



DEPARTMENT OF PUBLIC SERVICES

128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2260 In-State 1-800-572-7354 · FAX (509) 574-2231 · www.co.yakima.wa.us
VERN M. REDIFER, P.E., Director

DATE: November 21, 2018

TO: Crosier Orchards, LLC; Craig and Lanette Hooper; Thomas R. Durant, Durant Development Services, Inc.; Interested Agencies; and Adjacent Property Owners

FROM: Lynn Deitrick, AICP—SEPA Responsible Official

SUBJ: Final Determination of Non-significance:
LRN2018-00001/SEP2018-00002 Crosier Orchards.

Issuance of the Final Threshold Determination (DNS)

Enclosed is the Final Determination of Non-significance (DNS) for the proposed site-specific comprehensive plan map amendment and rezone. This is a non-project plan amendment and rezone. We have retained the Threshold Determination and determined that it will not have a probable significant adverse impact on the environment. Please review the attached documents for information regarding appeal options.

A public hearing is scheduled before the Board of Yakima County Commissioners on the proposed amendment on **December 11, 2018 at 10:30 am** at the Yakima Council Chamber, Yakima City Hall, 129 N. 2nd, Yakima, WA. 98901. Written comments for the hearing may be submitted to the Planning Division prior to the hearing, or provided at the hearing.

Site-specific Map Amendments and their related SEPA determinations are not subject to administrative appeal in accordance with 16B.03.030. The proponent's full submittal (including site plan, narrative information, and SEPA environmental checklist) is available for review in our office and online at www.yakimap.com/permits under Case Numbers LRN2018-00001 and SEP2018-00002. If you have any questions on this proposal, please call Phil Hoge, Project Planner, at (509) 574-2300 or 1-800-572-7354, ext. 2300.

Encl.: Final DNS, Agency Comments –Agencies, Parties of Record, APOs

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.
Yakima County ADA Coordinator 128 N. 2nd Street, Room B27, Yakima, WA 98901 (509) 574-2210
7-1-1 or 1-800-833-6384 (Washington State Relay Services for deaf and hard of hearing)

\\nt2\Planning\Long Range\Projects\Plan Amendments\2018 Plan Amendments\LRN18-001 Crosier Orchards AG to R-10_5\DNS_Final_Crosier_2018CPAs.doc

FINAL DETERMINATION OF NON-SIGNIFICANCE (DNS)

1. **Description of Proposal:** On January 9, 2018, the Yakima County Public Services Department received an application for a 2018 Biennial Comprehensive Plan Map Amendment from Durant Development Services, Inc. to amend the Yakima County Comprehensive Plan – **Horizon 2040** Future Land Use Map. The applicant proposes: (1) to change the comprehensive plan’s Future Land Use Designation on approximately 61 acres from Agricultural Resource to Rural Self-Sufficient, and (2) to rezone the same acreage from Agriculture (AG) to Rural-10/5 (R-10/5).

2. **Case Numbers:** LRN2018-00001/SEP2018-00002 Crosier Orchards.

3.

<u>Owner:</u>	<u>Proponent:</u>
Crosier Orchards	Thomas R. Durant
Craig and Lanette Hooper	Durant Development Services, Inc.
9463 Mieras Road	PO Box 1723
Yakima, WA. 98901	Yakima, WA 98907

4. **Location of Proposal:** The subject property is located at 8906 Roza Hill Drive and adjacent land, approximately ¼ mile southeast of the intersection of Roza Hill Drive and Warrior Road, and approximately 1.75 miles north of the City of Moxee. (Parcels # 191324-11408 and -14405).

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). The lead agency has determined that the 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. Our agency will not require any additional mitigation measures under SEPA for this non-project action now, however additional environmental review may be required at the project permit phase.

These determinations were 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/ under Case Numbers LRN2018-00001 and SEP2018-00002.


7. **Comment and Appeal Information:** This Final DNS is issued under WAC 197-11-340(2). There is no further comment on it. Site-specific Map Amendments and their related SEPA determinations are not subject to administrative appeal in accordance with 16B.03.030. For information relating to this proposal, contact Phil Hoge, Project Planner, at (509) 574-2300 or 1-800-572-7354, ext. 2300.

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

9. **Designee:**

10. **Address:**

11. **Date:**



Thomas Carroll

128 N. 2nd St.
4th Floor Courthouse
Yakima, WA 98901

11/21, 2018