



DEPARTMENT OF PUBLIC SERVICES

128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
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VERN M. REDIFER, P.E., Director

DATE: November 21, 2018

TO: Thomas Hale, Gilbert Orchards; Adjoining Property Owners, and Interested Agencies

FROM: Lynn Deitrick, AICP—SEPA Responsible Official

SUBJ: Final Determination of Non-significance:
LRN2018-00002/SEP2018-00004 Gilbert Orchards

Issuance of the Final Threshold Determination (DNS)

Enclosed is the Final Determination of Non-significance (DNS) for the proposed site-specific comprehensive plan map amendment and rezone. This is a non-project plan amendment and rezone. 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 regarding appeal options.

A public hearing is scheduled before the Board of Yakima County Commissioners on the proposed amendment on **December 11, 2018 at 10:30 am** at the Yakima Council Chamber, Yakima City Hall, 129 N. 2nd, Yakima, WA. 98901. Written comments for the hearing may be submitted to the Planning Division prior to the hearing, or provided at the hearing.

Site-specific Map Amendments and their related SEPA determinations are not subject to administrative appeal in accordance with 16B.03.030. The proponent's full submittal (including site plan, narrative information, and SEPA environmental checklist) is available for review in our office and online at www.yakimap.com/permits/ under Case Numbers LRN2018-00002 and SEP2018-00004.

If you have any questions on this proposal, please call Noelle Madera, Senior Project Planner, at (509) 574-2300 or 1-800-572-7354, ext. 2300.

Encl.: Final DNS, Agency Comments –Agencies, Parties of Record, APOs

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.
Yakima County ADA Coordinator 128 N. 2nd Street, Room B27, Yakima, WA 98901 (509) 574-2210
7-1-1 or 1-800-833-6384 (Washington State Relay Services for deaf and hard of hearing)

FINAL DETERMINATION OF NON-SIGNIFICANCE (DNS)

1. **Description of Proposal:** On January 23, 2018, the Yakima County Public Services Department received an application for the 2018 Biennial Comprehensive Plan Map Amendment from Thomas Hale on behalf Gilbert Orchards, Inc. to amend the Yakima County Comprehensive Plan – **Horizon 2040** Future Land Use Map. The request is to change the land use designation on approximately 70 acres Urban Residential and 1 acre Urban Commercial to Urban Industrial. This proposal would also rezone approximately 71 acres from Suburban Residential (SR), Single-Family Residential (R-1), and Local Business (B-2) to Light Industrial (M-1). This document identifies the environmental impacts associated with one of the proposed map amendments.
2. **Case Numbers:** LRN2018-00002/SEP2018-00004 Gilbert Orchards
3. **Owner/Proponent:**
Thomas Hale
Gilbert Orchards
10804 Gilbert Road
Yakima, WA. 98903
4. **Location of Proposal:** 10804 Gilbert Road: The subject property is located on the south side of Gilbert Road, about 1,000 feet west of the intersection of Wiley Road and Gilbert Road, within the Urban Growth Area of the City of Yakima. (Parcel # . 171211-12005, -12003, -12002, -12007, -12405, -11031, -11014, -11035, -11405, -11404, -11403, -11417 and 171202-44416, -44449, -44448, -44450, -43010)
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). 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 for this non-project action now, however additional environmental review may be required at the project permit phase.

These determinations were 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/ under Case Numbers LRN2018-00002 and SEP2018-00004.


7. **Comment and Appeal Information:** This Final DNS is issued under WAC 197-11-340(2). There is no further comment on it. Site-specific Map Amendments and their related SEPA determinations are not subject to administrative appeal in accordance with 16B.03.030. For information relating to this proposal, contact Noelle Madera, Senior Project Planner, at (509) 574-2300 or 1-800-572-7354, ext. 2300.

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

9. **Designee:**

10. **Address:**

11. **Date:**



Thomas Carroll
128 N. 2nd St.
4th Floor Courthouse
Yakima, WA 98901
11/21, 2018