



# 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](http://www.co.yakima.wa.us)

VERN M. REDIFER, P.E. - Director

DATE: May 8, 2017

TO: Peter Aleman and Interested Agencies

FROM: Byron Gumz

SUBJ: CUP2016-00080/SEP2016-00030 – BioGro, Inc. Fertilizer Manufacturing  
Final Threshold Determination - MDNS  
Notice of Hearing

Enclosed is the Final Threshold Determination (DNS) for the proposal permit a chemical fertilizer manufacturing plant. We have retained the Threshold Determination and determined that it will not have a probable significant adverse impact on the environment. Please review the attached documents for information on conditions of approval, and your appeal options.

### **Notice of Open Record Public Hearing**

An open record public hearing is scheduled before the Yakima County Hearing Examiner on **June 1, 2017 at 9:30 am** in the Yakima City Council Chambers, located at 129 N. Second Street, Yakima, WA. Written comments for the hearing may be submitted to the Planning Division prior to the hearing, or provided at the hearing. Any appeals of the SEPA Threshold Determination will be consolidated with the application review at the scheduled hearing on the proposal. Interested parties may participate in the hearing. A Planning Division staff report on the project will be available about a week before the hearing. The full submittal is available in our office for review and online at [www.yakimaps.com/permits](http://www.yakimaps.com/permits). If you have any questions on this proposal, please call Dinah Reed, Senior Project Planner (Zoning) at (509)574-2300.

Encl. Final Threshold Determination – DNS

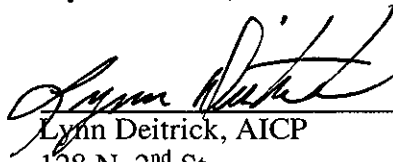
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**FINAL**  
**DETERMINATION OF NON-SIGNIFICANCE**  
(Notice of Action)

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1. **Description of Proposal:** The Yakima County Planning Division has received a request to permit a chemical fertilizer manufacturing plant that manufactures over 80 different fertilizers. Their products are produced year-round, with the majority of production occurring between the months of February and June. The business has a maximum of 30 employees with up to 4 truck deliveries per day.
2. **File Number:** SEP2016-00030
3. **Owner:** Sajaca, LLC and Bio-Gro, Inc.  
Attn: Peter Aleman  
5232 Outlet Drive  
Pasco, WA 99301
4. **Location of Proposal:** 681 Glade Road, Mabton, WA. On the east side of Glade Road; approximately ½ mile south of the City of Mabton. (Parcel No. 220812-11004)
5. **Lead Agency:** Yakima County Planning Division
6. **Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a careful review of the completed environmental checklist, and other information on file with the lead agency. This information (including all environmental documentation) is available to the public on request and can be examined in our offices during regular business hours or online at [www.yakimap.com/permits](http://www.yakimap.com/permits). Environmental documents include the SEPA checklist, this threshold determination, and submittal materials. The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.
7. **Comment and Appeal Information:** This Final DNS is issued under WAC 197-11-340(2). There is no further comment on it. You may appeal this SEPA threshold determination to the Hearing Examiner. You should be prepared to make specific factual objections. The 14-day SEPA appeal period ends at 4:00 p.m. on May 22, 2017. For information on the comment or appeal processes, or on other issues relating to this proposal, contact Byron Gumz, Senior Project Planner, at (509) 574-2300.

8. **SEPA Responsible Official:** Lynn Deitrick, AICP



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9. **Address:** Lynn Deitrick, AICP  
128 N. 2<sup>nd</sup> St.

4<sup>th</sup> Floor Courthouse  
Yakima, WA 98901

10. **Date:** May 8, 2017