



# 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](http://www.co.yakima.wa.us)

DATE: November 19, 2018  
TO: Karl Lieberknecht, Steve Perrault, and Interested Agencies  
FROM: Nate Paris, Environmental Project Planner  
SUBJ: **CUP2018-00112/SEP2018-00049; Perrault Farms 2019 Pilot Buildings**  
Final Determination of Non-Significance

Enclosed is the Final Determination of Non-Significance for the proposal to construct two (2) new buildings for the expansion of Perrault Farms' existing agricultural operation (hop processing). Yakima County, as the lead agency for this SEPA review, has determined that the project will not have a probable significant adverse impact on the environment and does not warrant the completion of an Environmental Impact Study (EIS). Please refer to the attached documents for information on conditions of approval, appeal option and more information regarding details of the project.

If you have any questions on the project or the appeal process, please contact Nate Paris at (509) 574-2300.

Encl.: Final Determination of Non-Significance  
Attachment "A": Agency Comment – Letter from Washington Dept. of Ecology dated 11/7/2018

FILE:  
G:\Development Services\Projects\2018\SEPA\SEP18-049 Perrault Type 1 MOD

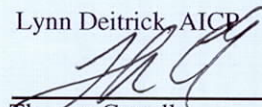
*Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions 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)

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1. **Description of Proposal:** This Final Determination of Non-Significance is for the expansion of Perrault Farms' existing agricultural operation (hop processing) at the above-mentioned parcel. The proposal is to construct two (2) new buildings to be used for hop processing. The first building proposed is 358' x 63' x 48' (22,554 SF) and will house a new hop picker and kiln. The site plan provided also shows a future 63' x 72' (4,536 SF) expansion to the first building. The second building proposed is 270' x 90' x 38' (24,300 SF) and will house hop balers and a cold storage room. A canopy area and equipment room are also incorporated as part of the second building for a total square footage of 27,121. Total square footage of both buildings is 49,675 square feet. Each building is proposed to be constructed with pre-engineered metal on a concrete pad footing foundation with 6" slab on grade. Please note that, in addition to this SEPA review, this project was reviewed as a Type 1 Conditional Use Permit for an "Ag-Related Industry" under CUP2018-00112.
2. **File Number:** SEP2018-00049
3. **Owner:** Perrault Farms, LLC  
Attn: Steve Perrault  
11051 Lateral A  
Toppenish, WA 98948
4. **Location of Proposal:** The subject parcel is situated on the east side of Lateral A Road; approximately 1.25 miles south of the intersection of Fort Road and Lateral A Road; approximately 4.25 miles south of the Town of Harrah and 7 miles southwest of the City of Toppenish. 11051 Lateral A Road, Toppenish, WA 98948. Parcel No. 191017-23008.
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](http://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 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 December 3, 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.
8. **SEPA Responsible Official:** Lynn Deitrick, AICP  

9. **Designee:** Thomas Carroll
10. **Address:** 128 N. 2<sup>nd</sup> St.,  
4<sup>th</sup> Floor Courthouse,  
Yakima, WA 98901
11. **Date:** 11/19, 2018

FILE:

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COPY



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

November 7, 2018

Nate Paris  
Yakima County Planning Division  
128 North 2nd Street  
4<sup>th</sup> Floor Courthouse  
Yakima, WA 98901

Re: CUP2018-00112, SEP2018-00049

Dear Nate Paris:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the expansion of the existing agricultural hop processing operation, proposed by Perrault Farms, Inc. We have reviewed the documents and have the following comments.

**WATER QUALITY**

Project with Potential to Discharge Off-Site

If your 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](mailto:crosepacoordinator@ecy.wa.gov)

Attachment: "A" (1/1)

