



# 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: October 29, 2018  
TO: Applicant/Agent and Interested Agencies  
FROM: Yakima County Public Services Department: Planning Division  
SUBJ: File No. CUP2018-00112/SEP2018-00049; Perrault Farms 2019 Pilot Buildings  
Notice of Environmental Review

## DESCRIPTION OF PROPOSAL

**Applicant: Concord Construction, Inc. (Karl Lieberknecht, Project Manager)**

**Location:** 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.

**Application Submittal Date: October 10, 2018**

**Completeness Date: October 24, 2018**

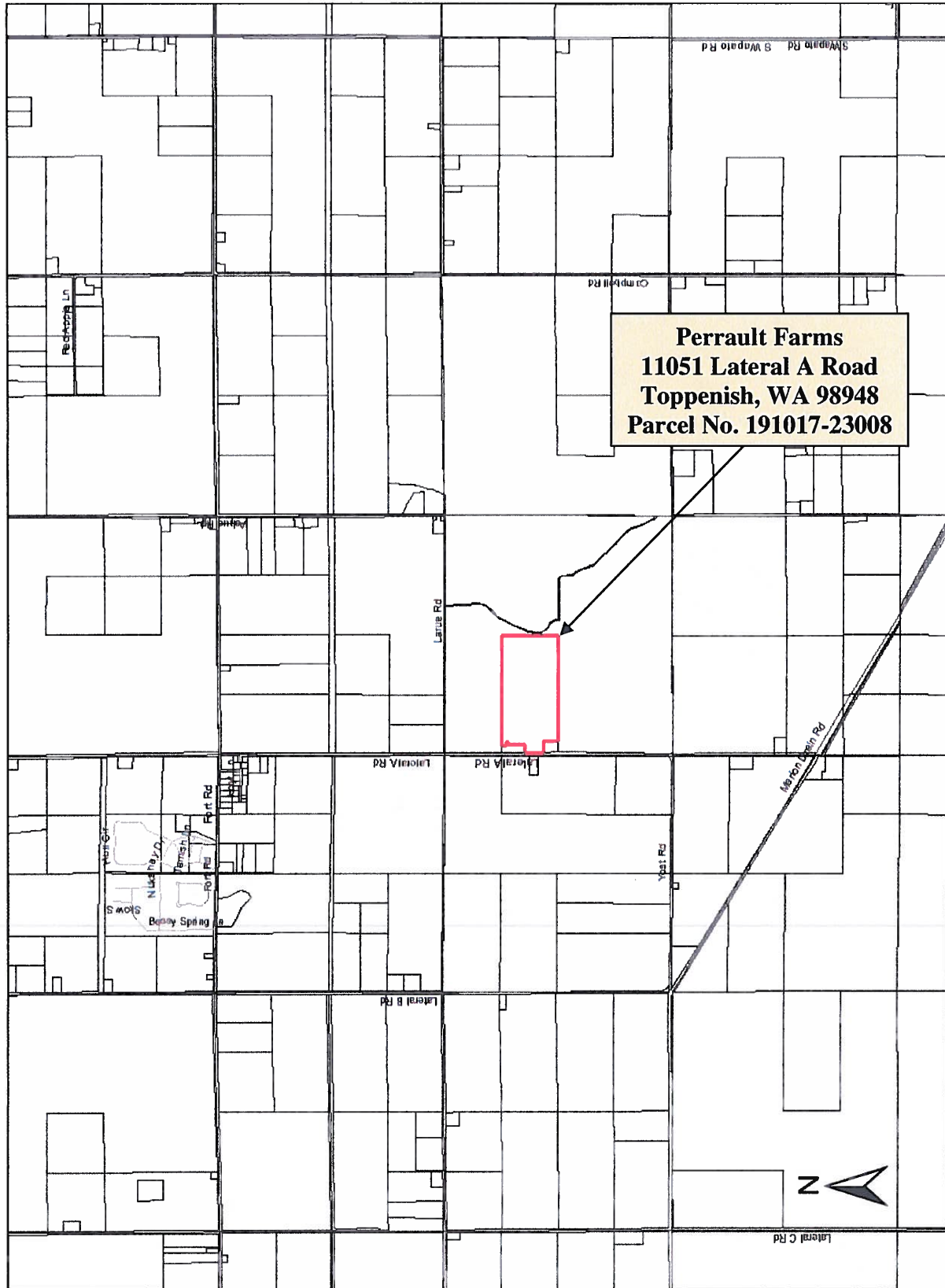
**Proposal:** The Yakima County Planning Division has received a SEPA Checklist for the expansion of Perrault Farms' existing agricultural operation (hop processing) at the above-mentioned parcel. The proposal is to construct two (2) new buildings to be used for hop processing. The first building proposed 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 is being reviewed as a Type 1 Modification to an existing Conditional Use Permit (CUP2012-00117) under CUP2018-00112.

A land use application has been submitted near your property. To view the application materials and SEPA checklist online go to: [www.yakimap.com/permits/](http://www.yakimap.com/permits/) or you can view a copy of the materials at the Planning Division on the 4th floor of the Courthouse. This proposal is subject to environmental review. The Planning Division is lead agency for this proposal. Yakima County expects to issue a DNS for this proposal. The optional process authorized by WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. After all comments have been received and considered, a final threshold determination will be made without an additional comment period. **Any person may provide written comments on issues related to the proposal. All written comments must be received by 4:00 p.m., November 12, 2018.** To be considered prior to making the final decision, all submitted comments must identify the name and physical or post office address of the sender. **Mail your comments on this project to Yakima County Planning Division, 128 N. 2<sup>nd</sup> St., 4<sup>th</sup> Floor Courthouse, Yakima, WA 98901. Be sure to reference the above case number in your correspondence.** Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information and may be appealed within 14 days of the date of issuance. If you have questions, please call **Nate Paris** at (509) 574-2300.

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.

Yakima County ADA Coordinator, 128 N. 2nd Street, Room B27  
Yakima, WA 98901, (509) 574-2210, 7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)

**Site Location Map (for reference purposes only):**



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