



Public Services

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VERN M. REDIFER, P.E. - Director

DATE: December 27, 2017
TO: Long Ranch, LLC, Brad Englund, Englund Law P.S. and Interested Agencies
FROM: Jason Earles — Planning Section Manager
SUBJ: ZON2017-00006 / SEP2017-00038 Minor Rezone from R/ELDP to AG
Final Threshold Determination

Enclosed is the Final Threshold Determination - Determination of Non-Significance for the proposal for a minor rezone of a 63.3 acre split-zoned lot. The lot is split-zoned with the north 30+ acres within the AG zoning district and the south 30+ acres within the R/ELDP zoning district. It has been determined that it will not have a probable significant adverse impact on the environment. Please review the attached documents for information on the threshold determination and your appeal options. If you have any questions on the project or the appeal process, please contact Dinah Reed, Senior Project Planner, at (509) 574-2300.

Encl.: Threshold Determination — DNS

[SEP2017-00038 Long Rezone FinalDNS dsr.docx](#)

FINAL
DETERMINATION OF NON-SIGNIFICANCE
(Notice of Action)

1. **Description of Proposal:** The Yakima County Planning Division has received a request for a Type 4 Minor Rezone of a 63.3-acre split-zoned lot. The lot is split-zoned with the north 30+ acres zoned Agriculture (AG) and the south 30+ acres zoned Rural/Extremely Limited Development Potential (R/ELDP). The subject parcel is located south of South Naches Road.

The minor rezone application requests an amendment to the official zoning map established by Title 19. It would change the split-zoning of the subject property from Agriculture and Rural/Extremely Limited Development Potential to Agriculture, making the whole parcel within the AG zoning district. No new structures are proposed with this application.

2. **File Number:** SEP2017-00038

3. **Owner:** Gary Long
Long Ranch LLC
8730 S. Naches Road
Naches, WA 98937

Proponent: Brad Englund
Englund Law P.S.
105 S. 3rd Street, #105
Yakima, WA 98901

4. **Location of Proposal:** The subject parcel is located at 8736 S. Naches Road, on the south side of South Naches Road, approximately 1,600 feet from the intersection of South Naches Road and Lewis Road, and approximately one mile south of the City of Naches, WA (Parcel No. 171415-22002).

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 (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.

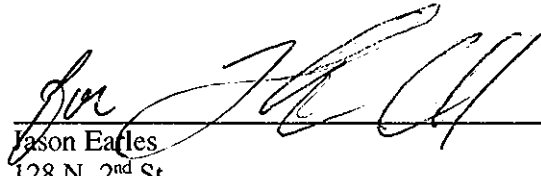
7. **Comment and Appeal Information:** This Final DNS is issued under WAC 197-11-355. There is no further comment on it. You may appeal this SEPA threshold determination to the Yakima County Hearings Examiner within 14 days. For information on the comment or appeal processes, or on other issues relating to this proposal, contact Dinah Reed, Senior Project Planner, at (509) 574-2300.

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

9. **Designee:**

10. **Address:**

11. **Date:**



Jason Eattles

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12/27, 2017