

KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

Affidavit of Mailing & Publication

PROPOSAL NAME: (RZ-22-00001 & CP-22-00001) Fiorito Brothers

NOTIFICATION OF: Notice of SEPA Action

NOTIFICATION MAIL DATE: September 8, 2022

I certify that the following documentation:

- Notice of SEPA Action for RZ-22-00001 & CP-22-00001 Fiorito Brothers


has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.


 _____ Signature

Jeremiah Cromie
 Community Development Services Planner II
 County of Kittitas
 State of Washington

Subscribed and sworn to before me this 8th day of September 2022





Stephanie Mifflin
 Notary Public for the State of Washington residing
 in Ellensburg.

My appointment expires: 12-23-25



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“Building Partnerships – Building Communities”

NOTICE OF SEPA ACTION

To: Applicable Agencies
Applicant

From: Jeremiah Cromie, Planner II

Date: September 8, 2022

Subject: RZ-22-00001 & CP-22-00001 Fiorito Brothers – SEPA DNS

NOTICE IS HEREBY given that that pursuant to RCW 43.21C, Kittitas County Community Development Services did on September 8, 2022, make a Determination of Non-Significance (DNS) for the Fiorito Brothers Non-Project Specific Rezone & Comprehensive Plan Amendment. (RZ-22-00001 & CP-22-00001). This rezone and comprehensive plan proposal is to change a 27.20-acre piece of property currently zoned Agriculture 20 to Commercial Agriculture and Comprehensive Plan Map from Rural Working to Commercial Agriculture to match the surrounding properties. A comprehensive plan amendment (CP-22-00001), rezone application (RZ-22-00001), and SEPA checklist were submitted as part of the application packet. This project is being processed through the 2022 Annual Comprehensive Plan Docket process. The location is tax parcel # 12311, located approximately 1400 feet north of the intersection of I-82 and Thrall Road off No. 6 Road in a portion of the SE ¼ of Section 30, Township 17, Range 19, W.M.; Kittitas County parcel map number 17-19-30040-0003.

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. A copy of this threshold determination is available to the public upon request at Community Development Services: 411 N Ruby St. Suite 2 Ellensburg, WA 98926, or can be viewed on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> under “Rezoning”, then “RZ-22-00001 Fiorito Brothers.”

Written comments from the public regarding the threshold determination may be submitted to the Kittitas County Community Development Services at no later than **September 22, 2022 at 5:00pm (PDT)**, after which the lead agency will then: retain, modify, or withdraw the decision pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-340(2).

Direct questions regarding this proposal to:

Jeremiah Cromie
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
509-962-7506
jeremiah.cromie@co.kittitas.wa.us

Kittitas County Sheriff's Dept.
kim.dawson@co.kittitas.wa.us

KittCom
long@kittcom.org

Kittitas County Board of County
Commissioners
julie.kjorsvik@co.kittitas.wa.us

Kittitas County Code Enforcement
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Kittitas County Environmental Health
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Northwest Training Range Complex
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Robert.d.bright10.civ@army.mil

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Puget Sound Energy
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SCPlanning@wsdot.wa.gov
PlattsT@wsdot.wa.gov

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Kittitas Valley Healthcare
Attn: CEO
603 S. Chestnut Street
Ellensburg, WA 98926
(mailed)

Ellensburg Water Co.
eburgwater@yahoo.com

Ellensburg School District 401
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carol.chrisman@esd401.org
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elliott@kvfr.org
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Kittitas Valley Fire & Rescue (District 2)
2020 Vantage Highway
Ellensburg, WA 98926

BUREAU OF LAND MANAGEMENT
915 N. WALLA WALLA
WENATCHEE WA 98801
(mailed)

From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Friday, September 2, 2022 11:27 AM
To: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Subject: Ad: 279457 / Re: RZ-22-00001_CP-22-00001 Fiorito Brothers (Publishing) - Notice of SEPA Action (Original DNS)

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Email 3 of 7:

Hi Jeremiah,

Here is the third legal proof scheduled to run on September 8 and 15.

Thank you!

Megan Breckenridge

Advertising Assistant
Ellensburg Daily Record
Office: (509) 925-1414, ext. 570253
Direct Dial: (509) 204-8250
mbreckenridge@kvnews.com / legals@kvnews.com
[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Friday, September 2, 2022 10:40 AM
To: Megan Breckenridge <mbreckenridge@kvnews.com>; KVNews Legals <legals@kvnews.com>; 'Jana Stoner' <jana@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; NKC Tribune Advertising <ads@nkctribune.com>
Subject: RZ-22-00001_CP-22-00001 Fiorito Brothers (Publishing) - Notice of SEPA Action (Original DNS)

CAUTION, this email originated from outside the organization.

Good morning,

Please publish the attached legal as follows in your papers:

Daily Record: September 8 and September 15

NKCT: September 8th

**Notice of SEPA Action
Fiorito Brothers Non-Project Rezone
& Comprehensive Plan Amendment
(RZ-22-00001 & CP-22-00001)**

Notice is hereby given that pursuant to RCW 43.21C and WAC-197-340(2), Kittitas County Community Development Services did on September 8, 2022, make a Determination of Non-Significance (DNS) for the Fiorito Brothers Non-Project Specific Rezone & Comprehensive Plan Amendment (RZ-22-00001 & CP-22-00001). This rezone and comprehensive plan proposal is to change a 27.20-acre piece of property currently zoned Agriculture 20 to Commercial Agriculture and Comprehensive Plan Map from Rural Working to Commercial Agriculture to match the surrounding properties. A comprehensive plan amendment (CP-22-00001), rezone application (RZ-22-00001), and SEPA checklist were submitted as part of the application packet. This project is being processed through the 2022 Annual Comprehensive Plan Docket process. The location is tax parcel # 12311, located approximately 1400 feet north of the intersection of I-82 and Thrall Road off No. 6 Road in a portion of the SE ¼ of Section 30, Township 17, Range 19, W.M.; Kittitas County parcel map number 17-19-30040-0003.

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. A copy of this threshold determination is available to the public upon request at Community Development Services: 411 N Ruby St. Suite 2 Ellensburg, WA 98926, or can be viewed on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Rezoning," then "RZ-22-00001 Fiorito Brothers."

Written comments from the public regarding the threshold determination may be submitted to the Kittitas County Community Development Services no later than **September 22, 2022 at 5:00pm (PDT)**, after which the lead agency will then: retain, modify, or withdraw the decision pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-340(2).

Designated Staff Contact: Jeremiah Cromie, Planner II: 509-962-7046, email at jeremiah.cromie@co.kittitas.wa.us

Dated: September 8, 2022

PUBLISH: Northern Kittitas County Tribune: September 8, 2022

PUBLISH: Daily Record: September 8 & 15, 2022 / LEGAL #: 279457

Let me know if there are any questions or issues.

Jeremiah Cromie
Planner II
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Megan Breckenridge](#)
To: [Jeremiah Cromie](#)
Subject: Re: 279457 / Re: RZ-22-00001_CP-22-00001 Fiorito Brothers (Publishing) - Notice of SEPA Action (Original DNS)
Date: Friday, September 2, 2022 3:38:19 PM

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3/7:

Thank you!

Megan Breckenridge

Advertising Assistant
Ellensburg Daily Record
Office: (509) 925-1414, ext. 570253
Direct Dial: (509) 204-8250
mbreckenridge@kvnews.com / legals@kvnews.com
[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Friday, September 2, 2022 3:34 PM
To: Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: RE: 279457 / Re: RZ-22-00001_CP-22-00001 Fiorito Brothers (Publishing) - Notice of SEPA Action (Original DNS)

CAUTION, this email originated from outside the organization.

Megan,

This looks fine and I give approval.

Jeremiah Cromie
Planner II
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

From: [Jeremiah Cromie](#)
To: [Kim Dawson](#); ["long@kittcom.org"](#); [Julie Kiorsvik](#); [Toni Berkshire](#); [PublicHealth Inspectors](#); [Lisa Lawrence](#); [Patti Stacey](#); [Kelee Hodges](#); [Codi Fortier](#); ["enviroreview@yakama.com"](#); ["corrine_camuso@yakama.com"](#); ["jessica_lally@yakama.com"](#); ["noah_oliver@yakama.com"](#); ["casey_barney@yakama.com"](#); ["kozi@vakamafish-nsn.gov"](#); ["matj@yakamafish-nsn.gov"](#); ["barh@yakamafish-nsn.gov"](#); ["tebu461@ecy.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["FormerOrchards@ecy.wa.gov"](#); ["wendy.neet@ecy.wa.gov"](#); ["Scott.Downes@dfw.wa.gov"](#); ["Jennifer.Nelson@dfw.wa.gov"](#); ["Elizabeth.Torrey@dfw.wa.gov"](#); ["sepa@dahp.wa.gov"](#); ["jorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); [Jeremy Larson](#); [Steph Mifflin](#); ["russell.mau@doh.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["brenda.young@dnr.wa.gov"](#); ["luke.warthen@dnr.wa.gov"](#); ["SEPACENTER@dnr.wa.gov"](#); ["Garren.Andrews@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["mbreckenridge@kvnews.com"](#); ["legals@kvnews.com"](#); ["Deborah.i.knaub@usace.army.mil"](#); ["lhendrix@usbr.gov"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Kimberly.peacher@navy.mil"](#); ["Robert.d.bright10.civ@army.mil"](#); [Haley Mercer](#); [Christy Garcia](#); ["steve@snoqualmietribe.us"](#); ["dahp@snoqualmietribe.us"](#); ["adam@snoqualmietribe.us"](#); ["guy.moura@colvilletribes.com"](#); ["Aren.Orsen.HSY@colvilletribes.com"](#); ["sam.rushing@colvilletribes.com"](#); [matt.boast@kittitaspud.com](#); ["Brian.ingalls@pse.com"](#); ["kdkistler@bpa.gov"](#); ["klarned@fs.fed.us"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["PlattsT@wsdot.wa.gov"](#); ["ken.graham@parks.wa.gov"](#); ["eburgwater@yahoo.com"](#); ["jbbunson@elltel.net"](#); ["fwalker@eburg.wednet.edu"](#); ["leslee.caul@esd401.org"](#); ["carol.chrisman@esd401.org"](#); ["traci.russell@esd401.org"](#); [Rich Elliott](#); ["delvo@kvfr.org"](#)
Cc: [Kelly Bacon \(CD\)](#); [Dan Carlson](#); ["randy@fioritobrothers.com"](#); ["Josh Brower"](#)
Subject: RZ-22-00001 & CP-22-00001 Fiorito Brothers - Notice of SEPA Action
Date: Thursday, September 8, 2022 9:09:32 AM
Attachments: [RZ-22-00001 Fiorito Brothers Original Notice of SEPA DNS Action Memo.pdf](#)
[RZ-22-00001 CP-22-00001 Fiorito Brothers SEPA DNS.pdf](#)
[RZ-22-00001 Fiorito Brothers SEPA Checklist.pdf](#)

Good morning,

Attached to this email you will find:

- Notice of SEPA Action
- SEPA Determination of Non-significance (DNS), and
- SEPA Checklist

Written comments from the public regarding the threshold determination may be submitted to the Kittitas County Community Development Services at no later than **September 22, 2022 at 5:00pm (PDT)**, after which the lead agency will then: retain, modify, or withdraw the decision pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-340(2).

Please contact me directly if you have any questions.

Thank you,

Jeremiah Cromie
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Community Development Services
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