

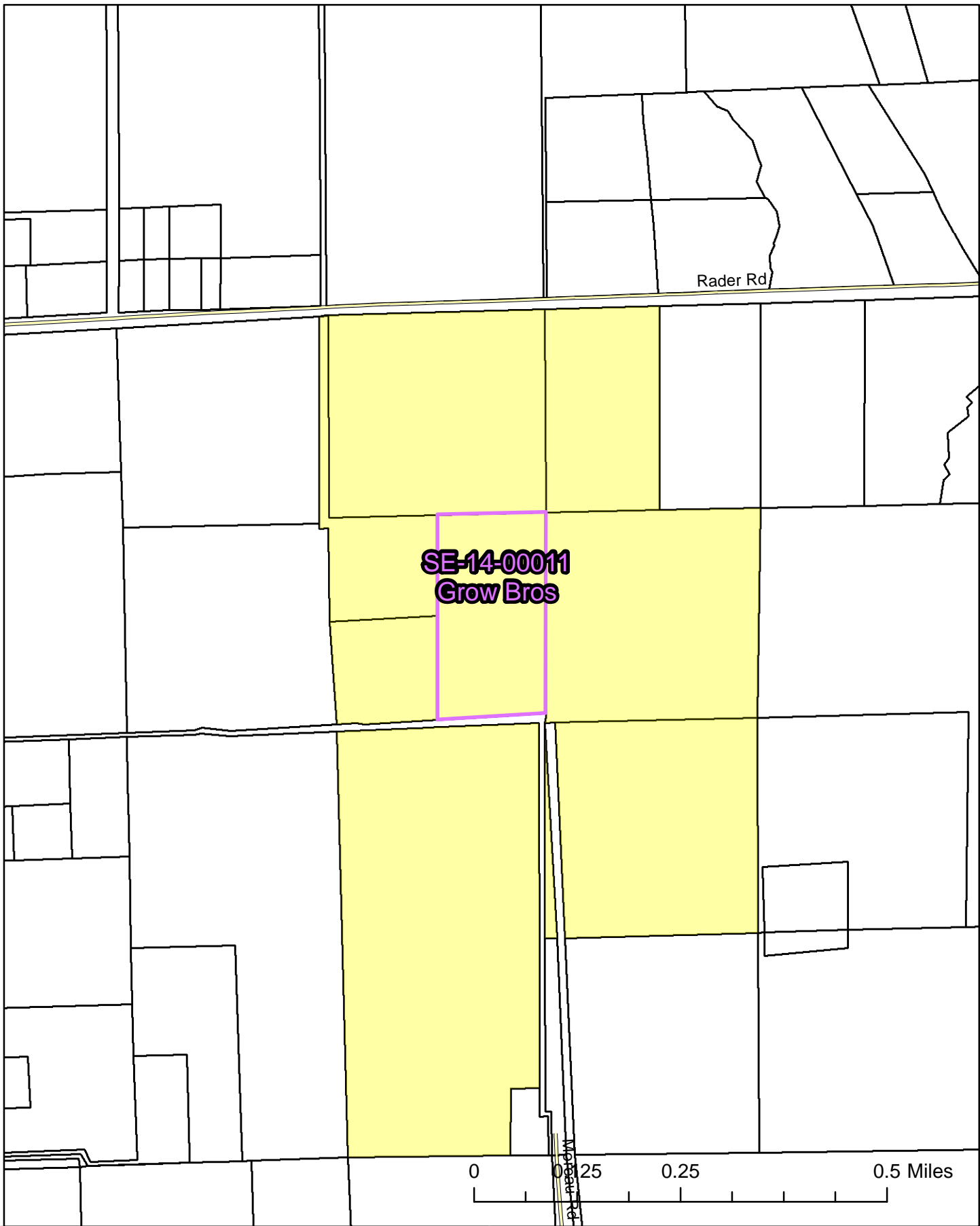
PURNELL FAMILY LLC
7151 BRICK MILL RD
ELLENSBURG, WA 98926

BLOXHAM, JOYCE
3080 RADER RD
ELLENSBURG, WA 98926

SCHNEBLY FAMILY FARM
PARTNERSHIP
6281 BRICK MILL RD
ELLENSBURG, WA 98926

ERICKSON, DONALD R ETUX
861 MOREAU RD
ELLENSBURG, WA 98926

QLL HOLDINGS LLC
12990 PHELPS RD NE
BAINBRIDGE ISLAND, WA 98110-4197



SE-14-00011
Grow Bros

500' Adjoiners
Map

Critical Areas Checklist

Monday, January 05, 2015

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

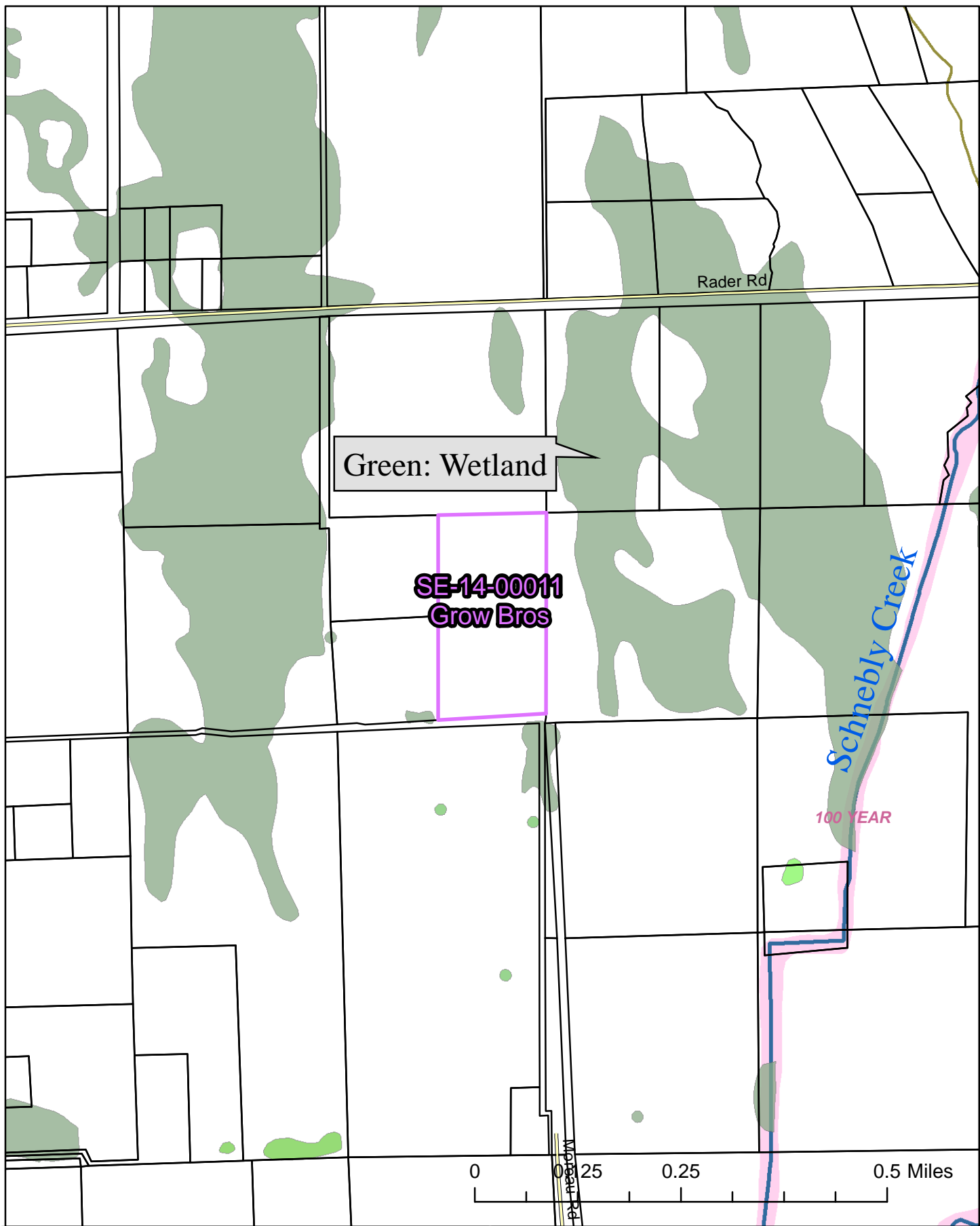
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



SE-14-00011
Grow Bros

Critical Areas
Map

1/5/2015

kaycee.hathaway

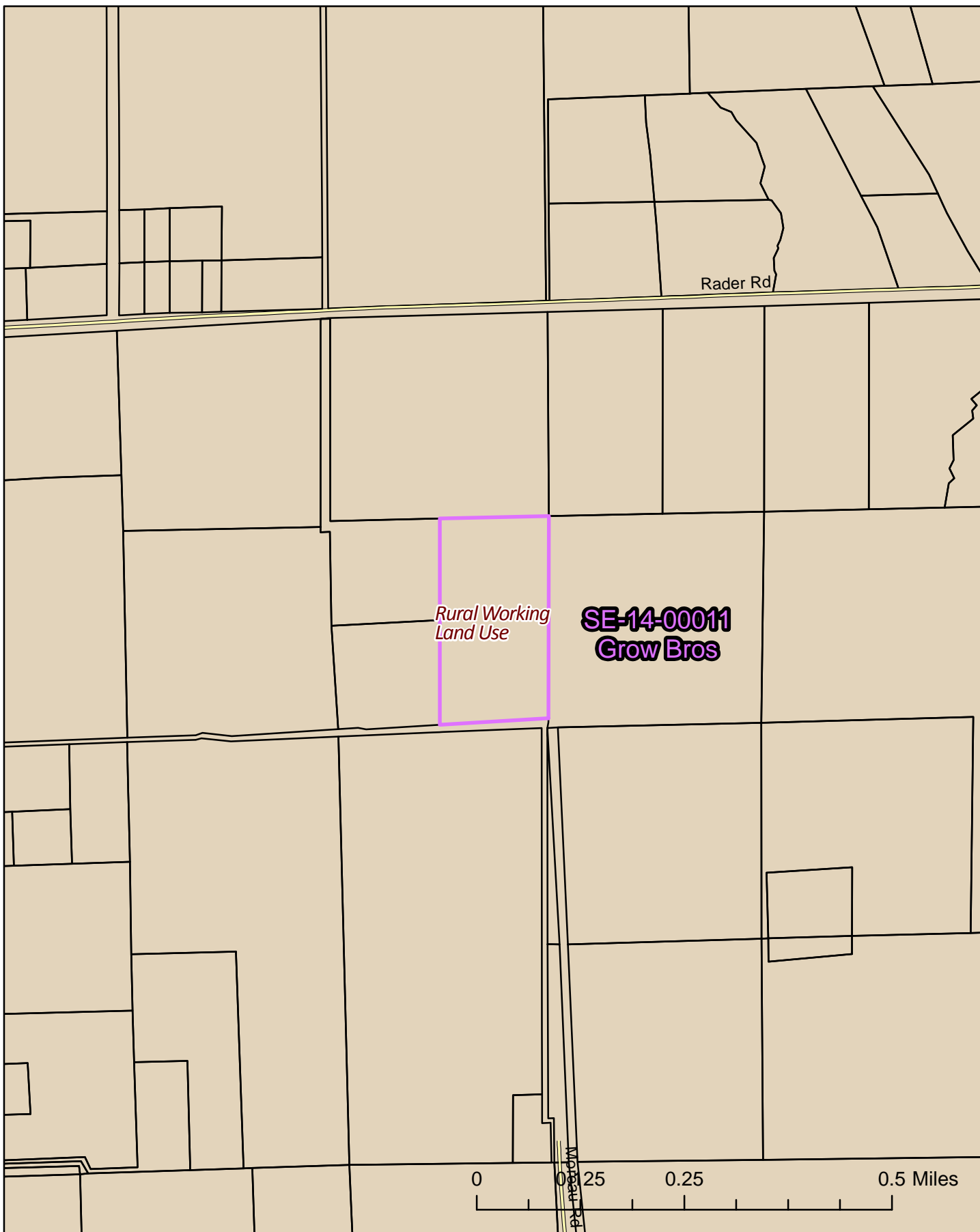


SE-14-00011
Grow Bros

Air
Photo

1/5/2015

kaycee.hathaway

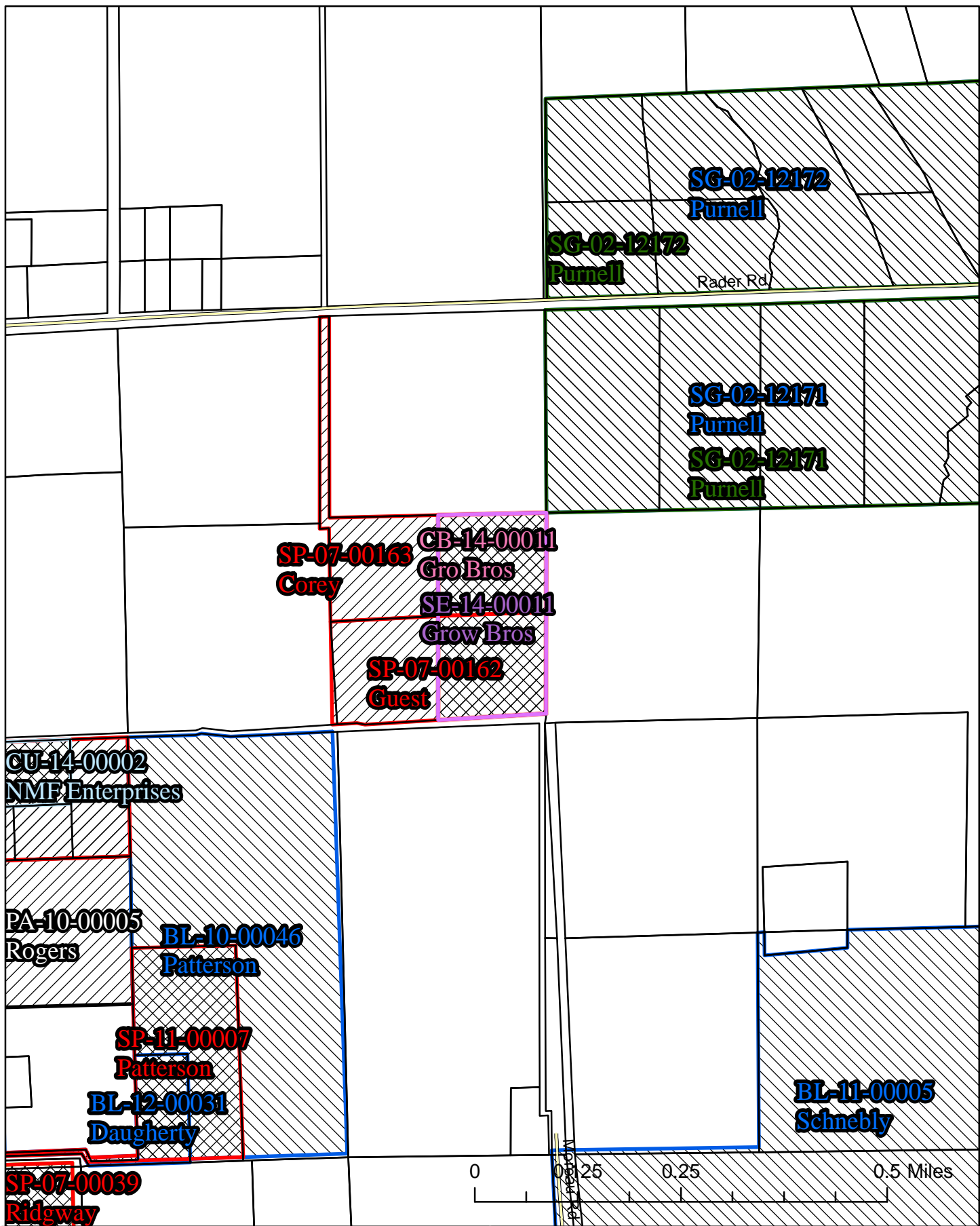


SE-14-00011
Grow Bros

Land Use
Map

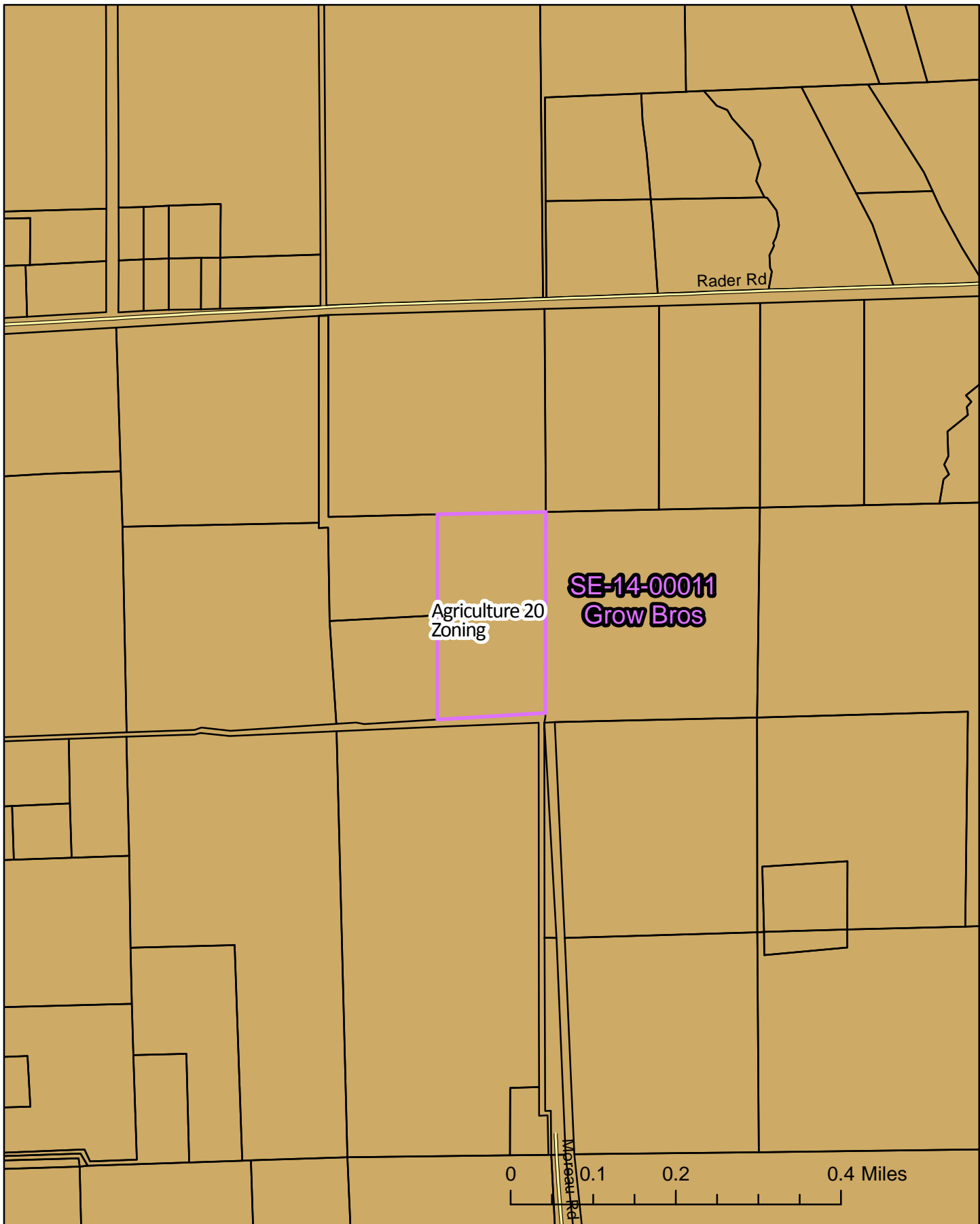
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kaycee.hathaway



SE-14-00011
Grow Bros

Regional Land Use
Map

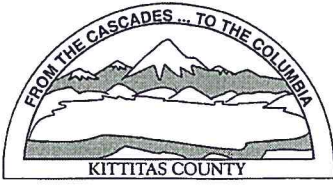


SE-14-00011
Grow Bros

1/5/2015

Zoning
Map

kaycee.hathaway



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00023881

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 029326

Date: 12/4/2014

Applicant: QLL HOLDINGS, LLC

Type: check # 9573301095

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SE-14-00011	CDS SEPA FEE	490.00
SE-14-00011	PW SEPA	70.00
	Total:	560.00

Rose,

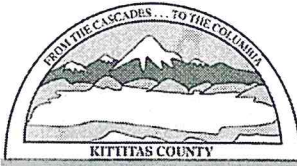


Here is the payment
for SEPA application.

Please let me know if there
is anything else needed.

Leif

QCC Holdings, LLC
Crow Bros, LLC



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

RECEIVED

SEPA ENVIRONMENTAL CHECKLIST DEC 01 2014

KITTITAS COUNTY

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

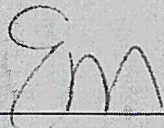
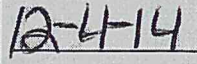
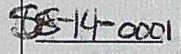

APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

\$560.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): 	DATE: 	RECEIPT# 	
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014

RECEIVED

DEC 01 2014

CITY OF TITAS COUNTY

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

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The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

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A. background

1. Name of proposed project, if applicable: Grow Bros, LLC
2. Name of applicant: QLL Holdings, LLC
3. Address and phone number of applicant and contact person:

Applicant:

12990 Phelps Rd N.E.
Bainbridge Is., WA 98110
(206) 391-9393

Contact:

Leif Langlois,
99 North Shore Rd,
Orondo, WA 98843
(206) 391-9393

4. Date checklist prepared: 11-21-14

5. Agency requesting checklist: Kittitas County Community Development

6. Proposed timing or schedule (including phasing, if applicable): Building permit submittal 12-2-14, construction ASAP

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Future phases as product demand determines.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Studied enough to determine no adverse environmental impacts expected.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No

10. List any government approvals or permits that will be needed for your proposal, if known. Building permit.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) 21.12 acres, I-502 grow facility. (8) 30'x80' greenhouses, with (2) 8'x20' storage structures, (20) 10'x12' portable starter structures, an office and a 10x12' security building.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or

boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

2990 Rader Rd, Ellensburg WA 98926

Parcel # 784334, and 17954. PSA# CA-14-00018; Map# 18-19-15000-0004

Owner: Corey, Robert L etux

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)? 5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Sandy loam w/ cobbles. Soils analysis forthcoming.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. Building footing excavation (19 C.Y.); No import or export planned.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Parcel too flat to experience erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 22,872 sf.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None needed.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and

give approximate quantities if known. Normal diesel exhaust from foundation excavation equipment, and boom truck setting structures.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: None.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. No water bodies in immediate vicinity. Local lands within Yakima River watershed.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. None.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. Water for agricultural purposes from "KRD" Irrigation District.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. Agricultural irrigation water not consumed by plants would re-enter ground via pervious floor.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. Water supply per Kittitas County Public Health Department, (509) 962-7515.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the

following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. No sewer discharge into ground, porta-potties used for employees.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Storm-water run-off to percolate into soil.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. Irrigation and storm water to enter ground, no sewage to enter ground.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No off-site drainage patterns affected.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Greenhouses to utilize gutters and downspouts.

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered? Pasture grass for cattle grazing will be removed in the areas of structures and drive-lanes/parking.

c. List threatened and endangered species known to be on or near the site. None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Hops planted at fence perimeter, 62 inches on center, for sight obscuring.

e. List all noxious weeds and invasive species known to be on or near the site. None known.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other cattle

- b. List any threatened and endangered species known to be on or near the site. None known.
- c. Is the site part of a migration route? If so, explain. No.
- d. Proposed measures to preserve or enhance wildlife, if any: None.
- e. List any invasive animal species known to be on or near the site. None.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Solar for spring/fall heating, and electricity for lighting.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: High Intensity Discharge (metal halide) lighting for energy efficiency.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. Chemicals to be used are not combustible.
- 1) Describe any known or possible contamination at the site from present or past uses. None known.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None known.
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating

life of the project. Please see attached Material Safety Data Sheets.

- 4) Describe special emergency services that might be required. No special emergency services required.
- 5) Proposed measures to reduce or control environmental health hazards, if any:

Storage of chemicals to be in separate, secure facility.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? No noise from adjacent properties are expected to impact this project.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Normal construction noise erecting and placing structures. After construction complete, the operation of the facility will be unusually quiet.
- 3) Proposed measures to reduce or control noise impacts, if any: None needed.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Cattle pasture on adjacent parcel will not be impacted.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? New use will be agricultural.
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: Surrounding land use should not affect or be affected by this proposal.
- c. Describe any structures on the site. None.
- d. Will any structures be demolished? If so, what? No.
- e. What is the current zoning classification of the site? Agriculture 20.
- f. What is the current comprehensive plan designation of the site? Rural working.
- g. If applicable, what is the current shoreline master program designation of the site? N./A.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No.
- i. Approximately how many people would reside or work in the completed project? No one would reside on-site, but 4-5 workers on-site at peak times.
- j. Approximately how many people would the completed project displace? None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: None needed.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: 100% sight obscuring fence.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: No adverse impacts anticipated.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. No housing units (no permanent residents).
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None eliminated.
- c. Proposed measures to reduce or control housing impacts, if any: None needed.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Two-story max., approx 25' tall. Greenhouse glazing to be translucent polycarbonate.
- b. What views in the immediate vicinity would be altered or obstructed? None.
- c. Proposed measures to reduce or control aesthetic impacts, if any: High quality greenhouses.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Greenhouse internal illumination.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? No.
- c. What existing off-site sources of light or glare may affect your proposal? None.
- d. Proposed measures to reduce or control light and glare impacts, if any: 12' high, 100% sight obscuring fence. Pole lights to have shielding optics to prevent stray light pollution from affecting neighboring properties.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? Lots of open land for exercise.
- b. Would the proposed project displace any existing recreational uses? If so, describe. No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. No.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No.
- b. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. No indication of cultural or historic resources on-site.
- c. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. If footing excavation turns up anything below-grade that appears to be of historical or cultural significance, excavation work will stop and the proper authorities will be notified.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. County road (Rader Rd) provides access to property.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Unknown.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? 19 stalls provided; non displaced.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No, only driveways.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? Peak volume would be 4-5 people commuting to work then during cropping at peak times possibly 4-5 runs a day with light trucks. No trucks over 10,000 GVW planned at this time.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No effect.
- h. Proposed measures to reduce or control transportation impacts, if any: During construction phase, a 6" thick aggregate construction exit will be provided at interface with county road, to prevent mud from entering R.O.W.

15. Public services

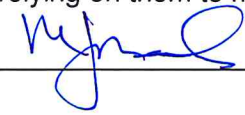
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. No.
- b. Proposed measures to reduce or control direct impacts on public services, if any. No special public services needed, over and above a normal commercial business.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
 other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Kittitas PUD power. No natural gas. Frontier internet. Telephone service available. No sewer planned; but a farming operation with portable toilets.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____