



# 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)

VERN M. REDIFER, P.E. - Director

DATE: June 16, 2017

TO: Ruurd Veldhuis, Fryslan Ranch; Tim Bardell, B7 Engineering, Adjoining Property Owners, and Interested Agencies

FROM: Lynn Deitrick, AICP—SEPA Responsible Official

SUBJ: CUP2016-00019/SEP2016-007 Fryslan Ranch Feedlot  
Final Threshold Determination - MDNS  
Notice of Hearing

Enclosed is the Final Threshold Determination to establish a Concentrated Animal Feeding Operation (CAFO) within the Agricultural Zoning District. The threshold determination has been modified due to comments received. The level of review has also been elevated to require a public hearing due to the comments received from adjoining property owners and interested agencies. Yakima County has determined that the proposal will not have a probable significant adverse impact on the environment, if the required mitigation is performed. Please review the attached documents for information on the threshold determination, and your appeal options.

## **Notice of Open Record Public Hearing**

An open record public hearing is scheduled before the Yakima County Hearing Examiner on **July 6, 2017 at 1:30 am** in the Yakima City Council Chambers, located at 129 N. Second Street, Yakima, WA. Written comments for the hearing may be submitted to the Planning Division prior to the hearing, or provided at the hearing. Any appeals of the SEPA Threshold Determination will be consolidated with the application review at the scheduled hearing on the proposal. Interested parties may participate in the hearing. A Planning Division staff report on the project will be available about a week before the hearing. The full submittal is available in our office for review and online at [www.yakimaps.com/permits](http://www.yakimaps.com/permits). If you have any questions on this proposal, please call Dinah Reed or Byron Gumz at (509)574-2300.

Encl. Final Threshold Determination -MDNS

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

---

1. **Description of Proposal:** The Yakima County Planning Division has received a request to establish a Concentrated Animal Feeding Operation (CAFO), Fryslan Ranch, covering about 30 acres. The purpose of the new calf yard is to consolidate the new-born and elementary cattle raising operations. The new facility is proposed to include; approximately 16 acres of corrals, 4 acres of hutch yard, four buildings totaling 15,000 square feet to house various support functions, and a waste water pond.
2. **File Number:** CUP2016-00019 / SEP2016-00007
3. **Owner:** Ruurd Veldhuis  
Fryslan Ranch  
650 Hornby Road  
Grandview, WA 98930  
**Proponent:** Tim Bardell  
B7 Engineering  
P.O. Box 487  
Sunnyside, WA 98944
4. **Location of Proposal:** Unassigned Glade Road. On both north and south sides of Glade Road; approximately 1 ½ mile east of Mabton-Bickleton Road; 2 miles southeast of the City of Mabton. (Parcel #. 230817-21001, 230808-33001, 230808-34001)
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 identified potential adverse impacts. 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. Water (Quality)**

Adjacent property owners, adjacent sensitive environments, or groundwater due to construction erosion, increased runoff, and/or stormwater infiltration will not have adverse impacts if development is properly designed and managed. Adequate site investigation and development planning will mitigate these impacts. (Plan 2015 Policies NS 13.1, NS 13.3, & NS 14.2)

**Mitigation Measure A1:** The feedlot shall operate in accordance with an approved Nutrient Management Plan (NMP) prepared for the facility.

## **B. Air**

Wind erosion and fugitive dust are likely during grading and construction. All soils within the project area possess the potential to generate significant levels of dust if they are disturbed. This potential for wind erosion and dust creation exists predominantly during construction, but also during normal operations from equipment movement within the site. (*Plan 2015* Policy NS 3.3)

**Mitigation Measure B1:** The applicant shall submit a Dust Control Plan to the Yakima Regional Clean Air Agency prior to the start of construction. During both construction and normal operations, the applicant must comply with the provisions of the submitted Dust Control Plan and all permitting and regulatory requirements set forth by the Yakima Regional Clean Air Agency.

## **C. Environmental Health (Vectors and Odors)**

Confined Animal Feeding Operations generate large quantities of animal waste. Excess waste can generate odors and attract flies and other vectors. (Plan Policies NS 9.3 & NS 14.2)

**Mitigation Measure C1:** To reduce potential for larvae nurseries in the waste handling area, weeds will be prevented from growing by lining the pond.

**Mitigation Measure C2:** Vectors will be controlled by ensuring manure solids are as dry as possible to reduce the suitability of manure or growth medium for larval development.

**Mitigation Measure C3:** To reduce odor corrals are kept as dry as possible to provide the least favorable environment for odors and fly pupae.

**Mitigation Measure C4:** To reduce odor the disposition of dead animals is accomplished in a sanitary manner and in accordance with all state and local laws.

**Mitigation Measure C5:** To reduce odors feed spillage around feed bunkers is kept to a minimum, especially under moist conditions.

**Mitigation Measure C6:** To reduce odors all animal holding areas are kept clean of excess manure.

**Mitigation Measure C7:** To reduce odors manure is only applied on days when the wind is relatively calm so that the aerosols and odors are minimized from drifting onto neighboring areas.

**D. Complaint Management**

Complaints occasionally disclose impacts that have not been identified. A complaint management plan is needed to effectively receive complaints, identify problem areas, and make necessary corrections in a timely manner.

**Mitigation D1:** A complaint management system must be established to deal with complaints from citizens and provide a reasonable and timely response by the feedlot to such concerns. The applicant has designated that Jake Veldhuis is responsible for communications with neighbors and regulatory agencies, and for responding to any inquiries or complaints.


**E. Plants and Animals**

The project area is within a designated critical area, Upland Wildlife Habitat Conservation Areas. The Washington State Department of Fish and Wildlife (WDFW) has identified Priority Habitat and potential for Priority Species on the subject property. (*Plan 2015* Policies NS 15.1, NS 15.2, NS 15.4, NS 15.5, NS 15.6)

**Mitigation Measure E1:** A permanent form of protection (conservation easement, deed restriction, etc.) that prohibits land disturbing activities shall be established on the subject property. The area of protection shall meet ratios of protection established by WDFW. Evidence that this mechanism has been approved by WDFW and established shall be provided to Yakima County Planning prior to construction and grading activities within the CAFO area.

8. **Comment and Appeal Information:** This Final DNS is issued under WAC 197-11-340(2). There is no further comment on it. You may appeal this SEPA threshold determination to the Hearing Examiner. You should be prepared to make specific factual objections. The 14-day SEPA appeal period ends at 4:00 p.m. on June 30, 2017. For information on the comment or appeal processes, or on other issues relating to this proposal, contact Dinah Reed or Byron Gumz at (509) 574-2300.

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

10.	<b>Designee:</b>	 _____
11.	<b>Address:</b>	Jasón Earles 128 N. 2 <sup>nd</sup> St. 4 <sup>th</sup> Floor Courthouse Yakima, WA 98901
12.	<b>Date:</b>	<u>June 16</u> , 2017