



SEPA ENVIRONMENTAL CHECKLIST

SUBMITTAL SUPPLEMENTAL

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

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

WAC 197-11-960 Environmental checklist.

Purpose of checklist:

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

Instructions for applicants:

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

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

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

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

Use of checklist for nonproject proposals:

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

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

(For Staff Use Only)

DATE: _____

REVIEWED BY: _____

PROJECT #: _____

CASE #: _____

RELATED FILES:

A. BACKGROUND

STAFF USE ONLY

1. Name of proposed project, if applicable:

LRN2023-00001/SEP2023-00003 – Solar Power Production Facilities

2. Name of applicant:

Yakima County Public Services, Planning Division.

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

128 N. 2nd St., Fourth Floor Courthouse

Yakima, WA 98901

(509) 574-2300

4. Date checklist prepared:

June 03, 2025

5. Agency requesting checklist:

Yakima County Public Services.

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

Anticipated adoption of November 2025 with implementation to follow.

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

Does not apply to text amendments.

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

This checklist is prepared to add Chapter 19.18.435 Solar Power Production Facilities to Yakima County Code (YCC) Title 19 development regulation standards.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Does not apply. No applications are pending approval.

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

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

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

Addition of YCC 19.18.435 to address development regulation standards for permitting Solar Power Production Facilities (SPPF) within the unincorporated areas of Yakima County. These proposed development regulations address moderate to large-scale solar facilities (utility scale solar) and small-scale solar systems typically less than one megawatt (MW) in size.

STAFF USE ONLY

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

This proposal is Yakima County-wide.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The proposed text changes would allow SPPFs within the Agricultural Zoning District throughout the unincorporated areas of Yakima County. Ag zoned areas are predominately located on the valley floors and on terraced hillsides.

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

Varies, unknown at this time, however in most cases these SPPFs will locate on relatively flat ground with sloped areas facing south.

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.

The proposed text would allow SPPFs in the Ag Zoning District where the soils range from prime farmland soils to non-prime farmland soils.

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

This is not a site specific proposed; however, it is possible some areas within the Ag Zoning District may contain unstable soils. These areas may require additional review when a site specific project is submitted for review.

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.

Unknown at this time. However, in most cases SPPFs would not require extensive filling, grading or excavation.

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

Any and all future grading or clearing would be evaluated by the Building Division as part of the grading permit or the building permit application associated with the project.

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

Unknown at this time. In most cases SPPFs would have arrays connected to poles in the ground and impervious surfaces would be limited to concrete pads for battery storage or buildings themselves.

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

Since these facilities are generally proposed to be located within the Ag Zoning District any water run-off from the limited areas with impervious surfaces would be adequately absorbed by the soil.

2. Air

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

Does not apply, this is a non-project proposal. No emissions into the air would result from the proposal. However, it is anticipated that a dust control plan would be required for any construction associated with a new SPPF. Furthermore, a new source review permit from the Clean Air Agency would address all emissions associated with the operation of the SPPF.

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

Under normal operation there is no proposed air emissions associated with a proposed SPPF.

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

Unknown at this time.

3. Water

a. Surface:

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

This is a non-project action without a specific property identified, thus it is unknown if a proposed SPPF would likely develop on a property with surface water. However, the

proposed text changes allow SPPFs in the Ag Zoning District which may include any of the listed surface water bodies mentioned. In the event of a proposed facility, the development would have to adhere to the Yakima County Critical Areas Ordinance.

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.

Unknown, see answer under 3.a.1. above.

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.

Unknown, see answer under 3.a.1. above.

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

Unknown, see answer under 3.a.1. above.

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

Unknown, see answer under 3.a.1. above. In most cases these facilities will not be located within the 100 year floodplain due to the potential loss of equipment and the abundance of available land outside the floodplain. However, if an SPPF did propose a site within a floodplain they'd have to obtain a Flood Hazard permit from Yakima County to ensure the facility meets the strict development standards associated with the development of that nature in a 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.

No.

b. Ground:

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

Unknown at this time, based on our understanding of the solar industry, the need for water on site is typically only needed for fire suppression and cleaning of equipment. However, in some facilities water is trucked in to clean the equipment. However, based on past practice most SPPFs are located within areas with existing water rights, or they obtain new water rights.

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

Unknown at this time.

c. Water runoff (including storm water):

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

Unknown at this time, however all stormwaters will be retained on site as set forth under Yakima County's Stormwater Requirements.

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

No waste materials will enter the ground or surface waters.

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

The proposal will not alter or affect drainage patterns. These facilities, if permitted will not be allowed to alter or impede a drainage way.

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

Does not apply.

4. Plants

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

☒ Deciduous tree: Alder, maple, aspen, other

☒ Evergreen tree: Fir, cedar, pine, other

☒ Shrubs

☒ Grass

☒ Pasture

☒ Crop or grain

☒ Orchards, vineyards or other permanent crops.

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

☒ Water plants: Water lily, eelgrass, milfoil, other

☒ Other types of vegetation

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

This is a non-project proposal, so the kind or amount of vegetation that would be removed is unknown at this time, however there would be a variety of vegetation impacted by a

STAFF USE ONLY

proposed SPPF. All proposed SPPFs are required to have a weed management plan to address noxious weeds that may result from the loss of native vegetation.

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

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

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

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

This is a non-project action with no specific proposal under review; however, the proposed text requires the applicant to address how the facility impacts agriculture and, in some cases, specifically addresses the co-location of agriculture and solar production (agrivoltics).

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

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

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

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

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

5. Animals

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

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

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

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

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

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

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

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

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

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

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

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

Unknown at this time, non-project proposal.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

SPPF generates, stores and discharges electricity to the grid.

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

No.

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:

These are clean energy facilities.

7. Environmental health

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

There is also potential for minor contamination from construction materials or accidental spills during construction. During operation hazardous materials (e.g., panel coatings, cleaning chemicals, or damaged PV modules) may require proper disposal or recycling. Proper disposal of solar panels at the end of life is necessary to avoid long-term environmental risks due to heavy metals or other materials.

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

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

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Unknown at this time, however a specific property if used for a SPPF may have some residual contamination related to decades use for agriculture including but not limited to Lead/Arsenic from pesticide use. The Washington State Department of Ecology notifies Yakima County and the applicant if a proposed new use is located at a site with known contamination and typically requires some form of mitigation if there is a risk to humans.

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.

Unknown at this time, however it is possible that toxic or hazardous chemicals are used during the construction and operation of a proposed facility. Best management practices would dictate how those chemicals are used and disposed of.

4) Describe special emergency services that might be required.

Potential fire response would be needed to address possible hazardous materials associated with a facility fire.

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

YCC Title 19, Title 16C, and Title 16D, Stormwater approvals, Clean Air permits, service contracts with Fire Districts, include provisions that reduce or control environmental health hazards.

b. Noise

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

None.

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.

Temporary noise would be generated as part of construction and long-term noise could be generated from battery storage facilities during daily operations.

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

Unknown at this time, however in most cases any proposed facility would be located in agricultural areas with limited impacts on property owners or wildlife.

8. Land and shoreline use

STAFF USE ONLY

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Yakima County contains a wide range of land uses throughout the county. Since the Ag Zoning District is the only zone available for SPPFs, most land uses would be grazing and crops.

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

Yakima County has extensive working farmlands and many areas that are forested. This proposal could convert agricultural land uses to non-agricultural solar usage. Since the proposal only allows solar in areas without irrigation, the predominant use of land that could be impacted would be dryland farming and grazing of animals. Agrivoltaics is encouraged for all new solar facilities and grazing has been utilized by most existing solar facilities in Yakima County.

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:

Not anticipated.

c. Describe any structures on the site.

Unknown at this time.

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

In most cases it would be expected that any existing structures would be removed from the property prior to development.

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

The Agricultural Zoning District is the only zone that allows SPPFs, small-scale solar facilities would allow in all zones. Small-scale facilities are typically roof mounted solar panels, with no impact on the environment or surrounding properties.

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

Agricultural Resource land use designation for SPPFs.

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

There are a number of SMP designations throughout the County. Though there are a number of ag zoned properties that are within shoreline jurisdiction SPPFs require access to existing high voltage power lines with are not within shoreline corridors. Any proposed

facility in shoreline areas would need to adhere to the requirements set forth under YCC Title 16D Shoreline Master Program.

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

Yes, there are areas throughout the county that are classified/identified critical areas. Any proposed SPPFs or small-scale solar would be required to meet the requirements of YCC Title 16C Critical Areas Ordinance.

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

Unknown. The 2020 decennial census reported Yakima County with a population of 256,728, however only a small portion of that number resides in agricultural areas.

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

Unknown.

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

It is not anticipated that a SPPF would displace residences or workers.

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

Meet the requirements proposed in the new development standards currently under consideration for SPPFs in YCC Title 19, Chapter 19.18, under new section 19.18.435 Solar Power Production Facilities.

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

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

9. Housing

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

It is not likely a new SPPF would generate new housing.

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

It is not likely existing residences will be eliminated with this proposal.

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

STAFF USE ONLY

The new standards outlined in this proposed new section to Title 19, specifically 19.18.435 Solar Power Production Facilities outline certain measures to reduce or mitigate impacts to adjacent property owners.

10. Aesthetics

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

Twenty feet is the maximum height for solar arrays and equipment. Structures needed as part of a solar project would need to meet the building height requirements outlined in YCC Title 19.

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

Unknown, for this non-project action. However, it is not anticipated that a solar facility will ever exceed a height that would eliminate or obstruct a view.

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

No proposed measures to reduce aesthetic impacts are proposed.

11. Light and glare

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

During all daylight hours glare may occur resulting from metal lattices holding arrays and the arrays themselves at certain angles.

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

Any potential glare resulting from a proposed SPPF would need to meet the new glare standards outlined in this text change proposal. The new code set forth in 19.18.435 Solar Power Production Facilities has specific glare requirements.

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

Known, but not anticipated.

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

Glare resistant panels may be required if there is potential for glare impacts to surrounding property owners or air traffic corridors.

12. Recreation

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

There are a variety of recreational opportunities within Yakima County, including but not limited to hunting, fishing, camping, hiking, boating, sightseeing, biking, rock climbing,

geocaching, winter sports, birdwatching, rockhounding, golfing, watersports, ATV riding, and individual and team sports activities.

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

Not known at this time, but not likely.

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

Not known at this time, however in most cases solar facilities would be fenced in to ensure proper security for the facilities, which could impact certain recreational usage. However, in most cases these facilities are located in areas with limited recreational opportunities.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

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

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Is there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are landmarks, features, or other evidence of Tribal or historic use or occupation, including material evidence throughout Yakima County. Reports submitted to Yakima County are project specific and kept on file. However, many reports are confidential and exempt from disclosure under RCW 42.56.300, as they contain historically and culturally sensitive materials.

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

No methods are proposed other than the need for all new solar facilities to submit a SEPA checklist that addresses existing cultural resources and mitigation measures to address any or all impacts to said resources.

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

No measures are proposed for this non-project action. *Horizon 2040*, Title 19, Title 16C, and Title 16D, SEPA provide measures to avoid, minimize, or compensate for loss, changes

STAFF USE ONLY

to, and disturbance of cultural and historic resources. Additionally, if archaeological resources are uncovered during any project proposal, developers and property owners shall immediately stop work and notify Yakima County, the Washington State Department of Archaeology and Historic Preservation, and any affected Tribes. Archaeological sites are subject to RCW 27.44 (Indian Graves and Records) and RCW 27.53 (Archeological Sites and Resources), and development or uses that may impact such sites shall comply with WAC 25.48 (Archaeological Excavation and Removal Permit).

14. Transportation

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

Yakima County contains a wide range of streets and highways.

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

Public transit is provided primarily in urban areas within city limits with some overlap into County jurisdiction.

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

Unknown at this time, however it is anticipated only 1 to 2 parking dedicated parking spaces would be needed per site.

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

Unknown, however, if needed the applicant would need to meet the requirements of YCC Title 19 and County Roads.

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

No.

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

Unknown, but typically traffic generation would only be for construction, normal operation would be limited to 1 vehicle on occasional maintenance scheduled visits.

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

No.

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

No measures are proposed as there is no transportation impacts anticipated.

15. Public services

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

Yes, fire response would be needed for any proposed SPPF. If located outside an established fire district, the operator would be required to contractually obtain the services of a fire district to address fire protection.

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

Best management practices using firebreaks and fireproof panels and the use of agrivoltaics and animal grazing to keep vegetation controlled.

16. Utilities

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

It is anticipated that electricity, well water and individual septic systems may be needed for a proposed SPPF.

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.

Unknown at this time.

C. SIGNATURE

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

Signature:  _____

Date Submitted: June 3, 2025

STAFF USE ONLY

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

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

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

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

No specific site is proposed at this time, however any future discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise will be addressed by the proposed new Solar Power Production Facilities development standards under consideration.

Proposed measures to avoid or reduce such increases are:

The *Horizon 2040* – Natural Settings element goals and policies, Title 19, Title 16C, and Title 16D and the proposed new Solar Power Production Facilities development standards under consideration would provide measures to avoid or reduce such increases.

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

Unknown at this time. However, it is anticipated if approved SPPFs could impact plant life within the developed areas.

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

The *Horizon 2040* – Natural Settings element goals and policies, Title 19, Title 16C, and Title 16D and the proposed new Solar Power Production Facilities development standards under consideration would provide measures to avoid or reduce such increases.

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

The proposed text changes would allow the approval of a clean energy facility that generates energy. The placement of a new SPPF could eliminate existing agricultural uses, however agrivoltaics may limit the loss of ag and the fact that new solar facilities would not impact the soil on the property, which would allow the conversation back to ag in the future.

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

Agrivoltaics is strongly encouraged with the new code language.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

The Title 19.18.435 text amendments could impact threatened and endangered species and habitat, cultural sites and farmland. The use of the proposed new language and YCC Titles 19, 16C, and 16D are designed to protect environmentally sensitive areas under its jurisdiction.

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

The goals and policies of *Horizon 2040* and the use of the proposed new language and YCC Titles 19, 16C, and 16D are designed to protect environmentally sensitive areas under its jurisdiction.

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?

Areas for which SPPFs would be located are typically outside Yakima County's designated shoreline areas. However, if a proposed operation was located within shoreline areas, the operator would have to adhere to YCC Title 16D.

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

The goals and policies of *Horizon 2040* and the use of the proposed new language and YCC Titles 19, 16C, and 16D are designed to protect environmentally sensitive areas under its jurisdiction.

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

Unknown.

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

Adhere to the goals and policies of *Horizon 2040* and the use of the proposed new language and YCC Titles 19.

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

Allowing any non-agricultural use in designated agricultural areas may conflict with the Washington State Growth Management Act, specifically those goals and requirements designed to ensure the protection of agriculture of long-term commercial significance. In Yakima County the large transmission lines needed for moderate to large-scale solar facilities are unfortunately located in areas designated as agriculture. The reason is due to the fact that most of the flat land in the County has the soil necessary for agricultural production and is designated for such. This places the County in a position to attempt a "co-locational" approach. A similar situation arose when the County had to designate both mineral resources and agricultural in the same areas because they were located in the same place. The County had no choice but to treat both resources the same and protect both in the same spot. The same philosophy applies with SPPFs and agricultural zoned lands.