



# DEPARTMENT OF PUBLIC SERVICES

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VERN M. REDIFER, P.E., Director

DATE: December 7, 2018

TO: City of Mabton, Hordan Planning Services, Adjacent Property Owners and Interest Agencies

FROM: Lynn Deitrick, AICP—SEPA Responsible Official

SUBJ: Final Mitigated Determination of Non-significance:  
LRN2018-00009/SEP2018-00050 City of Mabton UGA Expansion.

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

Enclosed is the Final Mitigated Determination of Non-significance (MDNS) for the proposed site-specific comprehensive plan map amendment and rezone. This is a non-project plan amendment and rezone. Based on comments received we have modified the threshold determination and determined that mitigation is necessary to ensure that the proposed amendment 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/](http://www.yakimap.com/permits/) under Case Numbers LRN2018-00009 and SEP2018-00050. 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 MDNS, Agency Comments – Agencies, Parties of Record and 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)

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## FINAL MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

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1. **Description of Proposal:** Yakima County must periodically review and, if needed, revise its comprehensive plan and development regulations to ensure that they comply with the Growth Management Act (GMA), as per the schedule provided in RCW 36.70A.130. This review also requires Yakima County to evaluate the County's fourteen designated urban growth areas (UGAs) by using the Washington State Office of Financial Management's population forecasts, the County's 20-year population allocations and a detailed land capacity analysis process. UGAs for all the cities and towns within Yakima County were reviewed updated in 2015-2016. The update to City of Mabton is an emergency UGA update initiated by the City to add an approximately 10-acre parcel (220801-12002) into the UGA of Mabton.
2. **Case Numbers:** LRN2018-00009/SEP2018-00050 City of Mabton UGA Expansion.
3. **Proponent:**  
City of Mabton  
Mayor Laura Vazquez  
305 N. Main Street  
PO Box 655  
Mabton, WA. 98935
4. **Location of Proposal:** The subject property is located adjacent to the city limits of Mabton west of the intersection of Hwy 241 and Washington Street on the 10-acre parcel no. 220801-12002.
5. **Lead Agency:** Yakima County Planning Division
6. **Determination:** Based on comments received, the lead agency for this proposal has modified the preliminary threshold determination from a Determination of Non-Significance (DNS) to a Mitigated Determination of Non-Significance (MDNS) Provided that the mitigation measures listed below are taken to mitigate identified potential adverse impacts, the lead agency has determined that the project 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 also determined that additional 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.

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.

7. **Identified Environmental Impacts and Mitigation Measures:**

Substantive authority to require mitigation for significant and non-significant impacts is derived from WAC 197-11-660, Yakima County Code Chapter 16.04.230 and, by reference, the policies contained in the Yakima County Comprehensive Plan.

**A. Transportation**

Comments were received from the Washington State Department of Transportation (WSDOT) outlining several concerns with the proposed use of the subject property and its proximity to two state highways. WSDOT expressed concerns how the proposed use of the subject property will impact the highway's level of service standards resulting from the potential increase of traffic volumes, and how the increased pedestrian usage will be addressed.

**Mitigation Measure A1:** At the time of land use approval, or any additional project level SEPA review, the property owner/developer must submit a traffic impact analysis to WSDOT for review and approval that addresses their concerns regarding increased traffic volumes, pedestrian travel and safety concerns involving potential ballfields (i.e. errant ball deterrents) due to the proposal's proximity to State Routes 241 and 22. Any identified impacts shall be mitigated as determined by the traffic study.

8. **Comment and Appeal Information:** This MDNS 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.

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

10. **Designee:**

11. **Address:**

12. **Date:**

  
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Thomas Carroll  
128 N. 2<sup>nd</sup> St.  
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Yakima, WA 98901  
12/07, 2018