



Public Services

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(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

LISA H. FREUND – Director

DATE: July 6, 2022

TO: Jesus Orozco, Bill Hordan, Adjoining Property Owners, and SEPA
Interested Agencies

FROM: Tua Vang, Senior Planner, Yakima County Planning Division

SUBJ: Case Numbers: LRN2022-00004/SEP2022-00006 – Biennial
Comprehensive Map Amendment and Concurrent Rezone
Parcel Number on DNS corrected.
Notice of Threshold Determination – Determination of
Nonsignificance (DNS)

Applicant: Jesus Orozco

Agent: Bill Hordan, Hordan Planning Services

Parcel No.: 201004-34408

Application Submittal Date: January 31, 2022

ENVIRONMENTAL REVIEW:

Yakima County, as the lead SEPA agency for this proposal, is issuing a DNS for comment under WAC 197-11-340(2). Your views on this proposal are welcome and comments related to this threshold determination must be submitted by **4 p.m. on July 20, 2022**. After the comment period has ended, Yakima County will issue a Notice of Decision and retain, modify, or withdraw the DNS, without an additional comment period.

COMMENT INFORMATION:

All written comments may be emailed to longrangeplanning@co.yakima.wa.us or mailed to Yakima County Planning Division, 128 N. 2nd Street, 4th Floor Courthouse, Yakima, WA 98901. Include your contact information with your name, mailing address, and be sure to reference the above case number in your correspondence. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

Copies of the application materials, staff reports, and threshold determination are available to the public online at <https://www.yakimacounty.us/2603/Biennial->

Amendments under the case number or upon request.

If you have any questions on this proposal, please contact Tua Vang, Senior Project Planner, at (509) 574-2300 or tua.vang@co.yakima.wa.us.

Encl: 1. Threshold Determination – DNS

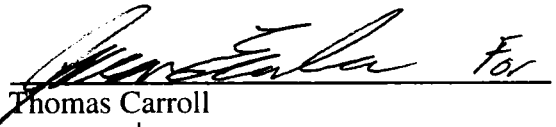
\\nt2\Planning\Long Range\Projects\Plan Amendments\2022 Plan Amendments\LRN2022-00004_SEP2022-00006_Orozco Map Amendment\SEPA\LRN22-004_SEP22-006_Corrected Threshold Determination DNS_tv.doc

1. **Description of Proposal:** Yakima County must periodically review and, if needed, accept proposed amendments to its Comprehensive Plan and development regulations to be considered by the governing body of the County no more frequently than once per year, as per RCW 36.70A.130(2)(a). Yakima County Code (YCC) 16B.10.040(3) establishes proposed amendments to be reviewed on a biennial cycle. The applicant is proposing a Comprehensive Plan amendment to redesignate a 0.61-acre parcel from Urban Residential (UR) to Urban Commercial (UC) with a concurrent rezone change to the YCC Title 19 zoning map from Multi-Family Residential (R-3) to General Commercial (GC) to sell to the adjoining property owner to the south for an expansion of a convenience store/gas station.
2. **File Numbers:** LRN2022-00004/SEP2022-00006
3. **Applicant:** Jesus Orozco **Agent:** Bill Hordan
P.O. Box 10383 Hordan Planning Services
Yakima, WA 98909 410 N. 2nd St.
Yakima, WA 98901
4. **Parcel Number:** 201004-34408
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 is available to the public online at <https://www.yakimacounty.us/2603/Biennial-Amendments> under the case numbers or obtained upon request.
7. **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. You may submit comments on this proposal to longrangeplanning@co.yakima.wa.us or the address below before **4:00 p.m. on July 20, 2022**. 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 process or other issues relating to this proposal, please contact Tua Vang, Senior Project Planner, at (509) 574-2300.

8. **SEPA Responsible Official:** Thomas Carroll

9.

10. **Address:**


Thomas Carroll

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

11. **Date:**

July 6, 2022

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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.

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Michele Pescador
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John Walkenhauer
Jase Testerman
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Troy Havens

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Superintendent
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Clean Air Agency
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Wapato Irrigation Project
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Wapato, WA 98951

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Bill Hordan
Hordan Planning Services
410 North 2nd Street
Yakima, WA 98901

Fire Chief
Fire District #5
P.O. Box 447
Zillah, WA 98953

Toppenish School Dist. #202
Attn: John Cerna
306 Bolin Drive
Toppenish, WA 98948-1644

City of Toppenish
21 W. 1st Avenue
Toppenish, WA 98948

Yakima County Sheriff Office
PO Box 1388
Yakima, WA 98907-1388

SEPA Ecology
SAW Acct.

FormerOrchards@ecy.wa.gov

R3planning@dfw.wa.gov

AGENCY MAILING LIST

HIGHLIGHTED = EMAILED

LRN22-004/SEP22-006
07/06/22
9 LABELS

Notice of Threshold Determination-Determination of Non-Significance

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Eva Rivera, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, a Notice of Threshold Determination-Determination of Non-Significance, a true and correct copy of which is enclosed here-with; that Notice of Threshold Determination-Determination of Non-Significance was addressed to the applicant/agent, property owner, adjoining property owners, and interested agencies pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 6th day of July 2022.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 6th day July 2022.

Zaf

Eva A. Rivera
Office Specialist