



Public Services

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VERN M. REDIFER, P.E. - Director

DATE: November 29, 2018

TO: Mark Smith, S&C Properties LLC; Santos Sosa, F&M Construction; and Interested Agencies

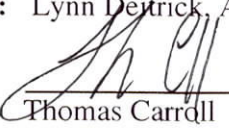
FROM: Thomas Carroll—Environmental Planning Section Manager

SUBJ: CUP2018-00070/SEP2018-00032 – Smith Type 1 CUP w/SEPA Multi-Tenant Building
Notice of Decision & Final Threshold Determination

Enclosed are the Notice of Decision and Final Threshold Determination - Determination of Non-Significance for the proposal to construct a 17,500 square foot multi-tenant building with associated parking. The proposal has been APPROVED, and we have determined that it will not have a probable significant adverse impact on the environment. Please review the attached documents for information on conditions of approval, and your appeal options. If you have any questions on the project or the appeal process, please contact Julia Loudon, Planner, at (509) 574-2300.

Encl.: Final Decision
Threshold Determination—DNS

FINAL
DETERMINATION OF NON-SIGNIFICANCE
(Notice of Action)

1. **Description of Proposal:** The Yakima County Planning Division has received a request to construct a 17,500 square foot multi-tenant shell building. No tenants are proposed at this time. There are 25 asphalt parking spaces proposed for the building, however, the associated CUP requires a total of 35 parking spaces. Domestic water will be by Terrace Heights Water and sewage disposal will be by Terrace Heights Sewer.
2. **File Number:** CUP2018-00070/SEP2018-00032
3. **Owner:** Mark Smith
S&C Properties LLC
101 Butterfield Road
Yakima, WA 98901
Proponent: Santo Sosa
F&M Construction
P.O. Box 2687
Yakima, WA 98907
4. **Location of Proposal:** 101 Butterfield Road. The subject parcel is located on the northeast corner of the intersection of Butterfield Road and Terrace Heights Drive, about 1,000 feet east of the city limits of Yakima, WA. (Parcel No. 191317-44007)
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 Julia Loudon, Planner, at (509) 574-2300.
8. **SEPA Responsible Official:** Lynn Deitrick, AICP
9. **Designee:** 
Thomas Carroll
10. **Address:** 128 N. 2nd St.,
4th Floor Courthouse,
Yakima, WA 98901
11. **Date:** 11/29, 2018