



# Public Services

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*VERN M. REDIFER, P.E. - Director*

**DATE:** December 31, 2018

**TO:** FRH Enterprises LLC, B7 Engineering LLC, Adjoining Property Owners,  
and Interested Agencies

**FROM:** Lynn Deitrick, AICP—SEPA Responsible Official

**SUBJ:** CUP2018-00099/SEP2018-00047 – Sage Brush Dairy  
Threshold Determination - MDNS

Yakima County, as lead SEPA agency for this proposal, is issuing the attached MDNS 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 within 14 days. The Responsible Official will reconsider this MDNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the MDNS. 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 decision to retain, modify or withdraw the MDNS, without an additional comment period. That final determination can be appealed as allowed under the Yakima County Code. Specific appeal information will be provided with the final decision. The full submittal is available in our office for review. If you have any questions on this proposal, please call Byron Gumz, Senior Project Planner, at (509) 574-2300.

Encl. Threshold Determination -MDNS

## MITIGATED DETERMINATION OF NON-SIGNIFICANCE

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- Description of Proposal:** The proposal is to establish a new Concentrated Animal Feeding Operation (CAFO) and dairy. This project will consolidate existing operations currently located in the Grandview vicinity to this new facility on the subject parcels. Various structures will be constructed including cow shelters, milking parlor, feed storage, mixing, and distribution facilities and a waste handling facility. Structures will total approximately 70,000 square feet. Access to the dairy will be a private road from Glade Road.
- File Number:** CUP2018-00099 / SEP2018-00047
- Owner:** FRH Enterprises LLC  
650 Hornby Road  
Grandview, WA 98930  
**Proponent:** Tim Bardell  
B7 Engineering  
P.O. Box 487  
Sunnyside, WA 98944
- Location of Proposal:** The project will be conducted on four parcels which total approximately 819 acres. The project will be located on the east side of Glade Road (Mabton-Bickleton Road), approximately 1.2 miles south of the intersection of Glade Road and Maple Street, and approximately 1.1 miles south of the City of Mabton, WA. (Parcel Nos.: 230818-12001, 230818-21001, 230818-22001, and 220813-11001)
- Lead Agency:** Yakima County Planning Division
- 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.
- 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. (*Horizon 2040* Policies NS 13.1, NS 13.3, & NS 14.2)

**Mitigation Measure A1:** The feedlot shall operate in accordance with an approved Dairy Nutrient Management Plan (DNMP) 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. (*Horizon 2040* 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. 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. (*Horizon 2040* Policies NS 15.1, NS 15.2, NS 15.4, NS 15.5, NS 15.6)

**Mitigation Measure D1:** 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 MDNS 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 the address below before 4:00 p.m. on 1-14, 2019. 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 or 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

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4<sup>th</sup> Floor Courthouse

Yakima, WA 98901

12-31, 2018