



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

VERN M. REDIFER, PE. - Director

DATE: April 18, 2018
TO: Applicant and Agencies
FROM: Byron Gumz, Senior Project Planner
SUBJ: SEP2017-00043 Brambila Grading
Final Threshold Determination

Enclosed is the Final Threshold Determination - Mitigated Determination of Non-Significance for the proposal to level ground in order to establish a private horse riding arena. The proposal has been APPROVED, and we have 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. If you have any questions on the project or the appeal process, please contact me at (509) 574-2300.

Encl. MDNS
Comment letters

Copy: Agencies

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Final MDNS Brambilla Grading_bjg.doc

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

1. **Description of Proposal:** The Yakima County Planning Division has received a request to level ground in order to establish a horse riding arena. A total of 1,900 cubic yards of material will be cut and filled for the project.
2. **File Number:** SEP2017-00043
3. **Owner:** Abraham Brambila
131 Ellensburg Canyon Road
Yakima, WA 98901
4. **Location of Proposal:** 131 Ellensburg Canyon Road, Yakima, WA 98901. The property is located on the north side of Ellensburg Canyon Road, immediately adjacent to Interstate 82 Exit 26. (Parcel No. 191420-34009).
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), provided the measures listed below are taken to mitigate potential adverse impacts. 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. 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

The project area is bordered by Washington State Department of Transportation Facilities (State Route 821 and Interstate 82). There are potential adverse impacts to these facilities due to the proposed private horse riding facility on site. WSDOT is concerned about potential safety hazards from horses along their transportation facilities and restricting an increase in traffic using deeded non-commercial approaches. Adequate site improvements and use restrictions will mitigate these impacts. (*Horizon 2040* Policies T 1.8, T 2.6, and T 5.8; WAC 468-58-030(2)(a))

Mitigation Measure A1: To prevent horses from entering WSDOT facilities, a minimum 6-foot tall, solid barrier (no gates) fence shall be placed along the property bordering WSDOT Right-of-Way.

Mitigation Measure A2: Access to the property is provided via a deeded access from State Route 821, which is for private use only. Traffic from events, vendors, and commercial uses are prohibited from using that access.

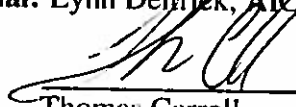
8. **Comment and Appeal Information:** This Final MDNS is issued under WAC 197-11-355. There is no further comment on it. You may appeal this SEPA threshold determination to the Yakima County Hearings Examiner within 14 days of this decision. For information on the appeal processes, or on other issues relating to this proposal, contact Byron Gumz, Senior Project Planner, at (509) 574-2300.

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

10. **Designee:**

11. **Address:**

12. **Date:**



Thomas Carroll
128 N. 2nd St.
4th Floor Courthouse
Yakima, WA 98901
April 18, 2018



**Washington State
Department of Transportation**

South Central Region
2809 Rudkin Road
Union Gap, WA 98003-1648
509 577-1600 / FAX 509 577-1603
TTY 1-800-831-6386
www.wsdot.wa.gov

March 26, 2018

Yakima County Public Services
128 North Second Street
Yakima, WA 98901

Attention: Byron Gumz, Senior Project Planner
Subject: SEP2017-00043 - Brambila Horse Arena
SR 821 MP 0.16 Rt. - I-82 Exit 26 vicinity

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to two State highways, Interstate 82 (I-82) to the southeast and State Route 821 (SR 821) to the west.
 - I-82 is a fully-controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to the highway, including the ramps and the crossroad. Private direct access to I-82 is prohibited.
 - SR 821 is a partially-controlled limited access highway with a posted speed limit of 45 miles per hour. WSDOT has also acquired all access rights to this highway. Private direct access is restricted solely to deeded approaches or public road intersections, and, per WAC 468-58-030(2)a, commercial access is prohibited.

The subject property is currently served via an existing Type B deeded approach at approximate milepost 0.16 right. This approach is authorized only for the normal use and operation of a farm and not for retail marketing. The establishing of livestock pens is allowed; however, events, vendors, and other commercial activity is prohibited.

- The existing right-of-way fence is inadequate for horse riding arenas. For the safety and security of I-82 and SR 821, the proponent is required to construct a minimum 6-foot tall, solid barrier (no gates), fence on their property. The WSDOT right-of-way fence typically lies one-foot inside the right-of-way line and must not be altered or moved.
- Any proposed lighting should be directed down towards the site and away from I-82.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG: jip

cc: SR 821, File #1
Les Turnley, Area 2 Maintenance Superintendent

Attachment: A

Jerry Brady

SCANNED

From: Holly Myers
Sent: Wednesday, March 28, 2018 3:42 PM
To: Jerry Brady
Subject: RE: SEP2018-00009 Notice of Environmental Review

MAR 28 2018

BY: JYB

Based on the documents provided and existing septic as-built documents available in YHD records, this project will have no impacts on the existing well and septic systems and therefore meets the necessary requirement for public health.

Holly R Myers

EH Director
Yakima Health District
1210 Ahtanum Ridge Dr.
Union Gap 98903
509 249 6504

"You must be the change you want to see in the world."
- *Mahatma Gandhi*

From: Jerry Brady
Sent: Wednesday, March 28, 2018 8:12 AM
To: crosepacoordinator@ecy.wa.gov; jessica@yakama.com; ccamuso@yakama.com; Elizabeth Sanchez <esanchez@yakama.com>; Health District E-Mail <HealthDistrict.E-mail@co.yakima.wa.us>
Subject: SEP2018-00009 Notice of Environmental Review

Jerry L Brady

Office Specialist – Planning Division
Yakima County Public Services
128 N. 2nd St. Fourth Floor
Yakima, WA 98901

509-574-2300
509-574-2301 (Fax)

jerry.brady@co.yakima.wa.us