



Public Services

128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800-572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us
VERNA REDIFER, P.E., Director

DATE: June 1, 2018

TO: Brett Calhoun, Pride Packing Co.; Santos Sosa, F & M Construction; Interested Agencies

FROM: Nate Paris, Environmental Project Planner

SUBJ: **SEP2018-00011 – SEPA Review for Controlled Atmosphere Building Addition**
Final Determination of Non-Significance

Enclosed is the Final Determination of Non-Significance for the proposal for a 24,066-square foot controlled atmosphere building to be placed within an existing 29,985-square foot building that is currently utilized for the storage of apples for Pride Packing Co. 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 me at (509) 574-2300.

Encl.: Final Threshold Determination
Final Decision
Agency Comments

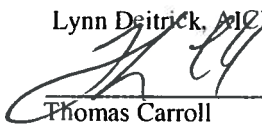
G:\Development Services\Projects\2018\SEPA\SEP18-011 Pride Packing Co AG New CA Building

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, national 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
(Notice of Action)

1. **Description of Proposal:** The construction of a 24,066-square foot addition to an existing 29,985 SF controlled atmosphere building; and adjacent 10,758-square foot concrete apron. The new addition is for the storage of apples to support an Ag. Related Industry.
2. **File Number:** SEP2018-00011
3. **Owner:** Pride Packing Co.
560 Lateral B Road
Wapato, WA 98951

4. **Proponent:** Santos Sosa
F & M Construction Co.
P.O. Box 2687
Yakima, WA 98907
5. **Location of Proposal:** The subject parcel is located on the west side of Lateral B Road (i.e. 562 Lateral B Road, Wapato, WA 98951), approximately ¼ mile north and west from the intersection of Lateral B Road and Lateral 1 Road, and is located approximately 4 miles north and west from the city of Wapato. WA.
6. **Lead Agency:** Yakima County Planning Division
7. **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.
8. **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 Hearing Examiner. You should be prepared to make specific factual objections. The 14-day SEPA appeal period ends at 4:00 p.m. on June 15, 2018. For information on the comment or appeal processes, or on other issues relating to this proposal, contact Nate Paris, Environmental Project Planner, at (509) 574-2300.
9. **SEPA Responsible Official:** Lynn Deitrick, MCEP
10. **Designee:** 
Thomas Carroll
11. **Address:** 128 N. 2nd St.,
4th Floor Courthouse,
Yakima, WA 98901
12. **Date:** 6/1, 2018

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COPY

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

May 23, 2018

Nate Paris

Yakima County Planning Division
128 North 2nd Street
4th Floor Courthouse
Yakima, WA 98901

Re: CUP2018-00037, SEP2018-00011

Dear Mr. Paris:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the additional 24,066 square foot and an additional 21,516 square foot concrete apron accessory at the Pride Pack CA Complex. We have reviewed the documents and have the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

If this project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact Lloyd Stevens, Jr. at the Dept. of Ecology, (509) 574-3991, with questions about this permit.

Sincerely,

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

