



Public Services

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VERN M. REDIFER, P.E. - Director

DATE: November 2, 2018

TO: Kirk Fowler of Trident Agricultural Products LLC, Bill Hordan of Hordan Planning Services, APOs, Interested Agencies, and Parties of Record

FROM: Yakima County Public Services Department: Planning Division

SUBJ: CUP2018-00092/SEP2018-00044 – Trident AG Properties Expansion
Threshold Determination - Mitigated Determination of Non-Significance (MDNS)

Yakima County, as lead SEPA agency for this proposal, is issuing the attached MDNS for comment under WAC 197-11-340(2). Your views on this proposal are welcome and you may provide written comments on issues related to this threshold determination. Comments must be submitted within 14 days. The Responsible Official will reconsider this MDNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the MDNS. No permits will be issued and the applicant shall not begin work, until the comment deadline has expired and any other necessary permits are issued. The lead agency will not act on this proposal for 14 days from the date of issuance.

After the comment period has ended, Yakima County will issue a Notice of Decision and retain, modify or withdraw the MDNS, without an additional comment period. That final determination can be appealed to Yakima County Superior Court within 21 days of issuance. The full submittal is available in our office for review. If you have any questions on this proposal, please call me at (509) 574-2300.

[SEP18-044 Fowler TridentAG PreliminaryThreshold-MDNS dsr bjgFINAL.doc](#)

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.

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

1. **Description of Proposal:** The Yakima County Planning Division has received an application request to add two above ground 30,000-gallon bulk storage tanks, an 8,000 gallon above ground split fuel storage tank (4,000 gallons red diesel & 4,000 gallons clear diesel), a 1,500 sf office with 6 parking spaces and 960 sf concrete outdoor wash pad for cleaning vehicles associated with an existing Agricultural Service Establishment.
2. **File Number:** SEP2018-00044
3. **Owner:** Kirk Fowler
Trident AG Properties
P.O. Box 1909
Woodland, WA 98674
Proponent: Bill Hordan
Hordan Planning Srvs
410 N 2nd St.
Yakima, WA 98901
4. **Location of Proposal:** Address On the south side of Yakima Valley Highway; approximately 320 feet west of the intersection of Buena Road and Yakima Valley Highway; and 500 feet west of the City of Zillah. (Parcels #. 201121-14020, 201121-14012, 201121-14019)
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), provided the measures listed below are taken to mitigate potential adverse impacts. 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. **Identified Environmental Impacts and Mitigation Measures:**

Substantive authority to require mitigation for significant and non-significant impacts is derived from WAC 197-11-660, Yakima County Code Chapter 16.04.230 and, by reference, the policies contained in the Yakima County Comprehensive Plan.

A. **Water (Ground and Surface water)**
The proposed project is in the lower Yakima River watershed, which has a Total Maximum Daily Load (TMDL) water quality improvement program that addresses suspended sediment and turbidity in all program area streams. The

maps that accompany the SEPA Checklist show that the proposed project area is immediately adjacent to an unnamed stream. There will likely be impacts to drainage facilities, adjacent property owners, adjacent sensitive environments, or groundwater due to construction erosion, increased runoff, and/or stormwater infiltration unless development is properly designed and managed. (*Horizon 2040* Policies NS 12.1, 13.1, 13.2, 13.3, 14.1, 14.2)

Mitigation Measure A1: During construction of the new office building and other on-site facilities, as well as during all subsequent use of the site, the proposed project will need to prevent water quality degradation in the unnamed stream. Adequate site investigation and development planning will mitigate these impacts.

Mitigation Measure A2: For equipment or cylinders that are being washed down periodically, the rinsate needs to be contained and disposed of in accordance with federal and/or state laws. This requirement also applies to the vehicle cleaning pad which may require containment and additional treatment beyond the oil/water separator proposed in CUP2018-00092

B. Air

The facility may be subject to the federal rules of the risk management plan – 40 CFR 68 – Chemical Accident Prevention Provisions. (*Horizon 2040* Policies NS 3.1-3.3)

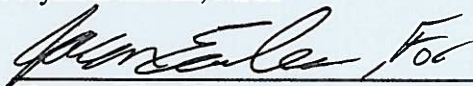
Mitigation Measure B1: A New Source Review (NSR) is required and the proponent must obtain one from the Yakima Regional Clean Agency.

8. **Comment and Appeal Information:** This MDNS is issued under WAC 197-11-340(2). The Lead Agency will not act on this proposal for 14 days from the date of issuance. You may submit comments on this proposal to the address below before 4:00 p.m. on **November 16, 2018**. Agencies and those providing comments will receive a copy of the final decision. The final threshold determination can be appealed to Yakima County Superior Court within 21 days of issuance. 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.

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

10. **Designee:**

11. **Address:**



Thomas Carroll
128 N. 2nd St.
4th Floor Courthouse
Yakima, WA 98901

12. **Date:**

November 2, 2018