



Public Services

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(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • 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)**

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 or mailed to Yakima County Planning Division, 128 N. 2nd Street, 4th 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.

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

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
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 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. Thomas Carroll

10. **Address:**
128 N. 2nd St.
4th 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
YAKIMA, WA 98901

JOAN SEXTON
3701 GUN CLUB RD UNIT 152
YAKIMA, WA 98901

JONETTE GRAJEDA
3701 GUN CLUB RD UNIT 86
YAKIMA, WA 98901

KAREN L ZELINSKI
3701 GUN CLUB RD UNIT 87
YAKIMA, WA 98901

KATHERINE QUNELL
3701 GUN CLUB RD #88
YAKIMA, WA 98901

KENNETH W & PATRICIA L MARK
3701 GUN CLUB RD #85
YAKIMA, WA 98901

KENT GOSS
3701 GUN CLUB RD UNIT 89
YAKIMA, WA 98901

PHILIP ALMUETI
3701 GUN CLUB RD UNIT 83
YAKIMA, WA 98901

SUN COUNTRY ESTATES MAINTENANCE
ASSOCIAT
3701 GUN CLUB RD UNIT 76
YAKIMA, WA 98901

19132141439

SUN COUNTRY ESTATES MAINTENANCE
ASSOCIAT

3701 GUN CLUB RD UNIT 76
YAKIMA, WA 98901

19132141438

SUN COUNTRY ESTATES MAINTENANCE
ASSOCIAT

3701 GUN CLUB RD UNIT 76
YAKIMA, WA 98901

19132141407

SUN COUNTRY ESTATES MAINTENANCE
ASSOCIAT

3701 GUN CLUB RD UNIT 76
YAKIMA, WA 98901

19132143403

THERESE N BRULOTTE
3701 GUN CLUB RD UNIT 79
YAKIMA, WA 98901

19132142409

SUN COUNTRY ESTATES MAINTENCE
ASS

3701 GUN CLUB RD UNIT 76
YAKIMA, WA 98901

19132142427

UNIVERSITY PARKWAY APARTMENTS
LLC

2550 BORTON RD
YAKIMA, WA 98903

19132142422

UNIVERSITY PARKWAY APARTMENTS
LLC

2550 BORTON RD
YAKIMA, WA 98903

UNIVERSITY PARKWAY APARTMENTS
LLC
2550 BORTON RD
YAKIMA, WA 98903

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
Joe Stump
Noelle Madera
Michele Pescador
Chris Pederson
Ivan Klingele

Jason Earles
John Walkenhauer
Jase Testerman
David Haws
Troy Havens

Yakama Nation Environmental
enviroreview@yakama.com

Rebecca Chu
EPA Region 10
R10-NEPA@epa.gov

WA Dept. of Fish & Wildlife
Eric Bartrand and Scott
Downes
Eric.bartrand@dfw.wa.gov
Scott.downes@dfw.wa.gov

Junior Achievement of
Washington
1610 Perimeter Road
Auburn, WA 98001

Fire Chief
E.V. Fire District #4
2003 Beaudry Road
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

Superintendent
Bureau of Indian Affairs
P.O. Box 632
Toppenish, WA 98948

Yakima Health District
Help Desk
yhd@co.yakima.wa.us

sepa@dahp.wa.gov

Bill Hordan
Hordan Planning Services
410 North 2nd Street
Yakima, WA 98901

East Valley School District #90
Attn: John Schieche
2002 Beaudry Road
Yakima, WA 98901

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

FormerOrchards@ecy.wa.gov

Yakama Nation
Cultural Resources
jessica@Yakama.com
corrine.camuso@Yakama.com
daniel.jager@yakama.com

Clean Air Agency
186 Iron Horse Court, Suite 101
Yakima, WA 98901

Robert Bright
Air Traffic & Airspace Officer
Joint Base Lewis-McChord
robert.d.bright10.civ@army.mil

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

AGENCY MAILING LIST

HIGHLIGHTED = EMAILED

LRN22-003/SEP22-005
07/01/22
11 LABELS

AFFIDAVIT OF MAILING

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 1st 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 1st day July 2022.



Eva A. Rivera
Office Specialist