



# DEPARTMENT OF PUBLIC SERVICES

128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901  
(509) 574-2260 · In-State 1-800-572-7354 · FAX (509) 574-2231 · [www.co.yakima.wa.us](http://www.co.yakima.wa.us)  
VERN M. REDIFER, P.E., Director

DATE: October 23, 2018

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

FROM: Lynn Deitrick, AICP—SEPA Responsible Official

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

## **Request for Comments on SEPA Threshold Determination (DNS)**

Yakima County, as lead SEPA agency for this proposal, is issuing the attached DNS for comment under WAC 197-11-340(2). Your views on this proposal are welcome and you may provide written comments on issues related to this threshold determination. Comments must be submitted as described in the attached DNS and received within 14 days. The SEPA Responsible Official will reconsider this DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. No permits will be issued, and the applicant shall not begin work until the comment deadline has expired and any other necessary permits are issued. The lead agency will not act on this proposal for 14 days from the date of issuance.

After the comment period has ended, Yakima County will issue a notice of action to retain, modify or withdraw the DNS, without an additional comment period. 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/](http://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.: Site plan & narrative information, & SEPA Checklist –Agencies

*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. 2<sup>nd</sup> 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)*

## PRELIMINARY 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.

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/](http://www.yakimap.com/permits/) under Case Numbers LRN2018-00002 and SEP2018-00004.

7. **Comment and Appeal Information:** This DNS is issued under WAC 197-11-340(2). The Lead Agency will not act on this proposal for 14 days from the date of issuance. Your written comments on this proposal must be received at the address below before 4:00 p.m. on November 6, 2018. The SEPA Responsible Official will reconsider this DNS based on timely comments and may retain, modify or, if significant adverse impacts are likely, withdraw this DNS. Agencies and those providing comments will receive a copy of the final Determination. Appeal information will be provided with the final Determination. For information on the comment or appeal processes, or on other issues 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. 2<sup>nd</sup> St.  
4<sup>th</sup> Floor Courthouse  
Yakima, WA 98901

October 23, 2018