



Public Services

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VERN M. REDIFER, P.E. - Director

DATE: June 15, 2017
TO: Martin and Lori Clevenger
FROM: Jason Earles—Environmental Planning Section Manager
SUBJ: CUP2016-00113 / SEP2016-00046
Type 2, Retail Agricultural Tourist Operation (ATO)
Notice of Decision & Final Threshold Determination

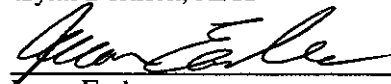
Enclosed are the Notice of Decision and Final Threshold Determination - Determination of Non-Significance for the proposal to establish a Type 2 Retail Agricultural Tourist Operation (ATO) with a five acre Christmas tree farm, and event venue. The proposal has been APPROVED, and we have determined that 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 Dinah Reed, Senior Project Planner, at (509) 574-2300.

Encl.: Final Decision
Threshold Determination—DNS

Copy: Parties of Record

SEP2016-00046 RetailATO FINAL DNS dsr.doc

FINAL
DETERMINATION OF NON-SIGNIFICANCE
(Notice of Action)

1. **Description of Proposal:** The Yakima County Planning Division has received a request to The proposal is to establish a Retail Agricultural Tourist Operation (ATO) on a 11.67 acre parcel that is within the AG zoning district. The parcel has over five acres in agricultural production of a Christmas tree farm grown for wholesale distribution. The parcel has existed as an event venue for weddings, family and class reunions.
2. **File Number:** SEP2016-00046
3. **Owner:** Martin and Lori Clevenger
3301 Lucy Lane
Zillah, WA 98953
4. **Location of Proposal:** 3301 Lucy Lane, Zillah, WA 98953 On the west side of Lucy Lane; approximately 560 feet south of Bailey Road, 1,300 north of Highland Drive, and approximately 2 miles north of Zillah, WA. (Parcel No. 211117-32001)
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 (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. **Comment and Appeal Information:** This Final DNS is issued under WAC 197-11-355. There is no further comment on it. You may appeal this SEPA threshold determination to Yakima County Superior Court within 21 days. For information on the comment or appeal processes, or on other issues relating to this proposal, contact Dinah Reed, Senior Project Planner, at (509) 574-2300.
8. **SEPA Responsible Official:** Lynn Deitrick, AICP

9. **Designee:** Jason Earles
10. **Address:** 128 N. 2nd St.,
4th Floor Courthouse,
Yakima, WA 98901
11. **Date:** June 16, 2017