



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
VERN M. REDIFER, P.E., Director

DATE: November 21, 2018

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

FROM: Lynn Deitrick, AICP—SEPA Responsible Official

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

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 under Case Numbers LRN2018-00009 and SEP2018-00050.

Notice of Public Hearing

Notice is hereby given that the Board of Yakima County Commissioners will conduct a public hearing to consider the City of Mabton's proposed Urban Growth Area map amendment to the Yakima County Comprehensive Plan - **Horizon 2040** and to Yakima County Code Title 19 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. 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 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)

\\nt2\Planning\Long Range\Projects\Plan Amendments\2018 Plan Amendments\LRN18-009 Mabton Emergency UGA
AG to GC\SEPA\DNS_Preliminary_Mabton_2018CPAs.doc

PRELIMINARY DETERMINATION OF NON-SIGNIFICANCE (DNS)

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 220801-12002.
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/ under Case Numbers LRN2018-00009 and SEP2018-00050.
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 12/05, **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. 2nd St.

4th Floor Courthouse

Yakima, WA 98901

11/21, 2018