



Public Services

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VERN M. REDIFER, P.E. - Director

DATE: December 27, 2018

TO: Rodney Ryan, Eric Herzog, and Interested Agencies

FROM: Lynn Deitrick, AICP—SEPA Responsible Official

SUBJ: ZON2018-00007/CUP2018-00094/SEP2018-00035-Vineyard Partners, LLC
Threshold Determination - Mitigated Determination of Non-Significance
(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: Site plan & narrative information – APOs & Agencies
SEPA Checklist – Agencies

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

1. **Description of Proposal:** The applicant is proposing a major modification to an approved land use under (UDR1998-00001, ER1998-00004, ZON1998-00001, SUB2000-00096, SEP2005-00010, CUP2005-00010 and SUB2005-00054) of a Planned Development(PD). The original PD was predicated on the primary resort amenity being a destination golf course, with single-family homes. The major modification is proposed as a wellness and wine-themed destination resort on the subject parcels, located in the Rattlesnake Hills AVA of Yakima County. The resort will have three unique villages set among approximately 200 acres of agricultural lands which are primarily planted in vineyards as well as orchards. Structures within the villages are proposed to include: a piazza overlooking a park, gathering barn for events, swimming pools, green spaces and sport courts, a variety of housing types such as cottages, townhomes, single-family homes, and estate homes - with at least 50% of the residences managed as rental properties. The villages are proposed to be connected via a series of trails used for hiking, biking and equestrian rides.
2. **File Number:** SEP2018-00035
3. **Owner:** Vineyard Partners, LLC
Attn: Rodney Ryan
13000 NE 28th Pl
Bellevue, WA 98005

Proponent: HLA Engineering and Land Surveying, Inc.
Attn: Eric Herzog, PLS
2803 River Road
Yakima, WA 98902
4. **Location of Proposal:** The property is located on the east and west sides of Nightingale Road, about 2 ½ miles east of the intersection of Nightingale Road and Konnowac Pass, approximately five (5) miles southeast from the City of Moxee. Parcel Nos.: 201228-11002, 201227-22002, 201227-23001, 201228-14001, 201228-41002, 201227-32003, 201227-33002, 201228-44001, 201228-43001, 201228-13001, 201228-31003, and 201228-31002.
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), provided the measures listed below are taken to mitigate potential adverse impacts. 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. **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. **Plants and Animals**

The Washington State Department of Fish and Wildlife (WDFW) has identified Priority Habitat and potential for Priority Species on the subject property. (*Plan 2040* Policies NS 15.1, NS 15.2, NS 15.4, NS 15.5, NS 15.6)

Mitigation Measure A1: Prior to final engineering approval for the first phase of the development, a final habitat assessment and habitat management plan meeting the guidance published by the Washington State Department of Fish and Wildlife shall be submitted for review and approval.

Mitigation Measure A2: Shrub-Steppe Habitat located within areas designated as "Estate Lots" shall be protected from impacts due to development of the sites.

B. **Transportation**

The proposed development has the potential to impact the Yakima County transportation facilities level of service standards. Road improvements may be necessary based on the number of trips generated from the project. (*Plan 2040* Policy T 3.5).

Mitigation Measure B1: A traffic report shall be submitted to Yakima County Roads for each subsequent phase of this development. If the traffic generated is greater than estimated by the current Traffic Impact Analysis (TIA), an updated TIA meeting the requirements of the Yakima County Engineer shall be submitted for review. If it is determined that the traffic volumes or level of service exceed the proposed changes, appropriate transportation improvements must be completed.

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 1/11, 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:**



Thomas Carroll

11. **Address:**

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

12. **Date:**

12-28, 2018