



# Public Services

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VERN M. REDIFER, P.E. - Director

DATE: July 21, 2017  
TO: Craig St. Hilaire and Interested Agencies  
FROM: Julia Loudon, Planner  
SUBJ: **CUP2017-00013/SEP2017-00007 – Labbeemint Lab and Office Building**  
Notice of Decision & Final Determination of Non-Significance

Enclosed is the Decision and Final Determination of Non-Significance for the proposal to relocate a lab from its current location in a warehouse to a new 7,281 sf structure within a mint oil processing facility. 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 me at (509)574-2300.

Encl.: Final Decision  
Final Threshold Determination

Copy: Parties of Record

\\NT2\Planning\Development Services\Projects\2017\SEPA\SEP17-007\_Labbeemint\_AG\_lab office building\SEP2017-00007\_Labbeemint\_DNS\_jhl(1)\_jwe\_FINAL.docx


*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:** The Yakima County Planning Division has received a request to construct a new 7,281 sf lab and office building on an 80.26 acre parcel that currently contains mint oil processing facility. The site currently contains a 5,916 sf office, a 38,893 sf warehouse, and a 2,591 sf storage building. The applicants have proposed to establish 12 additional asphalt parking spaces, for a total of 46.
2. **File Number:** CUP2017-00013/SEP2017-00007
3. **Owner:** Farwestern Farms Inc.  
Craig St. Hilaire, President  
11793 Fort Road  
White Swan, WA 98952
4. **Location of Proposal:** 11793 Fort Road. The subject parcel is located on the northwest corner of the intersection of Fort Road and Harrah Drain Road, about 2 miles southwest of the town of Harrah, WA. (Parcel #181004-43001)
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. In accordance with Title 16B, Chapter 16B.09 of the Yakima County Code, any person of standing pursuant to 16B.09.020 may appeal this SEPA threshold determination to the Yakima County Hearing Examiner. A notice of such appeal must be filed in writing and delivered to the Planning Division on the 4<sup>th</sup> Floor of the Yakima County Courthouse, Yakima, Washington within 21 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:**   
Jason Earles
10. **Address:** 128 N. 2<sup>nd</sup> St.,  
4<sup>th</sup> Floor Courthouse,  
Yakima, WA 98901
11. **Date:** July 21, 2017