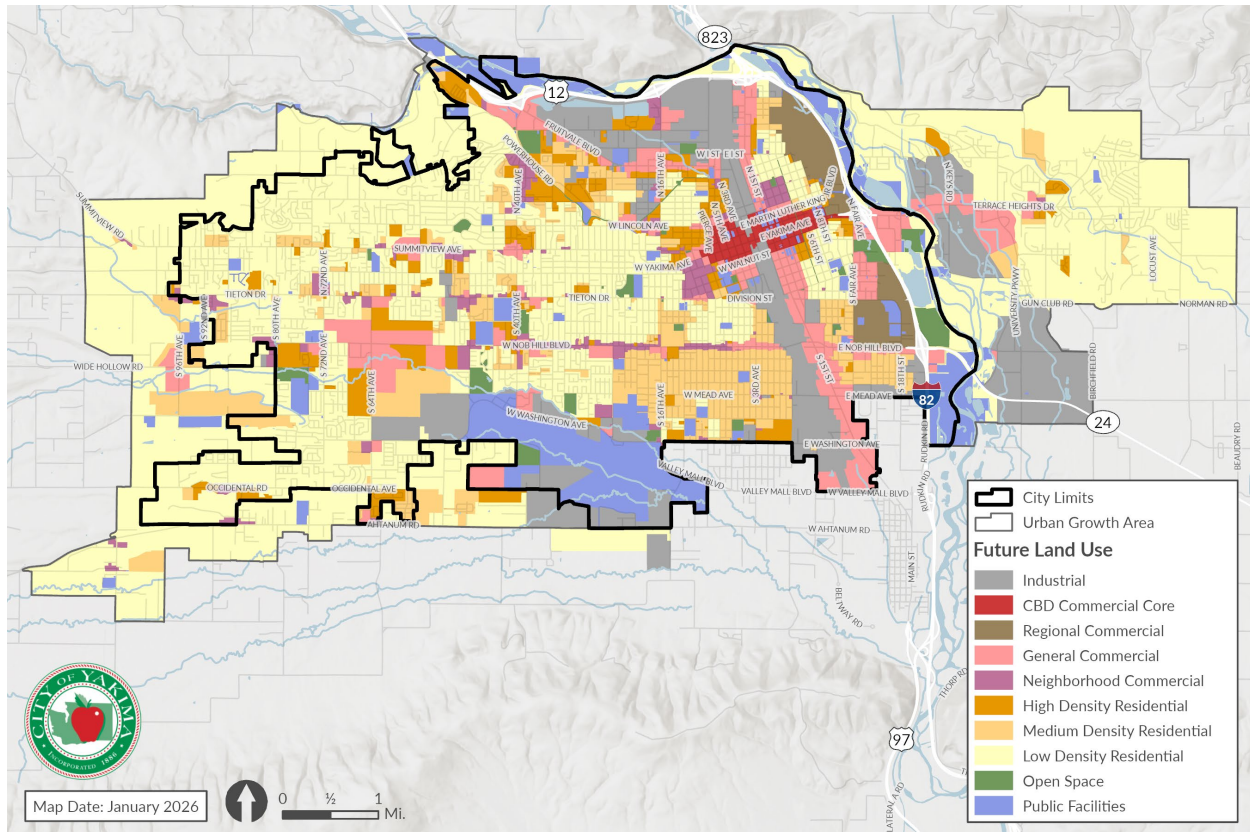
The City is proposing an updated FLUM map as part of the Comprehensive Plan Periodic Update. This includes simplifying and introducing new land use designations and closely matching densities and uses. Exhibit 12 lists the existing and proposed future land use designations. Proposed designations include new designations for open space and public facilities. The proposed Future Land Use map is shown in Exhibit 13. Exhibit 14 summarizes the proposed land use designation implemented by various zones. Open space and public facilities land use designations are intended to be implemented by all zoning districts except for the AS zone. Exhibit 15 details proposed amendments for the sites with a proposed land use change (CPA #001-25, CPA #003-25, and CPA #004-25).

Exhibit 12: Future Land Use Map Existing and Proposed

Existing FLUM Designations	Proposed FLUM Designation
▪ Low Density Residential ▪ Mixed Residential	▪ Low Density Residential ▪ Medium Density Residential

- | | |
|---|--|
| <ul style="list-style-type: none"> Community Mixed-Use Commercial Mixed-Use CBD Commercial Code Regional Commercial Industrial | <ul style="list-style-type: none"> High Density Residential Neighborhood Commercial General Commercial CBD Commercial Code Regional Commercial Industrial Open Space Public Facilities |
|---|--|

Exhibit 13: Proposed Future Land Use Map



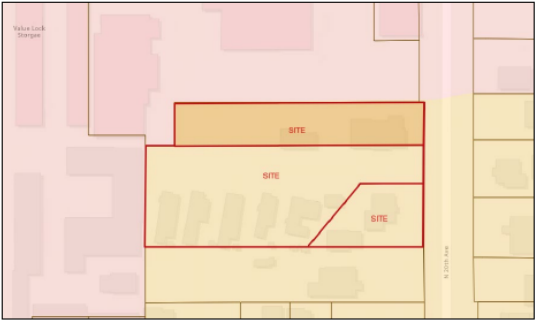
Source: City of Yakima, 2025; BERK, 2025.

Exhibit 14: Future Land Use and Implementing Zoning Districts

Zoning ↓	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	General Commercial	CBD Commercial Core	Regional Commercial	Industrial	Open Space	Public Facilities
SR	X								X	
R-1	X								X	X
R-2		X							X	X
R-3			X						X	X
B-1				X					X	X
B-2				X					X	X
HB				X					X	X
SCC					X				X	X
LCC					X				X	X
GC					X				X	X
CBD						X			X	X
RD							X		X	X
M-1								X	X	X
M-2								X	X	X
AS								X		

Source: Yakima Municipal Code, 2025; BERK, 2025.

Exhibit 15: Existing and Proposed Land Use Amendments

	Existing Comprehensive Plan Land Use	Proposed Amendments
CPA 001-25	Mixed Residential Project Name: DANNY L BIRD Site Address: 3908 RIVER RD File Number(s): CPA#001-25 FUTURE LAND USE MAP  Yakima Future Land Use Designations - Low Density Residential - Mixed Residential - Central Business Core Commercial - Commercial Mixed Use - Regional Commercial - Community Mixed Use - Industrial	General Commercial  N
CPA 003-25	Low Density Residential Project Name: ROBERTO ARTEAGA Site Address: 9503, 9509, 9515 TIETON DR File Number(s): CPA#003-25 FUTURE LAND USE MAP  Yakima Future Land Use Designations - Low Density Residential - Mixed Residential - Central Business Core Commercial - Commercial Mixed Use - Regional Commercial - Community Mixed Use - Industrial	Neighborhood Commercial  N
CPA 004-25	Low Density Residential and Mixed Residential Project Name: MENARDS HOLDINGS LLC Site Address: 810, 812, 814 N 20TH AVE File Number(s): CPA#004-25 FUTURE LAND USE MAP  Yakima Future Land Use Designations - Low Density Residential - Mixed Residential - Central Business Core Commercial - Commercial Mixed Use - Regional Commercial - Community Mixed Use - Industrial	General Commercial  N

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

The City's Shoreline Master Program is available on the [City's open GIS portal](#). The shoreline regulations are available in the municipal code in [YMC Title 17](#).

Yakima's shoreline includes the following shoreline environment designations:

- Floodway/CMZ
- Urban Conservancy
- High Intensity
- Essential Public Facilities
- Shoreline Residential
- Aquatic

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

Critical areas in the City of Yakima are regulated through Yakima's CAO pursuant RCW 36.70A.170. This includes geologically hazardous areas, critical aquifer recharge areas, frequently flooded areas, wildlife habitat conservation areas, and wetlands.

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

During the countywide allocation process, the City of Yakima had a growth target of total of 107,443 people in the city limits and an additional 16,816 in the UGA by 2046. The City's population in 2025 was 100,000 according to OFM. This would require a total of 10,648 housing units with the city limits and the UGA. The employment target for the city was 4,222 new jobs between 2026 to 246.

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

The intent of the Comprehensive Plan update is to address how to accommodate Yakima's projected growth by 2046. The plan includes future land use designations to accommodate both existing and future residential and commercial uses. No displacement is expected as a direct result of this non-project legislative proposal.

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

Not applicable. The intent of the comprehensive plan update is to address how to accommodate Yakima's projected growth by 2046. The plan includes future land use designations to accommodate both existing and future residential and commercial uses. Specific policy language is also proposed to reduce residential and commercial displacement risk.

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

The City's Comprehensive Plan is designed to be consistent with land use guidance in the GMA and the Yakima County CPPs. The proposed 2026 Comprehensive Plan includes updated future

land use designation definitions and policy language to support land use compatibility (see the Land Use Element).

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

See response to B.8.b. There are no agricultural or forest lands of long-term commercial significance in the city, or major mineral resources in the city.

9. Housing

[Find help answering housing questions](#)¹²

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

No housing units will be constructed as part of this non-project legislative action. However, the GMA requires that Yakima County and the cities within allocate a fair share of housing over a 20-year period through the Yakima County CPPs. The City of Yakima's housing growth targets overall and by income band are summarized in Exhibit 16 as set in the regional allocation process. The greatest need for new units is at the lower end of the affordability spectrum (30% to 50% AMI). In this income band, 2,450 units are needed. A total of 3,661 units are also needed for households earning 30% AMI or less, including 1,750 units of permanent supportive housing that include wrap-around services for people who need support to maintain residency. Emergency housing targets (617 beds) are in addition to permanent supportive housing.

Exhibit 16: City of Yakima and UGA Combined Allocation of Projected Housing Needs, 2020-2046

Total Units Allocated	0-30% Non-PSH	0-30% PSH	30-50% AMI	50-80% AMI	80-100% AMI	100-120% AMI	120%+ AMI	Emergency Housing/ Shelter Beds
10,648	1,750	1,911	2,450	1,286	760	514	1,977	617

Legend: PSH = Permanent Supportive Housing; AMI = Area Median Income.

Source: WA Department of Commerce, 2025; Yakima County 2025; BERK, 2025.

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

The intent of the comprehensive plan update is to address how to accommodate Yakima's projected growth by 2046. The plan includes future land use designations to accommodate both existing and future residential and commercial uses. No displacement is expected as a direct result of this legislative proposal.

Proposed land use amendments in CPAs 001-, 003-, and 004-25 will reduce low density housing. Low density housing are generally considered affordable to higher income households. The

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

proposed changes can increase capacity for higher density housing since proposed commercial land uses also allow high density homes. As mentioned in B.8.c, Yakima already has sufficient housing capacity across all income group needs.

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

The City's Comprehensive Plan is designed to be consistent with land use guidance in the GMA and the Yakima County Countywide Planning Policies. The land capacity analysis shows the City alone has capacity for over 21,000 net new housing units. Moreover, it shows there is sufficient capacity by assumed income level served to accommodate Yakima's projected housing needs by income level. Yakima has a surplus of:

- 4,560 units capacity for low density housing (>120% AMI)
- 5,220 units in moderate density housing (>80-120% AMI)
- 546 units in ADUS (>50-80% AMI)
- 752 units in low-rise multifamily (0-50% AMI)

Proposed development regulations updates will further remove some barriers to housing developments. This includes reduced lot sizes, higher residential density than currently allowed, reduces setback, and unit lot subdivisions.

The proposed 2026 Comprehensive Plan includes updated future land use designation and policy language to support land use compatibility. Housing goals and related policies also encourage affordable housing, such as:

- Goal 3.1: Encourage diverse and affordable housing choices.
- Goal 3.3: Ensure an adequate supply of housing for all income groups and persons with special needs.
- Goal 3.6: Prevent discrimination and displacement in the development and maintenance of housing.

10.Aesthetics

[Find help answering aesthetics questions](#)¹³

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposal does not change the City's development regulations for height limits. The City's regulations for height limits are found in Yakima Municipal Code Title 15 Zoning. The proposal involves a non-project legislative action, any future development projects will be evaluated subject to regulations and standards in place at the time.

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

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

Not applicable. The proposal involves a non-project legislative action, any future development projects will be evaluated subject to federal, state, and local regulations and standards.

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

Not applicable. No development is proposed; therefore, no measures are required to reduce or control aesthetics. The proposal involves a non-project legislative action, any future development projects will be evaluated subject to federal, state, and local regulations and standards.

11.Light and glare

[Find help answering light and glare questions](#)¹⁴

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

Not applicable. No development is proposed; therefore, no light would be produced as part of this non-project legislative action.

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

Not applicable. No development is proposed; therefore, no light would be produced as part of this non-project legislative action.

c. What existing off-site sources of light or glare may affect your proposal?

Not applicable. No development is proposed; therefore, no light would be produced as part of this non-project legislative action.

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

Not applicable. No development is proposed; therefore, no measures to reduce or control light and glare impacts are required. The proposal involves non-project legislative actions, and any future development projects will be evaluated subject to federal, state, and local regulations and standards.

12.Recreation

[Find help answering recreation questions](#)

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

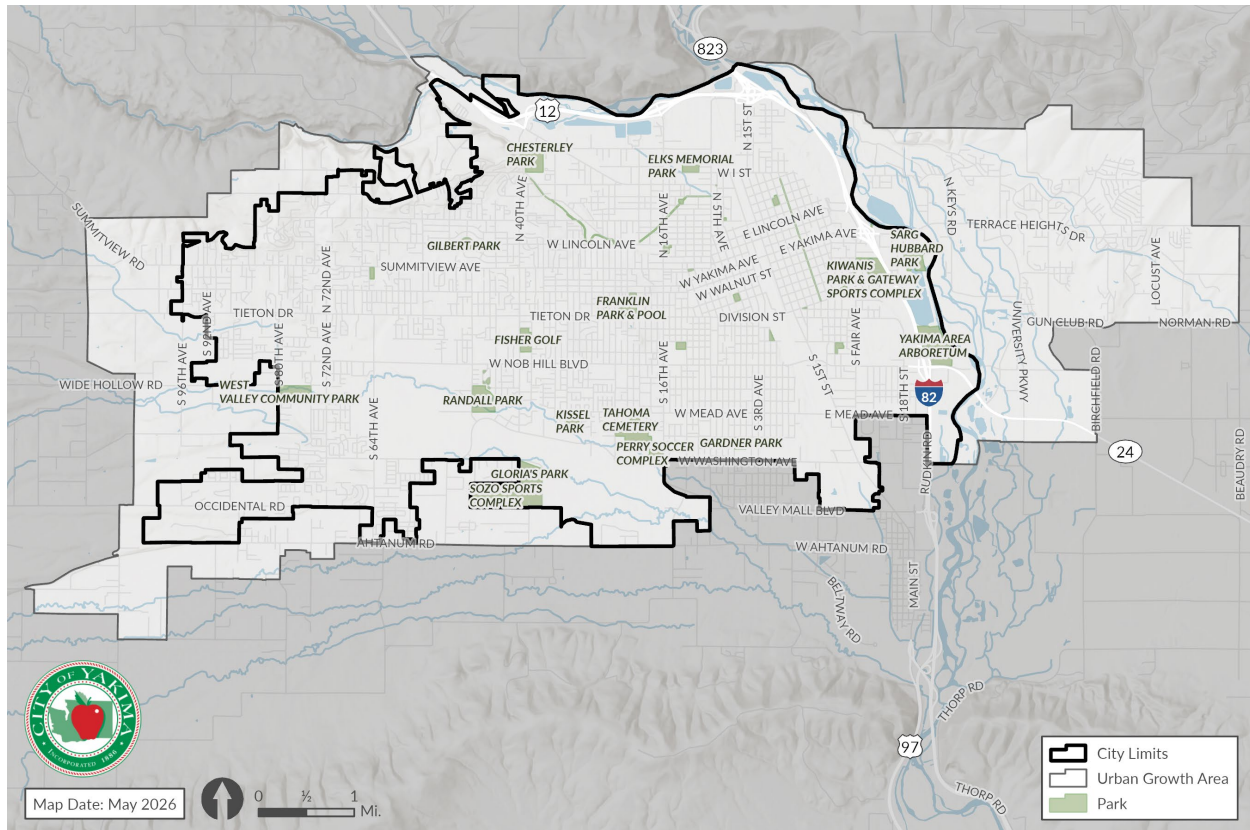
There are approximately 756 acres of parks and open space in the city limits and UGA. This includes City, State, and non-profits owned and operated parks. Yakima Parks and Recreation

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

Division owns and manages approximately 332 acres of parks and recreation facilities. See Exhibit 17.

The City of Yakima Parks & Recreation Division offers a variety of passive and active recreational activities for adults, youth, and seniors through sports programs, the senior center, summer day camps and other special events. Passive recreational activities in Yakima include walking, nature watching, fishing etc. Active recreational activities are provided in various facilities such as sports fields, biking trails etc.

Exhibit 17: City of Yakima Parks



Source: City of Yakima, 2026; BERK, 2026.

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

Not applicable. No development is proposed; therefore, no existing recreational uses would be affected as part of this non-project legislative action.

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

Not applicable. No development is proposed; therefore, no measures to reduce or control impacts on recreation are required. Future development projects will be evaluated subject to federal, state, and local regulations and standards. The proposed Land Use and Parks and Recreation elements include goals and policies to ensure a healthy and equitable recreational and open space environment for all users in the city. Although the City's facilities fall below the

acreage standards for Community Parks and Neighborhood Parks/Mini Parks/Parkways as set in the 2022-2027 Yakima Parks and Recreation Comprehensive Master Plan, there are adequate publicly accessible facilities owned and operated by other agencies. The combined inventory of facilities meets the recreational and open space needs of residents.

The new integrated Climate Element also includes discussion on tree canopies, including goals and policies within the Parks and Recreation Element for preservation of open space and tree canopies in the parks.

The City's 2022-2027 Parks Comprehensive Master Plan and future updates will continue to guide acquisition, development, and improvement of park areas and facilities and the provision of recreational service throughout the city. In addition, to offer varied recreational opportunities while providing additional parkland per capita, the City encourages that all new developments address the issue of providing open space. This can be accomplished with parkland dedication, designation of lands for open space, or the availability of open space areas in commercial areas.

13. Historic and cultural preservation

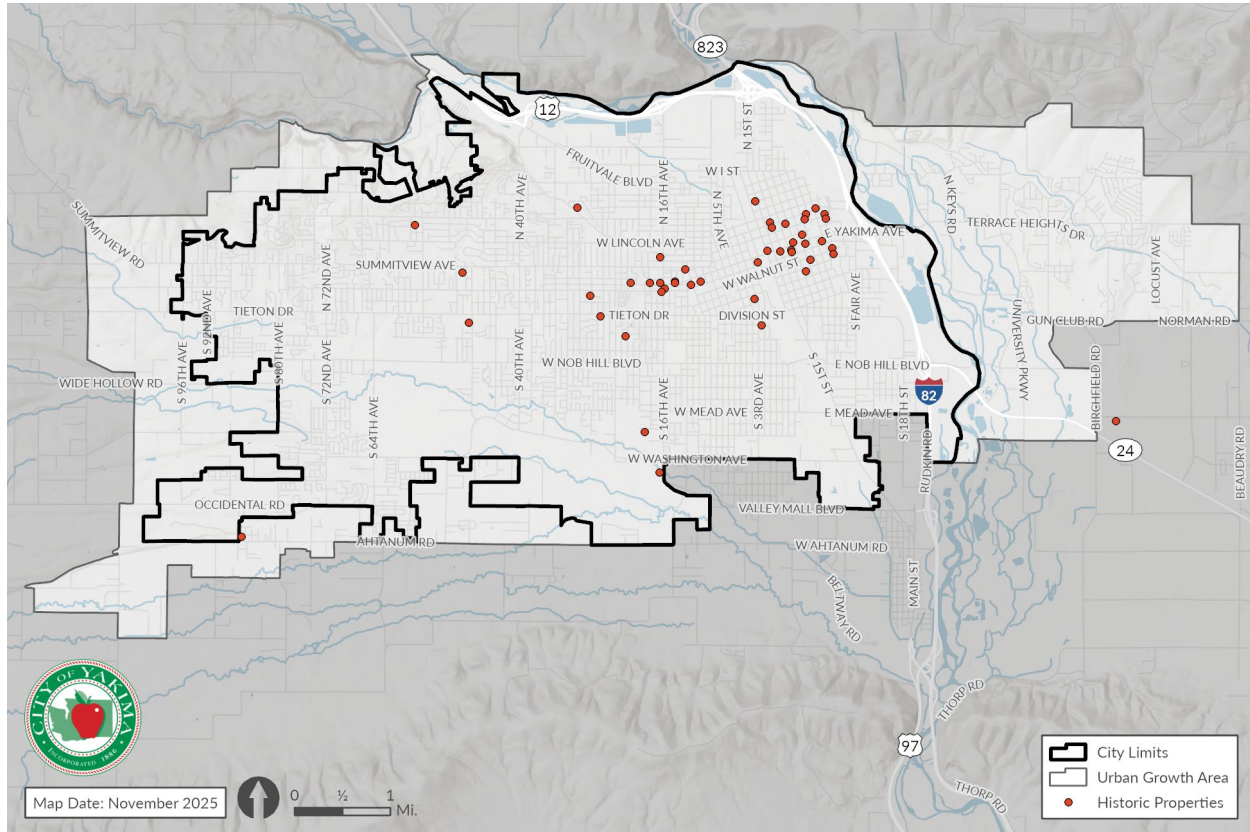
[Find help answering historic and cultural preservation questions](#)¹⁵

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? If so, specifically describe.

Yakima's downtown and surrounding neighborhoods include dozens of properties listed on the National Register of Historic Places (NRHP). The city is also home to the Yakima Valley Museum, one of the premier history museums in the state. Exhibit 18 maps historic properties inventoried by the Department of Archeology and Historic Preservation (DAHP).

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

Exhibit 18: DAHP Officially Inventoried Historic Properties



Source: DAHP, 2026; City of Yakima, 2026; BERK, 2026.

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.

The City of Yakima is located within the ancestral territory of the Yakama Nation (made up of the Kah-milt-pah, Klickitat, Klinquit, Kow-was-say-ee, Li-ay-was, Oche-chotes, Palouse, Pisuquose, Se-ap-cat, Shyiks, Skinpah, Wenatshapam, Wishram, and Yakama tribes).¹⁶ The Yakamas and other regional tribes have a long history of making seasonal camps, fishing, gathering, and hunting in the area. Tribal land was ceded in 1855 as part of the Yakama Treaty of Camp Stevens, opening the area to non-Native settlement.¹⁷ Known cultural resources are documented in the Washington Department of Archeology and Historic Preservation's online [WISAARD map](#)

¹⁶ [Native Land Digital](#) (accessed August 2026); [Yakama Nation History](#) (accessed August 2026).

¹⁷ [Tribal Lands of Washington Web Map](#) sourced from Ecology's [Tribal Lands GIS Layer](#) (accessed August 2026).

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

No impact on cultural or historic resources are anticipated as part of this non-project legislative action. The City maintains consistent communication with the Yakama Nation regarding cultural and archeological resources, and the Yakama Nation shares published resources. The City also follows required development notification protocols and discovery procedures, particularly for SEPA notifications or shoreline development permits.

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

Not applicable. No development is proposed; therefore, no measures to avoid, minimize, or compensate for loss, changes to, and disturbance to cultural and historic resources are required. Historic Preservation goals and related policies aim to minimize impacts to cultural and historic resources, such as:

- Goal 4.2: Integrate historic preservation and tribal coordination into Yakima's planning and development strategies.
- Goal 4.3: Identify, register, and protect historic buildings, places, landscape, and trees.
- Goal 4.4: Encourage building and cultural resource rehabilitation in downtown Yakima.

YMC Chapter 11.62 provides for the identification, designation, evaluation, and protection of historic resources. The following state laws also provide protection of archaeological resources:

- Chapter 27.44 RCW provides for the protection of Native American graves and burial grounds, encourages voluntary reporting of said sites when discovered, and mandates a penalty for disturbance or desecration of such sites.
- Chapter 27.53 RCW governs the protection and preservation of archaeological sites and resources and establishes the Department of Archaeology and Historic Preservation (DAHP) as the administering agency for these regulations.
- Section 36.70A.020 RCW includes a goal to identify and encourage "the preservation of lands, sites, and structures that have historical, cultural, and archaeological significance." This goal must be considered and incorporated into comprehensive plans and the implementing development regulations.
- Chapter 68.60 RCW provides for the protection and preservation of abandoned and historic cemeteries and graves.

14. Transportation

[Find help with answering transportation questions](#)¹⁸

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

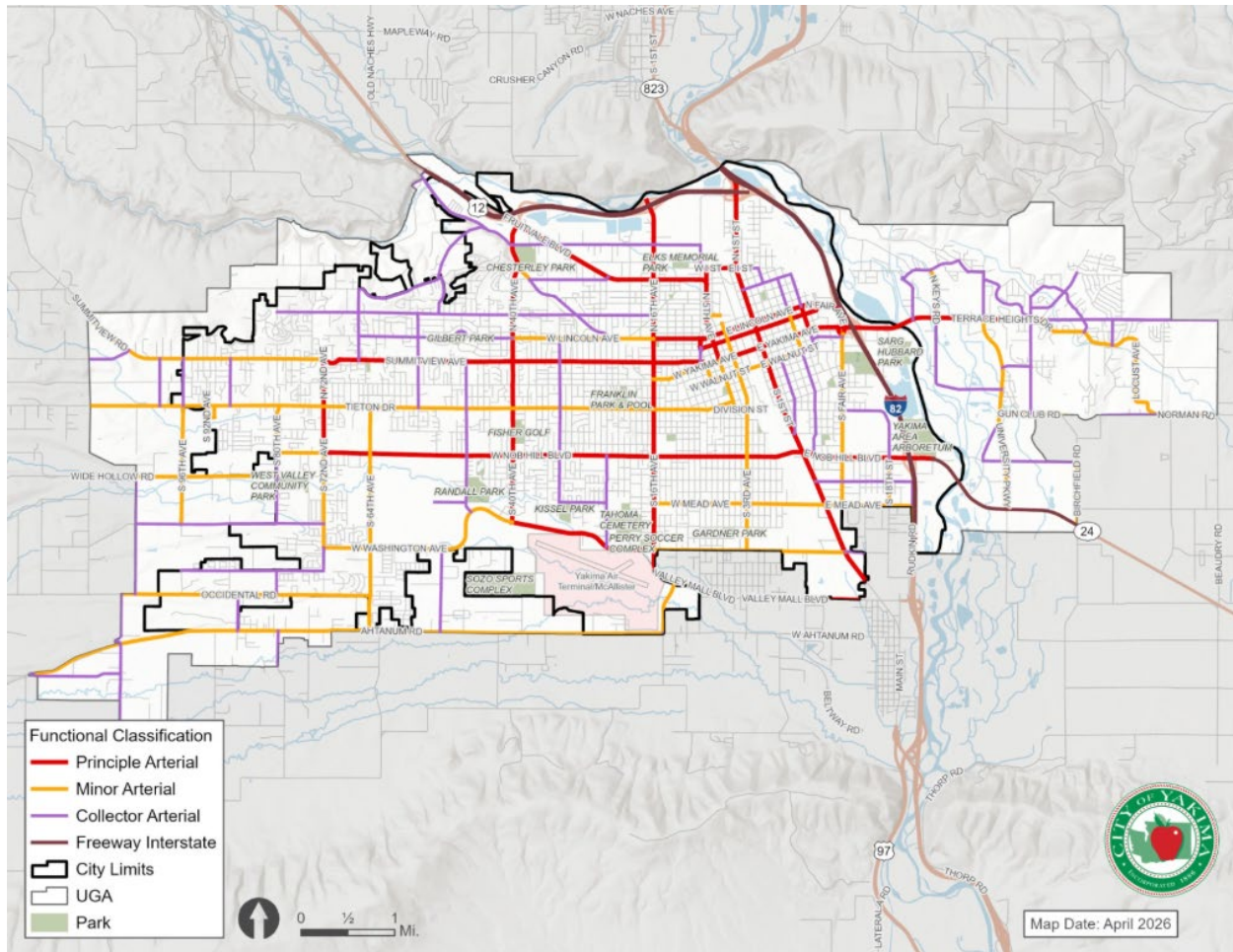
Yakima is primarily served by the City's existing public streets system and by major state highways. See Exhibit 19. Streets are divided into four functional classifications, including Principal Arterials, Minor Arterials, Collectors, and Local Access. Major north-south thoroughfares on the city owned street network include 1st St, 16th Ave, 40th Ave, and 72n Ave. Major east-west streets include Fruitvale Boulevard, Lincoln Ave, and Martin Luther King Jr Boulevard in downtown Yakima, E Yakima Ave and Summit View Ave, Nob Hill Boulevard, and Valley Mall Boulevard. In addition, two roadways owned and operated by WSDOT and identified as highways of statewide significance provide for regional and interregional travel in the city:

- US-12 from the North Western city limits to the junction with I-82
- I-82 from the junction with US-12 to the southern city limits

The three planned CPAs for upzoning will not have any significant impacts on the existing street system or change local access.

¹⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

Exhibit 19: Functional Classification of City Streets



Source: City of Yakima, 2026; Transpo, 2026.

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?

Yakima Transit serves the city of Yakima with fixed route and paratransit services. Yakima Transit also provides the Yakima-Ellensburg Commuter service during morning and evening commute periods. As of 2026, Yakima Transit operated Fixed-route bus service along ten different routes that operate between the hours of 6:00am and 7:00pm within the City of Yakima. Weekday routes are operated with one-hour and half-hour headways on most routes, while Saturday and Sunday routes are operated on an hourly basis.

Paratransit service (Dial-a-Ride) is provided by Yakima Transit for patrons who cannot use fixed-route bus services due to a disability and in accordance with ADA. This service provides curb-to-curb paratransit service during the same operating days and hours of local fixed route service. Paratransit services are provided, door-to-door, to eligible clients and serves the areas within the city limits of Yakima and Selah and some trips into the City of Union Gap.

Yakima has one major transit center in its downtown area. The Yakima Transit Center is located along 4th Street between Chestnut Avenue and Walnut Avenue. All Yakima Transit Routes are

routed through the Yakima Transit Center. The transit center can accommodate up to 12 buses at a time.

The three planned CPAs for upzoning will not have significant impacts on the planned public transit and each are located within close proximity to existing fixed route transit service.

c. 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 new road, street, pedestrian, bicycle, or state transportation facilities or improvements are proposed or required as part of this non-project legislative action (CPA upzones). The proposed Transportation Element and City's separately maintained six-year Transportation Improvement Program (TIP) include planned improvements to roads and non-motorized infrastructure. The TIP, which is updated annually, is available from the Public Works Department. The proposed Transportation Element identifies long-term updates to the Transportation Systems Plan. Proposed improvements include intersection projects, new roadways, and off-street bicycle routes. Improvement projects are focused on bringing the primary connections into compliance with the City's level of service standards for each travel mode. Any future public or private transportation improvements will be evaluated at the time of a specific proposal and through the City's applicable review process.

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

No new construction or use of air, rail, or water transportation facilities is proposed as part of this non project legislative action. Yakima is near a major air transportation hub, and existing rail lines run through the city. Future development in the immediate vicinity of these facilities will be evaluated subject to federal, state, and local regulations and standards.

- Yakima Air Terminal / McAllister Field is owned by the city of Yakima and is located to the south of downtown Yakima and east of I-82.
- Rail lines in the City of Yakima are exclusively used for freight transportation and do not include passenger service. The double-tracked line through the city's central business district is a Strategic Rail Corridor (WSDOT, 2013) owned by BNSF and one of three statewide east-west rail lines. Additional spur lines within the city and its UGA carry less train traffic, but many remain important connections for the rail community.
- The city borders the Yakima River on its east side; however, the river is not a meaningful freight transportation corridor

The three planned CPAs for upzoning are not planned in the immediate vicinity of water, rail or air transportation.

e. 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?

Planned CPA zoning changes will have no immediate impact on trips generated. As CPAs are developed, the increased density may result in an increase in trips generated. No development is proposed; therefore, no specific number of vehicle trips per day would result because of this non-project legislative action. However, future transportation system needs were analyzed as part of the Comprehensive Plan Periodic Update considering the updated land use designations and projected growth. YVCOG's regional travel demand model supported the transportation planning efforts for this update.

The 2050 Baseline transportation system includes committed transportation system projects – those currently under construction or fully funded. As a conservative assessment of vehicle forecast conditions, the Baseline model did not assume significant changes to the City of Yakima network. The YVCOG model included an additional lane of capacity along I-82 through the urban areas of the county. In addition, the YVCOG model included a new east-west road corridor connecting northeast Yakima to eastern county areas across I-82 and the Yakima River.

The 2050 Baseline model includes roadway capacities that provide an estimated volume-to-capacity (v/c) ratio that is used to identify general areas where weekday PM peak hour volumes approach or exceed the capacity of the roadway. A roadway with a v/c ratio of 1.0 is assumed to be at capacity. As vehicle volumes approach peak roadway capacity, travel times and vehicle delays typically increase. While this does not necessarily mean the roadways would need widening, it does mean that these sections of roadway may need to be monitored closely. No roadway v/c issues were identified within the study area.

See the Transportation Element and supporting appendix for an evaluation of future transportation conditions and needs based on the updated land use designations and projected growth. Any future development projects that could generate measurable traffic impacts will be evaluated when a specific proposal arises, using project-specific information (such as project-level trip generation, peak hour volumes, or truck percentages) and, as applicable, standard transportation analysis methods.

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

Not applicable. CPA zoning changes will not impact the movement of agricultural and forest products. As no development is proposed; no specific freight movements, including the movement of agricultural and forest products on roads or streets in the area, would affect this non-project legislative action. Any future development projects that could affect or be affected by freight movement will be evaluated subject to federal, state, and local regulations and standards.

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

Not applicable to this non-project legislative action. No development is proposed; therefore, no measures to reduce or control transportation impacts are required. Any future development projects will be evaluated subject to federal, state, and local regulations and standards.

The technical information and policies in the proposed Transportation Element provide guidance for maintaining and improving the City's transportation system to accommodate projected growth and mitigate any transportation impacts over the next 20 years. The element includes LOS standards and goals and policies intended to limit negative environmental impacts and encourage multimodal transportation choices.

An LOS evaluation for the average weekday PM peak hour was also performed for major intersections within the city to identify future vehicle LOS deficiencies. Deficiencies were determined based on the City's vehicle LOS standards. During 2050 Baseline conditions, five intersections would not meet the adopted LOS standard. Projects to address these forecast deficiencies are outlined in the technical analysis appendix to the Comprehensive Plan.

The Transportation Element also includes a recommended long-term list of transportation improvement projects and programs based on an evaluation of existing and forecast traffic volumes, traffic operations, safety, and circulation needs. The long-term project list is organized into the following categories: intersection/spot, major/new roadway, active transportation, other agency improvements, and citywide programs. Guidance includes proposed new roadways and intersection projects to improve traffic flow in areas where travel demand is set to increase, as well as new multimodal connections and support for transit levels of service to provide options and reduce demand for travel by cars and trucks alone within the city and the surrounding communities. Concurrency applies to City owned arterials and collector roads—if any proposed development were to cause the LOS to fall below adopted levels, the proposed development is required to reduce the impact of the development by reducing the size of the development or by constructing appropriate mitigation to restore LOS to acceptable levels.

15.Public services

[Find help answering public service questions¹⁹](#)

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.

Future growth under the proposed 2026 Comprehensive Plan would increase demand for public services as described in Volume II of the Comprehensive Plan. This includes increased demand emergency services (fire, emergency medical, and police), public transit, health care, and schools.

¹⁹ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

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

The Capital Facilities and Transportation elements provide a framework for planning for and meeting public service needs over the 20-year planning period. This framework includes adopted level of service standards and capital improvement plans of City and non-City service providers. Implementation of this framework would mitigate impacts to public services associated with future growth.

The proposal involves non-project legislative actions. Future development projects will be evaluated subject to federal, state, and local regulations and standards.

16. Utilities

[Find help answering utilities questions²⁰](#)

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

Electricity: Pacific Power provides electricity in the City of Yakima.

Natural Gas: Cascade Natural Gas serves the Yakima region.

Water: Water services in Yakima are provided by the City of Yakima Water/Irrigation Division and Nob Hill Water Association. The Terrace Heights UGA area is served by Yakima County. The City's water system shares boundaries with four other water purveyors in the area, with the non-profit Nob Hill Water Association, as the only other water purveyor located within the city limits. The City's water system generally serves central and eastern Yakima. Water service is extended on request, and new development pays for the extension of infrastructure.

Irrigation water: The City of Yakima operates an irrigation utility that provides irrigation water to users in certain areas within the city. In addition to the City's irrigation utility, some irrigation users within the City of Yakima are served by private irrigation systems or directly from canals.

Wastewater: The Yakima Regional Wastewater Treatment Plant (YRWWTP) processes wastewater from homes and businesses in Yakima, Union Gap, Terrace Heights, and Moxee. There are pockets of land in the city that are not served by sewers due to the land being vacant, challenging physical conditions, or past development allowed on septic systems.

Stormwater: Yakima's stormwater collection area includes the City of Yakima and some of the West Valley area outside of city limits. In accordance with the NPDES Western Washington Phase II Municipal Stormwater Permit, the City requires development to provide on-site stormwater management to mitigate these impacts. The City possesses one stormwater source well, referred to as Naches River WTP, in which water is treated by chlorination, filtration, fluoridation, and other methods.

Solid Waste: All refuse within the city is collected by the Refuse Division of the department of public works, a licensed collector, or taken to the sanitary landfill for disposal. Yakima Waste System offers biweekly curbside recycling for a fee. Annually, around 37,647 tons are collected,

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

with around 90% of the tonnage categorized as garbage and around 10% categorized as recycled yard waste.

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.

The proposal involves non-project legislative actions. Future development projects will be evaluated subject to federal, state, and local regulations and standards. Yakima's utility service needs and plans are also described in the Capital Facilities Element in Volume II Appendices.

C. Signature

[Find help about who should sign](#)²¹

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.

9/24/2026

X Trevor Martin

Signed by: Martin, Trevor

Type name of signee: Trevor Martin, AICP

Position and agency/organization: Planning Manager, City of Yakima

Date submitted: September 24, 2026

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)²²

Do not use this section for project actions.

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

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

²¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²² <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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?

See also parts of B.2, B.3, and B.7.

As a non-project legislative action, the proposal would not directly impact water, air, hazardous substances, or noise. Future development consistent with the Comprehensive Plan and implementing zoning code could result in the following impacts:

- Fill and grade proposals, new impervious surfaces, or vegetation removal could result in altered surface water flows, increased stormwater flow, localized flooding impacts, and generation of non-point source pollution to local surface waters.
- Increased vehicle trips could increase air emissions or result in additional noise. As projects identified in the Transportation Element are implemented, an increase in stormwater may be generated due to the increases in impervious surfaces from future roadway widening. Short-term, minor increases in noise and exhaust emissions may occur. The impacts may occur with each individually proposed project at the time of project construction.
- Project construction activities may temporarily produce toxic or hazardous substances, generate noise from the use of standard construction equipment, or result in additional exhaust and fugitive dust (on site or along hauling routes or nearby local streets).
- Some commercial or industrial uses may handle hazardous materials, though the International Fire Code and state and federal laws would continue to apply.

Proposed measures to avoid or reduce such increases are:

The Comprehensive Plan Periodic Update provides a policy framework intended to protect water and air quality, minimize excessive noise, and prevent pollution such as the release of toxic substances. See specific goals and policies in the Land Use Element. In addition, the adopted Shoreline Master Plan (SMP) and updated Critical Areas Ordinance (CAO) will continue to regulate shorelines and critical areas in the city (including critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas, fish and wildlife conservation areas, and wetlands). The new integrated climate goals and policies also seek to improve air quality, protect natural resources and ecosystems vulnerable to climate change, preserve water quality and quantity while addressing the challenges posed by climate change, and prepare the city and its residents for hazards exacerbated by climate change.

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

See also parts B.4 and B.5.

Future development allowed by the Comprehensive Plan and development regulations could affect plants and animals in Yakima through land clearing for construction of housing and infrastructure, stormwater runoff, and human disturbance associated with future growth. Environmental resources subject to risk of direct and indirect impacts include numerous species of plants and animals (including federal and state designated threatened or endangered species and their habitat). As projects identified in the Transportation Element are implemented, there may be impacts to roadside vegetation due to widening of existing roadways. Impacts will be analyzed for each individually proposed project at the time of project construction.

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

The Land Use and Natural Environment elements and the new integrated climate goals and policies support key environmental features in Yakima (including wildlife habitats) and seek to protect ecosystems, including those vulnerable to climate change. Together with local, state, and federal environmental regulations—such as YMC Chapters 15.27 (Critical Areas), storm (YMC Chapters 7.80, 7.82, 7.83 and 7.85 which incorporates the Stormwater Management Manual of Eastern Washington), and SMP (YMC title 17)—these goals and policies would continue to protect plants and wildlife in Yakima as development occurs. The updated CAO also includes minor revisions to incorporate Best Available Science for protecting and managing critical areas. Impacts to plants and wildlife from specific development projects would be further evaluated during individual environmental review.

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

See also Part B.6.

As a non-project action, the proposal would not directly deplete energy or natural resources. Individual projects will typically require oil and electricity during the construction phase to operate equipment and periodically thereafter for routine maintenance and repair activities. Demands for energy and natural resources (such as heating, light, and electricity for residential units or commercial uses) will increase along with population growth and associated development irrespective of the proposed updates.

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

The proposed update to the Comprehensive Plan supports the natural resource protection principles articulated in the GMA. In particular, goals and policies in the Land Use, Capital Facilities, Utilities, Transportation, and Energy elements emphasize conservation of resources, and efficiency in energy use. These elements and the new integrated climate goals and policies seek to protect and conserve natural resources, increase energy reliability and resilience, and improve building energy efficiency. Other measures in place or proposed as part of the periodic update to avoid or reduce such increases are:

- Concentration of development under these Comprehensive Plan policies will enable existing infrastructure to be more intensely and efficiently utilized.
- Public transportation and non-motorized modes of movement are promoted by plan policies, which may result in a reduction in the use of oil energy used by automobiles.
- Application of existing building and energy codes.

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 also Part D.2 regarding plants and animals and parts B.1, B.2, B.3, B.4, B.5, B.6, B.7, B.8, B.12, and B.13.

No direct impacts to environmentally sensitive areas or areas designated (or eligible or under study) for government protection are expected as a result of this non-project action. Population and employment growth would likely increase demand for parks and place additional pressure on environmentally sensitive areas irrespective of the proposed updates. Future development projects may dredge or fill surface waters or wetlands or affect other environmentally sensitive areas or areas designated for government protection. Known cultural resources and historic structures are documented in the Washington Department of Archeology and Historic Preservation's online [WISAARD map](#) and the Yakama Nation shares published resources. Any impacts will be determined with each individually proposed project at the time of project design.

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

The Land Use and Natural Environment elements and the new integrated climate goals and policies seek to conserve the city's natural resources. These goals and policies work together with local, state, and federal environmental regulations, such as the City's SMP and CAO. The existing and proposed CAO update includes regulations intended to protect city resources, with provisions for no net loss of area and functions, which provides a balance between protecting city resources and allowing development and uses to be approved. The Capital Facilities Element also includes goals and policies to help ensure a diversified recreational and open space system in the City of Yakima.

The Plan elements aim to avoid and minimize losses and changes to historic and cultural resources and include goals and policies to support and protect historic resources. Historic and cultural sites would remain protected by federal, state, and local regulations and policies (including YMC Chapter 11.62 which provides for the identification, designation, evaluation, and protection of historic resources). Historic or cultural sites will be evaluated during the environmental review of individual projects and, if necessary, mitigation measures to avoid or minimize potential impacts will be developed. Any alterations to existing historic or cultural sites would also require evaluation and mitigation during individual development process.

Any roadway projects identified in the Transportation Element will be designed to avoid and reduce impacts wherever possible. Additional measures will be evaluated and proposed during the design phase of each individual project.

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?

See also parts B.8, B.9, B.10, and B.12.

The City of Yakima currently contains numerous zoning and future land use designations. Citywide, the predominant land use districts are Low Density Residential (LDR) with moderate and higher intensity uses designated in downtown and along the major arterials. Commercial uses are concentrated in downtown, along I-82 and other major arterial corridors. The railroad runs parallel to 1st Ave and abuts industrial uses along the north-south stretch of the city. The Public Facility and Open Space land use designations are applied to City owned and non-City owned public facilities, parks, and open space needed to provide the full range of services to the public.

Based on the community's vision, land characteristics, and provisions of the GMA, the City is proposing an updated FLUM map as part of the Comprehensive Plan Periodic Update. This includes simplifying and introducing new land use designations and closely matching densities and uses. Exhibit 12 lists the existing and proposed future land use designations. The proposed Future Land Use map is shown in Exhibit 13.

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

The Comprehensive Plan Update is designed to be consistent with the GMA, the Yakima County CPPs, and new state planning requirements. The Land Use Element includes goals and policies intended to ensure new development is compatible with existing land uses and an analysis of future land use needs and projected growth demands to guide future land development (see also Volume II).

Existing and proposed regulations ensure future development is compatible with existing and projected land uses and plans via zoning standards (e.g., appropriate locations for various land uses as well as height, bulk, setback, and landscaping requirements). Individual development projects will be subject to local, state, and federal regulations and must be consistent with the City's Comprehensive Plan (including the Land Use Element goals and policies), the adopted SMP (YMC Title 17) which protects Shorelines of the State, and the GMA. In addition, the adopted SMP and proposed CAO update will continue to regulate shorelines and critical areas in the city, including critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas, fish and wildlife habitat conservation areas, and wetlands. The updated CAO will be incorporated into the SMP by reference (as an appendix) and will continue to support no net loss requirements for development within shoreline jurisdiction. No other changes are proposed to the SMP.

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

See also parts B.14, B.15, and B.16.

As a non-project action, the proposal will not directly increase demand on transportation, public services, or utilities. However, the Comprehensive Plan Update would guide the type, location, and intensity of development within the city and demand for transportation, public services, and utilities is likely to increase as new development and growth occur.

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

The proposed Capital Facilities, Transportation, Parks, Recreation, and Open Space, and Utilities elements provide a framework for planning for and meeting demands on transportation, public services, and utilities over the planning period:

- The Capital Facilities Element details adopted level of service standards and calls for providing adequate capital facilities and public services necessary to support existing development and new growth. Goal 7.1 prioritizes investment in facilities to meet service standards, Goal 7.3 calls for providing facilities in planned and equitable ways, Goal 7.4 aims to protect human and environmental health. The Utilities Element recognizes the

need for collaboration with providers in order to plan for and ensure continued provision of quality services. Other system plans (e.g. Water, Stormwater, etc.) are integrated into the Capital Facilities and Utilities Elements.

- The Transportation Element provides a framework for planning for and meeting transportation demand for the next 20 years. Key policy concepts include supporting multimodal transportation options, meeting level of service standards, and ensuring that adequate funding for transportation systems are in place. Implementation of individual projects included within the Transportation Element will reduce and respond to such demands. In addition to meeting demand for transportation, the Transportation Element also provides guidance for reducing impacts to the environment related to transportation activities, ensuring a safe transportation system, providing options for active transportation such as walking and biking, and maintaining a dynamic relationship between land use and transportation systems in order to support desired land use patterns.
- The level of service standards for parks and open space were developed under the 2022-2027 Parks Comprehensive Master Plan and are incorporated into the Comprehensive Plan. The Parks and Recreation Element includes goals and policies to ensure a healthy and diversified recreational and open space environment in Yakima.
- Goals and policies under these elements support the provision of quality utility services that are reliable, efficient, and financially and environmentally sustainable.
- Implementation of these facilities will comply with regulations during developments under zoning code in Title 15, building and construction code in Title 11, Streets and Sidewalk in Title 8, Public Service and Utilities in Title 7, and Parks and Playgounrds in Title 13.

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

In general, the Comprehensive Plan Periodic Update and associated code revisions, and the CAO update seek to protect the environment and would not conflict with any local, state, or federal laws for the protection of the environment. The Comprehensive Plan Update and development regulations have been prepared in accordance with the provisions of the GMA and Yakima County Countywide Planning Policies to ensure coordinated planning. The development regulations and CAO update were prepared concurrent with the Comprehensive Plan Periodic Update to ensure consistency between the documents.