



# Public Services

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

DATE: December 14, 2017

TO: Steve Desmarais Ranch, Inc., Bill Hordan, and Interested Agencies

FROM: Jason Earles - Environmental Planning Section Manager

SUBJ: **CUP2017-00092/SEP2017-00041 – AG Related Industry**  
Notice of Decision & Final Threshold Determination

Enclosed is the Final Determination of Non-Significance for the proposal to construct a 30' by 80' canopy and a 55' by 60' canopy for an AG Related Industry. The proposal has been **APPROVED**. 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 Jacob Clay, Planner, at (509) 574-2300.

Encl.: Final Decision  
Final Threshold Determination

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

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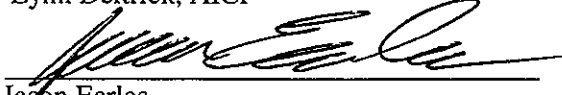
1. **Description of Proposal:** The Yakima County Planning Division has received a request to construct two canopies that will provide storage areas for an AG Related Industry. The canopies will be free standing and approximately 30' by 80' and 55' by 60' in size. The subject parcel is 96.65 acres in size and has approximately 29,944 square feet of structures on it. The proposed canopies will bring the total gross square footage of structures to an approximate total of 35,644 square feet.
2. **File Number:** CUP2017-00092/SEP2017-00041
3. **Owner:** Steve Desmarais Ranch, Inc.  
561 Desmarais Road  
Moxee, WA 98936  
  
**Proponent:** Bill Hordan  
410 North 2<sup>nd</sup> Street  
Yakima, WA 98901
4. **Location of Proposal:** 1372 Desmarais Road. The subject parcel is on the south side of Desmarais Road, approximately 1,000 feet east of the intersection of Walters Road and Desmarais Road, and approximately 1.2 miles southeast of the City of Moxee. (Parcel # 201208-43004)
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](http://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. State law prohibits SEPA appeals for permits that do not have an appeal option, consequently no administrative appeal is allowed (WAC 197-11-680(3)(v)). For information on the comment or appeal processes, or on other issues relating to this proposal, contact Jacob Clay, Planner, at (509) 574-2300.

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

9. **Designee:**

10. **Address:**

11. **Date:**

  
Jason Earles

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

December 14, 2017

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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.*