



# 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](http://www.co.yakima.wa.us)

LISA H. FREUND – Director

DATE: July 1, 2022

TO: Jr. Achievement of Washington, William & Byron Borton, Bill Hordan,  
Adjoining Property Owners, and SEPA Interested Agencies

FROM: Tua Vang, Senior Planner, Yakima County Planning Division

SUBJ: Case Numbers: LRN2022-00003/SEP2022-00005 – Biennial  
Comprehensive Map Amendment and Concurrent Rezone  
**Notice of Threshold Determination – Determination of  
Nonsignificance (DNS)**

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**Applicant:** Jr. Achievement of Washington/William and Byron Borton

**Agent:** Bill Hordan, Hordan Planning Services

**Parcel No.:** 191321-42416

**Application Submittal Date:** January 31, 2022

## ENVIRONMENTAL REVIEW:

Yakima County, as the lead SEPA agency for this proposal, is issuing a DNS for comment under WAC 197-11-340(2). Your views on this proposal are welcome and comments related to this threshold determination must be submitted by **4 p.m. on July 15, 2022**. After the comment period has ended, Yakima County will issue a Notice of Decision and retain, modify, or withdraw the DNS, without an additional comment period.

## COMMENT INFORMATION:

All written comments may be emailed to [longrangeplanning@co.yakima.wa.us](mailto:longrangeplanning@co.yakima.wa.us) or mailed to Yakima County Planning Division, 128 N. 2<sup>nd</sup> Street, 4<sup>th</sup> Floor Courthouse, Yakima, WA 98901. Include your contact information with your name, mailing address, and be sure to reference the above case number in your correspondence. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

Copies of the application materials, staff reports, and threshold determination are available to the public online at <https://www.yakimacounty.us/2603/Biennial-Amendments> under the case number or obtained upon request.

If you have any questions on this proposal, please contact Tua Vang, Senior Project Planner, at (509) 574-2300 or [tua.vang@co.yakima.wa.us](mailto:tua.vang@co.yakima.wa.us).

Encl: 1. Threshold Determination – DNS

\\nt2\Planning\Long Range\Projects\Plan Amendments\2022 Plan Amendments\LRN2022-00003\_SEP2022-00005\_Jr Achievement Map Amendment\SEPA\LRN22-003\_SEP22-005\_Threshold Determination DNS\_tv.doc

## DETERMINATION OF NON-SIGNIFICANCE

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1. **Description of Proposal:** Yakima County must periodically review and, if needed, accept proposed amendments to its Comprehensive Plan and development regulations to be considered by the governing body of the County no more frequently than once per year, as per RCW 36.70A.130(2)(a). Yakima County Code (YCC) 16B.10.040(3) establishes proposed amendments to be reviewed on a biennial cycle. The applicants are proposing a Comprehensive Plan amendment to redesignate a 2.12-acre parcel from Urban Residential (UR) to Urban Commercial (UC) with a concurrent rezone change to the YCC Title 19 zoning map from Two-Family Residential (R-2) to Professional Business (B-1) to allow the current commercial facility to apply for more similar uses.
2. **File Numbers:** LRN2022-00003/SEP2022-00005
3. **Applicant:**

Jr. Achievement of Washington 1610 Perimeter Road Auburn, WA 98001	Byron Borton WM Real Property, LLC 2550 Borton Road Yakima, WA 98903
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**Agent:**

Bill Hordan Hordan Planning Services 410 N. 2 <sup>nd</sup> St. Yakima, WA 98901	
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4. **Parcel Number:** 191321-42416
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). This decision was made after a careful review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public online at <https://www.yakimacounty.us/2603/Biennial-Amendments> under the case numbers or obtained upon request.
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. You may submit comments on this proposal to [longrangeplanning@co.yakima.wa.us](mailto:longrangeplanning@co.yakima.wa.us) or the address below before **4:00 p.m. on July 15, 2022**. Agencies and those providing comments will receive a copy of the final decision. Appeal information will be provided with the final decision. For information on the comment process or other issues relating to this proposal,

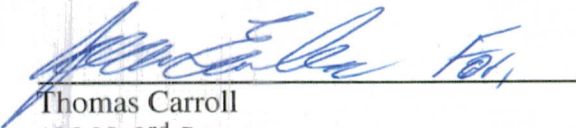


please contact Tua Vang, Senior Project Planner, at (509) 574-2300.

8. **SEPA Responsible Official:** Thomas Carroll

9.

10. **Address:**

  
Thomas Carroll  
128 N. 2<sup>nd</sup> St.  
4<sup>th</sup> Floor Courthouse  
Yakima, WA 98901

11. **Date:**

July 1, 2022

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*Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, nation origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.*

*If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.*

ABA INVESTMENTS LLC  
731 KEYS RD  
YAKIMA, WA 98901

BERNARD B ALBRECHT  
200 BRIDLE WAY UNIT 274  
YAKIMA, WA 98901

BROWN FAMILY HOLDING TRUST  
3701 GUN CLUB RD UNIT 154  
YAKIMA, WA 98901

HARRY PETERSON  
3701 GUN CLUB RD #82  
YAKIMA, WA 98901

HOECH LIVING TRUST  
734 KEYS RD  
YAKIMA, WA 98901

HOECH LIVING TRUST  
734 KEYS RD  
YAKIMA, WA 98901

JERRY LOVE  
3701 GUN CLUB RD UNIT 80  
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JOAN SEXTON  
3701 GUN CLUB RD UNIT 152  
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JONETTE GRAJEDA  
3701 GUN CLUB RD UNIT 86  
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3701 GUN CLUB RD UNIT 87  
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KATHERINE QUNELL  
3701 GUN CLUB RD #88  
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KENNETH W & PATRICIA L MARK  
3701 GUN CLUB RD #85  
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KENT GOSS  
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SUN COUNTRY ESTATES MAINTENANCE  
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ASS  
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SUSAN RAPP  
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THERESE N BRULOTTE  
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LLC  
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VERNON & GLENDA UPSON  
3701 GUN CLUB RD #151  
YAKIMA, WA 98901

WINONA ANDERSON  
3701 GUN CLUB RD #84  
YAKIMA, WA 98901

WM REAL PROPERTY HOLDINGS LLC A  
WASHINGT  
2550 BORTON RD  
YAKIMA, WA 98903

Marivel Garcia      Jason Earles  
Joe Stump          John Walkenhauer  
Noelle Madera      Jase Testerman  
Michele Pescador    David Haws  
Chris Pederson      Troy Havens  
Ivan Klingele

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Eric Bartrand and Scott  
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Junior Achievement of  
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Fire Chief  
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Yakima, WA 98901

Terrace Heights Community Assn  
4011 Commonwealth Drive  
Yakima, WA 98901

SEPA Ecology  
SAW Acct.

WA. State Dept. of Ecology  
Attn: Gwen Clear  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

Superintendent  
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Yakima Health District  
Help Desk  
[yhd@co.yakima.wa.us](mailto:yhd@co.yakima.wa.us)

[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)

Bill Hordan  
Hordan Planning Services  
410 North 2<sup>nd</sup> Street  
Yakima, WA 98901

East Valley School District #90  
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2002 Beaudry Road  
Yakima, WA 98901

Yakima County Sheriff Office  
PO Box 1388  
Yakima, WA 98907-1388

[FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov)

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Fowler Ditch Association  
PO Box 1191  
Moxee, WA 98936

William & Byron Borton  
2550 Borton Road  
Yakima, WA 98903

City of Yakima  
Planning

[R3planning@dfw.wa.gov](mailto:R3planning@dfw.wa.gov)

AGENCY MAILING LIST

HIGHLIGHTED = EMAILED

LRN22-003/SEP22-005

07/01/22

11 LABELS

### Notice Threshold Determination-Determination of Non-Significance

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF YAKIMA )

I, Eva Rivera, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, a Notice Threshold Determination-Determination of Non-Significance, a true and correct copy of which is enclosed here-with; that Notice Threshold Determination-Determination of Non-Significance was addressed to the applicant/agent, property owner, adjoining property owners, and interested agencies pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said determination was mailed by me on the 1<sup>st</sup> day of July 2022.

That I mailed said determination in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 1<sup>st</sup> day July 2022.

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Eva A. Rivera  
Office Specialist