

DETERMINATION OF NON-SIGNIFICANCE (DNS)

1. **Description of Proposal:** The Yakima County Planning Division has received a proposal to rezone approximately 132 acres (six parcels) from Remote/Extremely Limited Development Potential (R/ELDP) to Agriculture (AG).
2. **Case Numbers:** ZON2018-00002, SEP2018-00014.
3.

<p><u>Owner:</u> Monson, LLC, Monson & Sons, LLC, Monson Cattle Company, Inc., and Monson & Sons Cattle Company, Inc. 252 N. Rushmore Rd. Selah, WA 98942</p>	<p><u>Proponent:</u> Thomas R. Durant PLSA Engineering & Surveying 521 N. 20th Ave, Suite 3 Yakima, WA 98902</p>
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4. **Location of Proposal:** The subject property is located on the north side of S. Rushmore Road and on the west side of the Yakima River, adjacent to and northeasterly of Selah, WA (Tax Parcel Nos.: 181436-43402, 181436-43403, 181436-44006, 181436-44007, 191431-22001, 191431-23002.)
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.

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 ZON18-002 and SEP18-014. Environmental documents include the SEPA checklist, this threshold determination, and submittal materials.

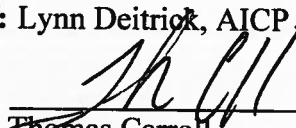
7. **Identified Environmental Impacts:**
Approval of the rezone would enable 27 land uses listed in YCC 19.14 (Table 19.14-1, "Allowable Land Uses") to be approved with a lower level of review compared to the current zoning of the site. Such uses include agricultural service

establishments, agriculturally related industries, farm labor housing, gymnasiums, community centers, schools, health care facilities, bed & breakfast inns, boarding or lodging houses, and overnight lodging facilities. The probable significant adverse environmental impacts of locating such land uses on the site are: 1) flood damage to public and private properties, 2) increased storm water runoff, and 3) inadequate legal water supply for future uses. Any such impacts are identified and adequately addressed by YCC 16D.05 (Flood Hazard Areas), YCC 16C.05 (Flood Hazard Areas), YCC 12.10 (Stormwater and Drainage Authority), and YCC 12.08 (Water System) to avoid or otherwise mitigate the impacts.

8. **Comment and Appeal Information:** This DNS 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. Your written comments on this proposal must be received at the address below before 4:00 p.m. on August 20, 2018. The SEPA Responsible Official will reconsider this DNS based on timely comments and may retain, modify or, if significant adverse impacts are likely, withdraw this DNS. Agencies and those providing comments will receive a copy of the final Determination. Appeal information will be provided with the final Determination. For information on the comment or appeal processes, or on other issues relating to this proposal, contact Phil Hoge, Project Planner, at (509) 574-2300 or 1-800-572-7354, ext. 2300.

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

10. **Designee:**


Thomas Carroll

11. **Address:**

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

12. **Date:**

August 6, 2018