



Public Services

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LISA H. FREUND – Director

DATE: November 18, 2022

TO: Jesus Orozco, Bill Hordan, Parties of Record, and SEPA Interested Agencies

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

SUBJ: LRN2022-00004/SEP2022-00006 – Biennial Comprehensive Map Amendment and Concurrent Rezone
Final Determination of Non-Significance (DNS)

Enclosed is the Final DNS for the proposed site-specific Comprehensive Plan map amendment and rezone. As the lead agency, Yakima County has determined that this non-project proposed map amendment and rezone will not require any additional mitigation measures under SEPA and will not have a significant adverse effect on the environment. Therefore, an Environmental Impact Statement (EIS) will not be required for this proposal.

Site-specific map amendments and their related SEPA determinations are subject to appeal in accordance with YCC 16B.09.060. The proposed documents are available for review in our office or online at <https://www.yakimacounty.us/2603/Biennial-Amendments>. For information relating to this proposal, please contact Tua Vang, Senior Project Planner, at tua.vang@co.yakima.wa.us or (509) 574-2300.


Encl: Final DNS

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.

FINAL DETERMINATION OF NON-SIGNIFICANCE

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 map amendment to redesignate a 0.61-acre section of a 1.98-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 southern property owner for an expansion of a convenience store/gas station business.
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 probable significant adverse impacts 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. All environmental and planning documents are available to the public on request and can be examined in our offices during regular business hours or online at <https://www.yakimacounty.us/2603/Biennial-Amendments> under the case numbers.
7. **Comment and Appeal Information:** This DNS is issued under WAC 197-11-340(2). There is no further comment on it. There will be no administrative appeal on the final SEPA determination. For information relating to this proposal, please contact Tua Vang, Senior Project Planner, at (509) 574-2300 or tua.vang@co.yakima.wa.us.

8. **SEPA Responsible Official:** Thomas Carroll 
9. **Address:** 128 N. 2nd St.
4th Floor Courthouse
Yakima, WA 98901
11. **Date:** November 18, 2022

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