

Kaycee Hathaway

From: Brad Brisbane <bab@mjnealaia.com>
Sent: Tuesday, January 20, 2015 10:42 AM
To: Kaycee Hathaway
Cc: 'Leif Langlois'; Mark Neal
Subject: 14469 Grow Bros response to Jan 12 letter from Kaycee @ Kittitas Co
Attachments: 2015-01-09 SEPA letter response.pdf; mfp@mjnealaia.com_20150120_115155.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Kaycee,
Please see attached letter of explanation, and a second attachment with revised pages 2,3,and 5 of the previously submitted SEPA checklist. These changes are in response to your Jan 12th letter to Leif Langlois, and will eliminate discrepancies between written responses and graphic plans. Changes are in bold type for your convenience.

Thank you,

Brad Brisbane

Architect

MJ Neal Associates, Architects PLLC

ph 509.663.6455 fx 509.663.6423

web www.mjnealaia.com | 



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 ~~(218)~~ 8'x20' storage structures, ~~(2017)~~ 10'x12' portable starter structures, an office a 10x12' security building, **and a future 50' x 120' processing facility, all under Phase 1.**
At Phase 2, the same buildings as described under Phase 1 are planned for the south half of the site. Note that property for Phase 1 will be on the 10.20 acre lot 2, and phase 2 on the 10.92 acre lot 3, which are being combined into a single lot of 21.12 acres via boundary line adjustment pending approval by Kittitas County Assessors Office. An option "B" for Phase 2 will be to change the (8)

greenhouses to (5) 50'x120' indoor hydroponic-grow production buildings, and reduce the (18) 8'x20' storage structures to (12). The decision on whether to use option "B" will be made during final document preparation of phase 2, based on which direction would be more appropriate for the operation.

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.

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. **There are no known surface withdrawals or diversions. KRD Irrigation will not be used inside the fence line of the operation, nor will any be used in any marijuana grow processes or any related marijuana activity. KRD Irrigation will be used to maintain a single row of hops and grapes planted outside of security fence, which are utilized as additional sight-obscuring screening at chain link fence. A well will be dug on the property to provide water for I-502 crop. There will be no sewage waste water discharged to site, due to use of porta-potties for employees.**
- 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



January 20, 2015

Kittitas County Community Development Services
Attn: Kaycee K. Hathaway, Staff Planner
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: Grow Bros SEPA SE-14-00011

Dear Kaycee:

We are in receipt of your January 12 letter to Leif Langlois regarding a discrepancy between the SEPA checklist and future-phase information that you received from Leif on January 7th. We offer the following:

1. Please accept a revised response to SEPA A.11, as follows:

21.12 acres, I-502 grow facility. (8) 30' x 80' greenhouses, with (~~2~~ **18**) 8' x 20' storage structures, (~~20~~ **17**) 10' x 12' portable starter structures, an office, a 10' x 12' security building, **and a future 50' x 120' processing facility, all under Phase I.**

At Phase II, the same buildings as described under Phase I are planned for the south half of the site. Note that property for Phase I will be on the 10.20 acre Lot 2, and Phase II on the 10.92 acre Lot 3, which are being combined into a single lot of 21.12 acres via boundary line adjustment as approved by Kittitas County Assessor's Office.

An Option B for Phase II will be to change the (8) greenhouses to (5) 50' x 120' indoor hydroponic-grow production buildings, and reduce the (18) 8' x 20' storage structures to (12).

The decision on whether to use Option B will be made during final document preparation of Phase II, based on which direction would be more appropriate for the operation.

2. Please accept a revised response to SEPA B.3.b.1, as follows:

There are no known surface water withdrawals or diversions. KRD Irrigation will not be used inside the fence line of the operation, nor will any be used in any marijuana grow processes or any related marijuana activity.

KRD Irrigation will be used to maintain a single row of hops and grapes planted outside of the security fence, which are utilized as additional sight-obscuring screening at chain-link fence.

A well will be dug on the property to provide water for I-502 crop.

Please note that there is no change to SEPA B.3.b.2, in that there will be no sewage waste water discharged to site due to use of porta-potties for employees.

Please contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Brad Brisbine". The signature is written in a cursive, flowing style.

Brad Brisbine
MJ Neal Associates

Attachments:

Revised SEPA pages 2, 3 & 5 (in bold type), in keeping with description of this letter.

CC: Leif Langlois

Kaycee Hathaway

From: Leif Langlois <leiflanglois@gmail.com>
Sent: Tuesday, January 13, 2015 1:18 PM
To: Kaycee Hathaway
Cc: mjn@mjnealaia.com
Subject: Fwd: SE-14-00011 Gorw Bros: Additional Information 1.12.2015
Attachments: SE-14-00011 Grow Bros Additional Information Request 1.12.2015.pdf; SE-14-00011 Grow Bros Landscping Plan 11.21.2014.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Kaycee,

In regards to your clarification question #3 in your letter dated January 12, 2015 pertaining to SEPA SE-14-00011 question B, Environment Health Section 4, Sub section d. please use the landscape plan turned into the CDS on November 21, 2014. In the mentioned plan BP-14-00772 please adopt the included fence permit plan stating that there will be alternating hops and grapes vices/plants totaling 166 plants and apply and use this for clarification of questions #3.

Please confirm that the above is satisfactory for clarification of question #3 of your letter. Thank you.

Leif

----- Forwarded message -----

From: Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us>
Date: Tue, Jan 13, 2015 at 10:40 AM
Subject: SE-14-00011 Gorw Bros: Additional Information 1.12.2015
To: "leiflanglois@gmail.com" <leiflanglois@gmail.com>

Leif,

Please see the attached documents. If you have any further questions please feel free to contact me.

Have a great day!

Kaycee K Hathaway

Kittitas County

Community Development Services/ Planner I

Phone: [\(509\) 962-7079](tel:(509)962-7079)

Email: kaycee.hathaway@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



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"

January 12, 2015

QLL Holdings, LLC
12990 Phelps Rd N.E.
Bainbridge Island, WA 98110

Leif Langlois
99 North Shore Rd
Orondo, WA 98843

RE: Grow Bros SEPA, SE-14-00011

Dear Mr. Langlois,

The application for multiple buildings for I-502 purposes, on Radar Road located to the North of the city of Kittitas, which is zoned Agriculture 20, located in a portion of Section 15, T18N, R19E, WM, in Kittitas County. Kittitas County Community Development Services (CDS) will need the following information to continue processing the application:

1. CDS is in receipt of the additional information submitted on January 7, 2015. After review of said additional information with regards to the original application there is a discrepancy. Within the SEPA checklist Question A. Background number 11. *21.12 acres, I-502 grow facility. (8) 30' x 80' greenhouses, with (2) 8' x 20' storage structures, (20) 10x 12' portable starter structures, an office and a 10 x 12' security building.* & the site plan submitted as requested by CDS shows double what is stated. CDS will need the applicant to either amend the site plan or Question A. Number 11 of the SEPA checklist for consistency.
2. Clarification on question B. Environmental Health Section 3 Water. Sub question b. Ground Water number 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.* Please provide CDS with any and all relevant documentation and a detailed explanation of how the applicant is meeting or not meeting this question.
3. Clarification on question B. Environmental Health Section 4. Sub section 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.* In regards to this question is the landscaping plan turned in to CDS on November 21, 2014, see attached documents, for BP-14-00772, fence permit stating that there will be alternating hops and grape vines/plants totaling 166 plants, apply to this question?

If you have any questions regarding this matter, I can be reached at (509) 962-7079, or by e-mail at kaycee.hathaway@co.kittitas.wa.us

Sincerely,

Kaycee K Hathaway
Staff Planner

Capland Management, LLC.

Island Details Landscape & Maintenance

12990 Phelps Road NE Bainbridge Island, WA 98110 (206) 855-8047

Estimate for perimeter fence screen planting and irrigation at 2990 Radar Road, Ellensburg, WA 98926

Dear Andy,

Thank you for this opportunity. We will provide and install 166 Hardy Hops ("Humulus lupulus") on 62" centers in 1 gal containers. This project is set to start in the beginning of April. Humulus lupulus is planted soon after the last frost. This is to insure that the new plants will grow a significant healthy root system. A healthy root system will insure the vines live over the harsh winter. The fence behind the row of plants will be a great way for them to climb and be strong. This foliage can reach heights of 18 feet.

The bonding here will ensure that the work will be completed. Work will commence before the start of the KRD irrigation season to insure proper water availability. Currently the sight has been flood irrigated for several decades and needs to be prepped before the water is turned back on. It is important not to over water hops as it will affect growth.

\$ 1574.00 includes labor and materials

Please let us know if you have other questions or need any more help with your bonded project.

Capland Management, LLC is a licensed, bonded and insured General Contractor, License # CAPLAML860B8.

Best Regards,

Terri Parris General Manager

Interchangeable Plant grape vine!

1 or a
stage of
166 plants

MEMORANDUM
GROUNDWATER MITIGATION OPTION AGREEMENT

THIS MEMORANDUM OF GROUNDWATER MITIGATION OPTION AGREEMENT ("Memorandum") is entered into and effective as of this 11th day of November, 2014 by and between the following parties:

GRANTOR: Crushe LLC, a Washington Limited Liability Company whose address is P.O. Box 687, Roslyn, Washington 98941; and

GRANTOR'S AUTHORIZED AGENT: Yakima River Mitigation Water Services LLC, a Washington Limited Liability Company, whose address is P.O. Box 687, Roslyn, Washington, 98941; and

GRANTEE: QLL Holdings, LLC, a Washington Limited Liability Company whose mailing address is 99 North Shore Drive, Orondo, Washington, 98863
collectively, the "Parties."

RECEIVED
NOV 14 2014

1. **Water Rights.** The Parties entered into that certain Groundwater Mitigation Option Agreement dated November 11th, 2014, (the "Agreement"), wherein Grantor agrees to give Grantee an Option for Right Application No. CS4-02316sb8(a1) on file with the Washington Department of Ecology ("Ecology") for the following uses of water:

- Indoor Domestic Use for up to 20 employees using facilities connected to an approved on-site septic system
- Commercial Nursery for 21,000 square feet of plant canopy
- Estimated Range of Total Consumptive Use Offset with Mitigation Water Rights: 0.118 AFY to 5 AFY
- Kittitas County Tax Parcel #s 784334 and 17954

2. **Purpose.** This Memorandum of Groundwater Mitigation Agreement is solely to evidence the existence of the Agreement between the Parties and in no way modifies the Agreement.

3. **Expiration.** The Agreement expires on November 11th 2015 (one year from the date of the Agreement) unless specifically extended in writing by the parties.

IN WITNESS of the foregoing provisions, the Parties have signed this Memorandum below:

GRANTOR
Crushe LLC

GRANTOR'S AUTHORIZED AGENT
Yakima River Mitigation Water Services, LLC

By: Nathan R. Weis, Member Manager

By: Nathan R. Weis, Vice President, W.E.L.S.
Its: Sole member

GRANTEE
QLL Holdings, LLC

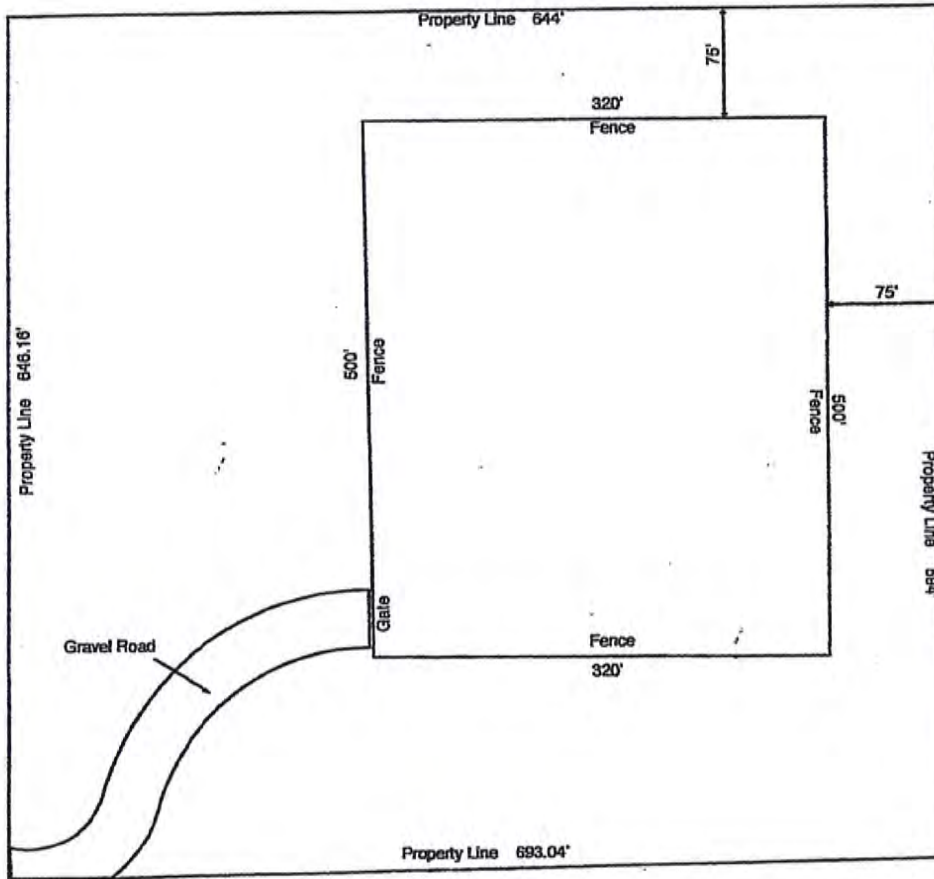
By: Leif Langlois, Member Manager

GrowBros Landscape Plan

WSLCB License# 412416
UBI# 6033490980010001



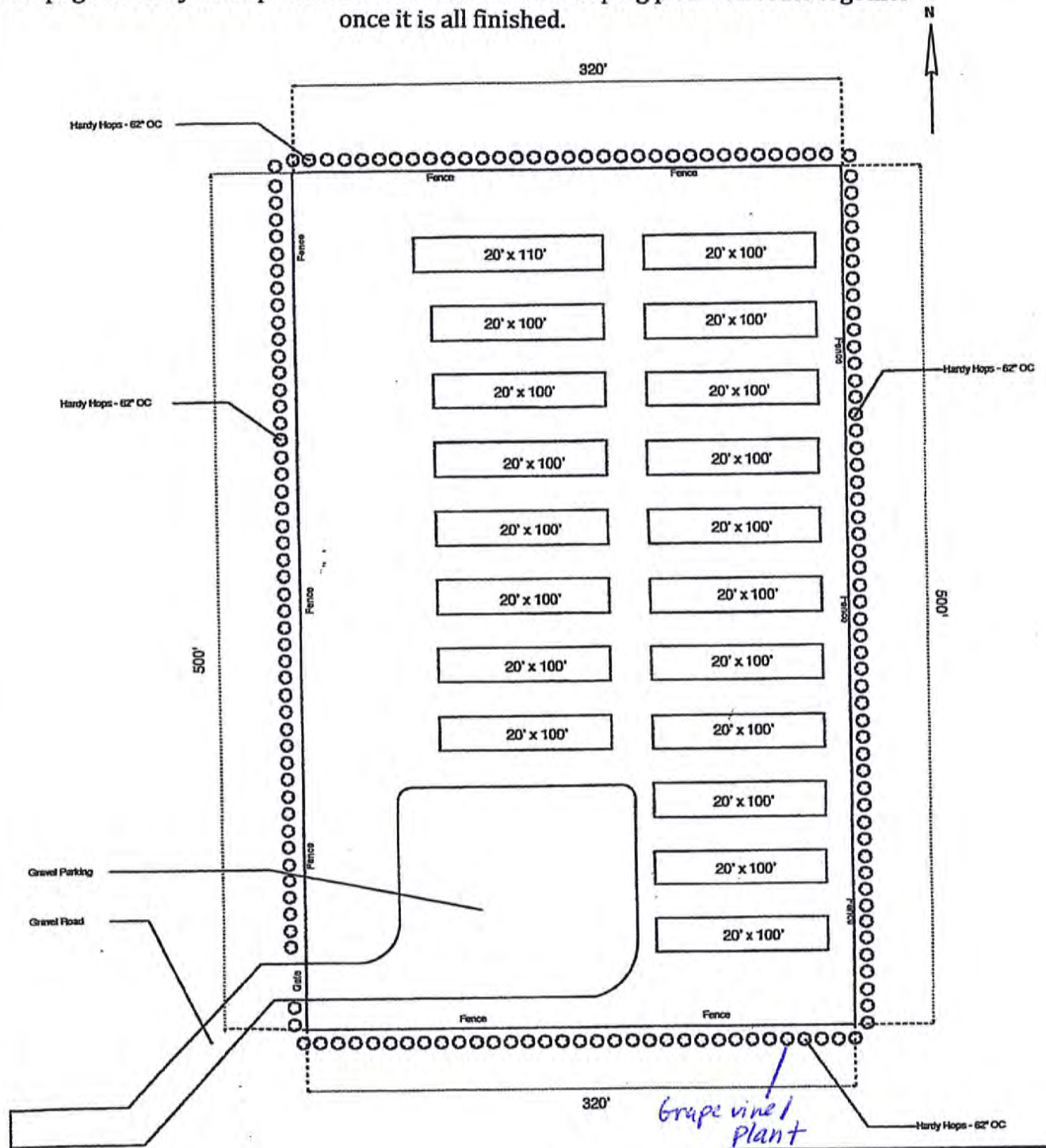
This page shows you how the fence will lay out in the existing parcel with all the correct setbacks



Customer Info

GrowBros
WSLBC License #412416
2990 Rader Rd
Parcels 784334 & 17954

This page shows you a up-close view of how the landscaping plan will come together once it is all finished.



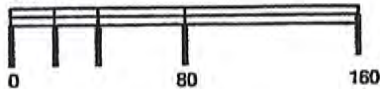
Plant Spacing & Irrigation Description

Hardy Hops - 'Humulus lupulus'

166 - 1gal units planted at 62" OC

1600 LF Drip Irrigation on Hardy Hops along fence perimeter.

SCALE:



GrowBros
 WSLBC License #412416
 2990 Rader Rd
 Parcels 784334 & 17954

Capland Management, LLC.

Island Details Landscape & Maintenance

12990 Phelps Road NE Bainbridge Island, WA 98110 (206) 855-8047

Estimate for perimeter fence screen planting and irrigation at 2990 Radar Road, Ellensburg, WA 98926

Dear Andy,

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The bonding here will ensure that the work will be completed. Work will commence before the start of the KRD irrigation season to insure proper water availability. Currently the sight has been flood irrigated for several decades and needs to be prepped before the water is turned back on. It is important not to over water hops as it will affect growth.

\$ 1574.00 includes labor and materials

Please let us know if you have other questions or need any more help with your bonded project.

Capland Management, LLC is a licensed, bonded and insured General Contractor, License # CAPLAML860B8.

Best Regards,

Terri Parris General Manager

Interchange Plant & Grape vine!

for a total of 166 plants

RECEIVED
NOV 21 2014
KITITAS COUNTY
CUS

MEMORANDUM
GROUNDWATER MITIGATION OPTION AGREEMENT

THIS MEMORANDUM OF GROUNDWATER MITIGATION OPTION AGREEMENT ("Memorandum") is entered into and effective as of this 14th day of November, 2014 by and between the following parties:

GRANTOR: Crushe LLC, a Washington Limited Liability Company whose address is P.O. Box 687, Roslyn, Washington 98941; and

GRANTOR'S AUTHORIZED AGENT: Yakima River Mitigation Water Services LLC, a Washington Limited Liability Company, whose address is P.O. Box 687, Roslyn, Washington, 98941; and

GRANTEE: QLL Holdings, LLC, a Washington Limited Liability Company whose mailing address is 99 North Shore Drive, Orondo, Washington, 98863
collectively, the "Parties."

1. **Water Rights.** The Parties entered into that certain Groundwater Mitigation Option Agreement dated November 11, 2014, 2014, (the "Agreement"), wherein Grantor agrees to give Grantee an Option for Grantee to acquire from Grantor a portion of Grantor's interest in those certain water rights described in Trust Water Right Application No. CS4-02316sb8(a1) on file with the Washington Department of Ecology ("Ecology") for the following uses of water:

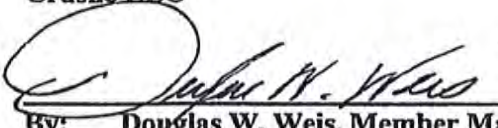
- Indoor Domestic Use for up to 20 employees using facilities connected to an approved on-site septic system
- Commercial Nursery for 21,000 square feet of plant canopy
- Estimated Range of Total Consumptive Use Offset with Mitigation Water Rights: 0.118 AFY to 5 AFY
- Kittitas County Tax Parcel #s 784334 and 17954

2. **Purpose.** This Memorandum of Groundwater Mitigation Agreement is solely to evidence the existence of the Agreement between the Parties and in no way modifies the Agreement.

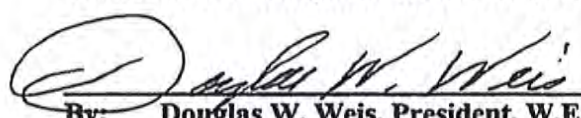
3. **Expiration.** The Agreement expires on November 11, 2015 (one year from the date of the Agreement) unless specifically extended in writing by the parties.

IN WITNESS of the foregoing provisions, the Parties have signed this Memorandum below:

GRANTOR
Crushe LLC


By: Douglas W. Weis, Member Manager

GRANTOR'S AUTHORIZED AGENT
Yakima River Mitigation Water Services, LLC


By: Douglas W. Weis, President, W.E.I.S.
Its: Sole member

GRANTEE
QLL Holdings, LLC


By: Leif Langlois, Member Manager



Bond Number : SUR40002923

LANDSCAPE PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we, QLL HOLDINGS, LLC, as Principal, and IRONSHORE INDEMNITY INC., a corporation, duly authorized to do surety business in the State of WASHINGTON, as Surety, are jointly and severally held and bound unto KITTITAS COUNTY in the sum of ONE THOUSAND NINE HUNDRED THIRTY FOUR DOLLARS AND ZERO CENTS (\$1,934.00) for the payment of which we jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns, firmly by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT, WHEREAS the above named Principal entered into an agreement or agreements with said Obligee for COMPLETION OF FENCE PLAN AND SURVIVAL OF ANY LANDSCAPING NECESSARY TO VISUALLY SCREEN REQUIRED FENCES.

NOW THEREFORE, the condition of this obligation is such, that if the above Principal shall well and truly perform said agreement or agreements during the original term thereof or of any extension of said term that may be granted by the Obligee with or without notice to the Surety, this obligation shall be void, otherwise it shall remain in full force and effect

IN WITNESS WHEREOF, the signature of the said Principal and the corporate seal and the name of the Surety is hereto affixed this 20TH day of NOVEMBER, 2014.

PRINCIPAL

QLL HOLDINGS, LLC

By: [Handwritten Signature]

SURETY

IRONSHORE INDEMNITY INC,

by: [Handwritten Signature]
LORINA COBLE, Attorney-in-Fact



POWER OF ATTORNEY

SUR40002923

Ironshore Indemnity Inc.

KNOW ALL MEN BY THESE PRESENTS, that IRONSHORE INDEMNITY INC., a Minnesota Corporation, with its principal office in New York, NY does hereby constitute and appoint: LORINA COBLE Its true and lawful Attorney-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, a LANDSCAPE PERFORMANCE BOND under bond or undertaking number SUR40002923 Issued on behalf of, QLL HOLDINGS, LLC as principal in the penal sum of \$1,934.00

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of IRONSHORE INDEMNITY INC. on the 22nd Day of April, 2013 as follows:

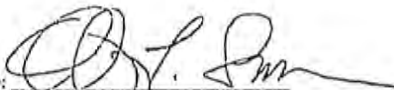
Resolved, that the Director of the Company is hereby authorized to appoint and empower any representative of the company or other person or persons as Attorney-in-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$1,934.00 dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-in-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-in-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the Director and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, IRONSHORE INDEMNITY INC. has caused this instrument to be signed by its Director, and its Corporate Seal to be affixed this 1st Day of May, 2013.

IRONSHORE INDEMNITY INC.

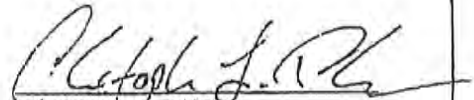


By: 
Daniel L. Sussman
Director

ACKNOWLEDGEMENT

On this 1st Day of May, 2013, before me, personally came Daniel L. Sussman to me known, who being duly sworn, did depose and say that he is the Director of Ironshore Indemnity, Inc., the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



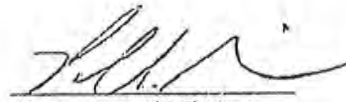

Christopher L. Dobbs
Notary Public

MY COMMISSION EXPIRES
June 21, 2016

I, the undersigned, Secretary of IRONSHORE INDEMNITY INC., A Minnesota Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at this 20TH Day of NOVEMBER, 2014.




Paul S. Glordano
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

Kaycee Hathaway

From: Leif Langlois <leiflanglois@gmail.com>
Sent: Sunday, January 11, 2015 12:11 PM
To: Kaycee Hathaway
Subject: Re: SE-14-00011 Grow Bros Deem Complete and Additional Information Request
Attachments: SEPA Letter and County Response B.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Kaycee,

Attached is a revised letter for the response to Question A 7 from the SEPA SE-14-00011 application. We wanted to have an option for the expansion explained in the letter and Exhibits attached. It's fairly important to us that we have the option. Please let me know if you need any clarification on this.

Also, I hadn't seen the other request for changes we needed to make either per our discussion last week. Let me know if there is anything I need to still do on that. Thank you!

Leif

On Wed, Jan 7, 2015 at 9:10 AM, Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us> wrote:

Dear Leif,

Please see the attached document. If you have any further questions please feel free to contact me.

Thank you,

Kaycee K Hathaway

Kittitas County

Community Development Services/ Planner I

Phone: [\(509\) 962-7079](tel:(509)962-7079)

Email: kaycee.hathaway@co.kittitas.wa.us

email system and may be subject to public disclosure under Chapter 42.56
RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Kittitas County Community Development Services
Attention: Kaycee Hathaway
411 N. Ruby St, Suite 2
Ellensburg, WA 98926

RE: Grow Bros SEPA, SE-14-00011

Dear Kaycee,

In response to your letter dated January 6, 2015 the information is as follows:

1) Clarification on Question A. 7:

Grow Bros plans on expand its operation as allowed by the WSLCB and Kittitas County. If allowed, Phase II would begin as early as after the completion of the first Phase and out to five years after completion. It's possible that Phase II could be beyond five years if there are unforeseen circumstances affecting the operation or WSLCB delays expansion opportunities. The expansion would be on the property referenced in the Grow Bros Parcel Combination CB-14-00011 per Kittitas County. Please see attached Exhibit A indicating the location of the plot where the phases will be contained as well as Exhibit B showing Phase I & II's possible locations on the site plans.

Under the same timeline and condition parameters, Grow Bros would look to a possible expansion of full indoor hydroponic buildings which would be 5 (five) 50x120' production buildings (Phase II "B") in place of the original 8 (eight) greenhouses and six storage structures that is portrays on the original Phase site plan. See Exhibit C attached and Phase II "B." Grow Bros at the time of expansion would elect to either go with Phase II listed in Exhibit B or Phase II "B" listed in Exhibit C depending at the time of expansion which direction would be more appropriate for the operation.

2) Certification on question 3 Water. 4:

There are no known surface water withdrawals or diversions. KRD irrigation will not be used inside the fence line of the operation nor will be used in any marijuana grow processes or any related marijuana activity. Grow Bros would like to water their landscaping plan located on the outside perimeter the fence line of the project with KRD irrigation water in which the plantings will be hops.

Please let me know if you have any questions or concerns regarding our response. Thank you for your consideration and attention to this matter.

Sincerely,



Leif Langlois
206-391-9393
leiflanglois@gmail.com

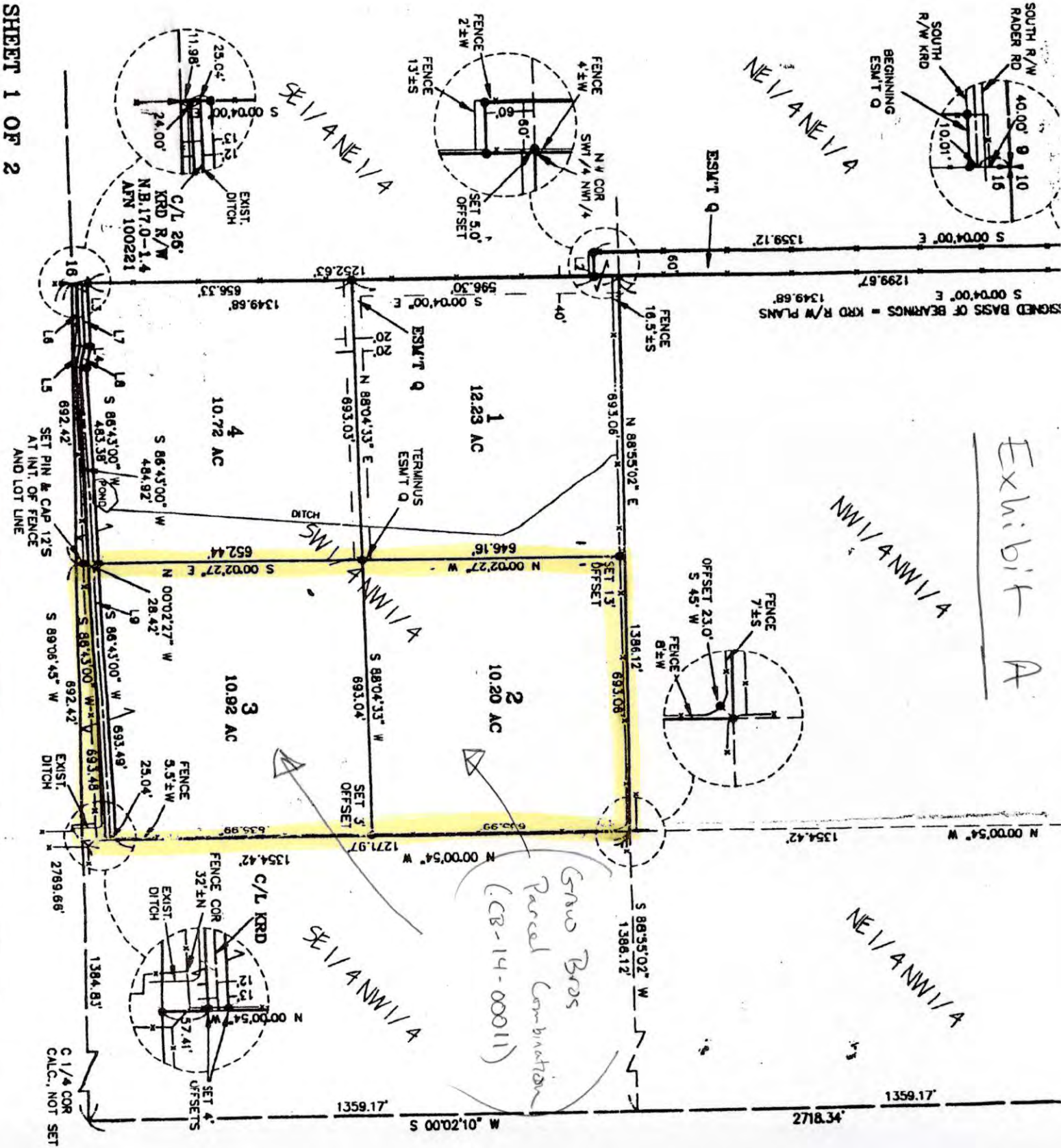


Exhibit A

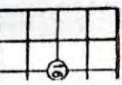


Exhibit B (Glow Bros Parcel Combination CB-14-00011)

Phase I and Future Phase II

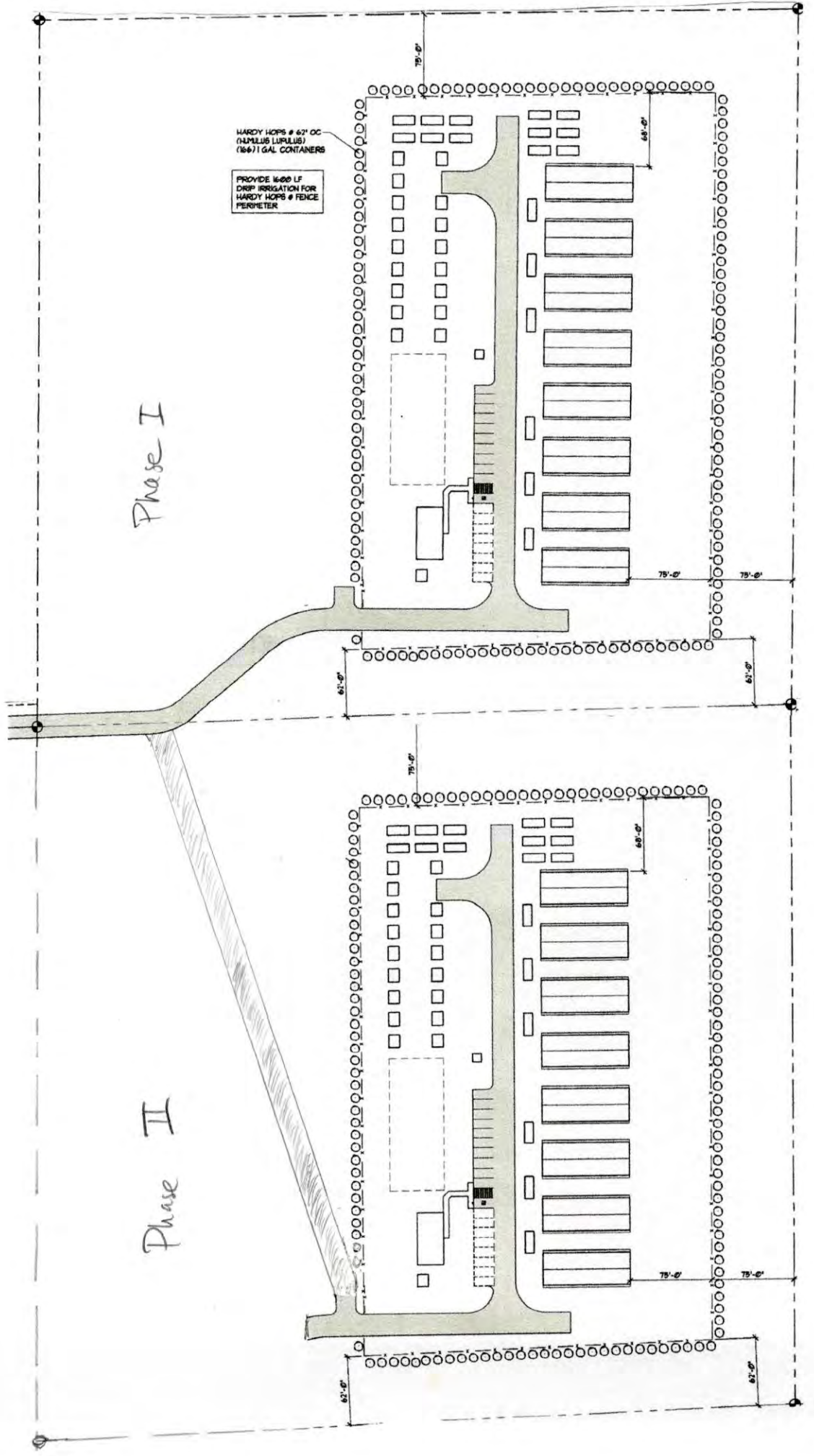
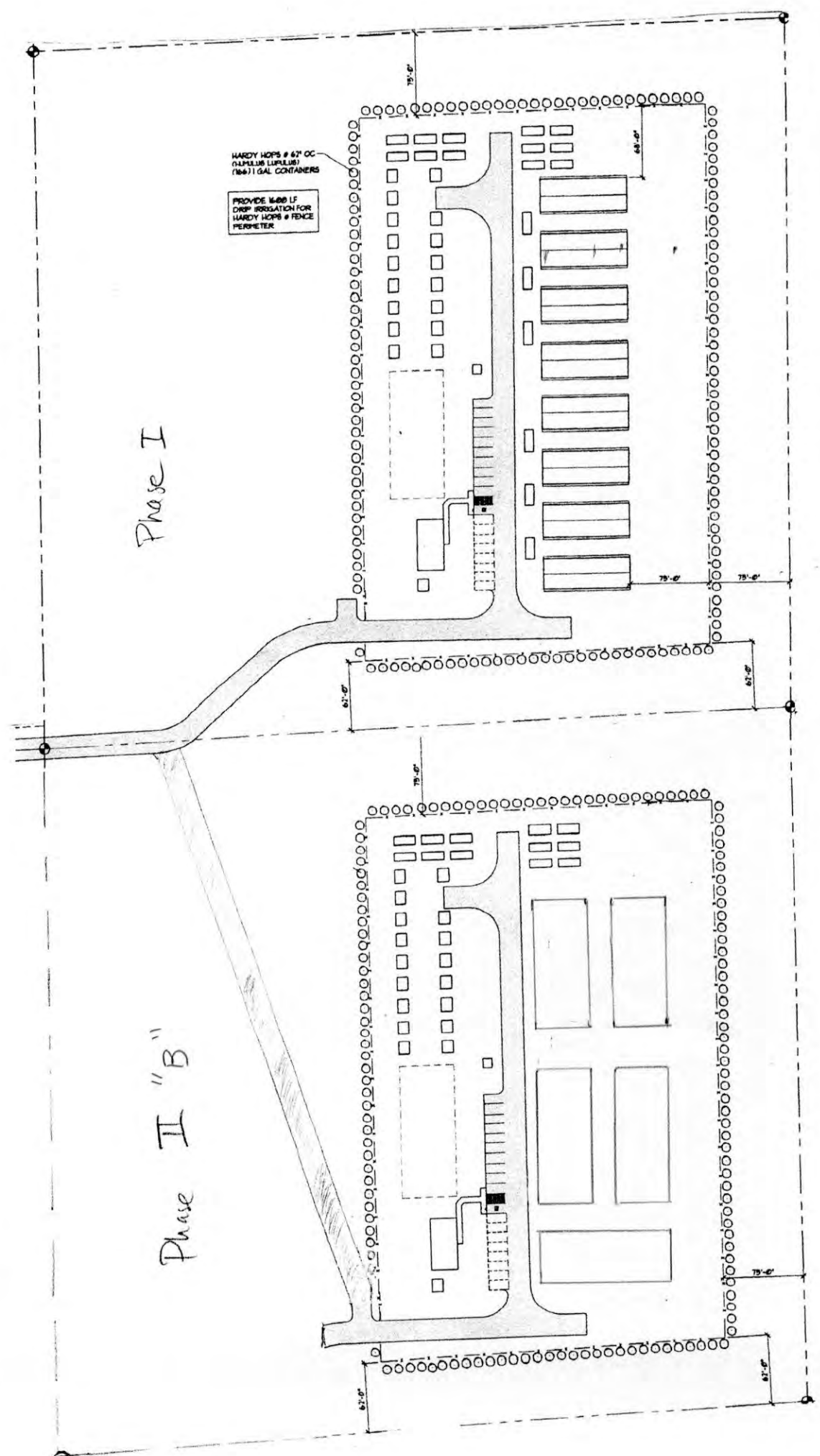


Exhibit C (Glass Bros Parcel Combination CB-14-00011)

Phase I and Future Phase II



Kaycee Hathaway

From: Leif Langlois <leiflanglois@gmail.com>
Sent: Friday, January 09, 2015 10:15 AM
To: Kaycee Hathaway
Subject: Re: SE-14-00011 Grow Bros Deem Complete and Additional Information Request

Hello Kaycee,

I believe you said in our last conversation that you needed me to get back to you information on the landscaping plan as well as a response to number 11 on the SEPA application. I haven't seen an email and I just wanted to make sure it wasn't going to hold up the information needed for you to publish the notice in the paper. Also to start the 15 day clock for the comment period. Please let me know and thank you!

Leif

On Wed, Jan 7, 2015 at 9:10 AM, Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us> wrote:

Dear Leif,

Please see the attached document. If you have any further questions please feel free to contact me.

Thank you,

Kaycee K Hathaway

Kittitas County

Community Development Services/ Planner I

Phone: [\(509\) 962-7079](tel:(509)962-7079)

Email: kaycee.hathaway@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Kaycee Hathaway

From: Leif Langlois <leiflanglois@gmail.com>
Sent: Wednesday, January 07, 2015 12:53 PM
To: Kaycee Hathaway; mjn@mjnealaia.com
Subject: Re: SE-14-00011 Grow Bros Deem Complete and Additional Information Request
Attachments: SEPA Letter and County Response.pdf

Kaycee,

Please see attached response to your letter and let me know if it will suffice. Please let me know if there is anything else needed. Thank you.

Leif

On Wed, Jan 7, 2015 at 9:10 AM, Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us> wrote:

Dear Leif,

Please see the attached document. If you have any further questions please feel free to contact me.

Thank you,

Kaycee K Hathaway

Kittitas County

Community Development Services/ Planner I

Phone: [\(509\) 962-7079](tel:(509)962-7079)

Email: kaycee.hathaway@co.kittitas.wa.us

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message id: 38eb45916c6dcbdac24bb8719d004a14



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"

January 6, 2015

QLL Holdings, LLC
12990 Phelps Rd N.E.
Bainbridge Island, WA 98110

Leif Langlois
99 North Shore Rd
Orondo, WA 98843

RE: Grow Bros SEPA, SE-14-00011

Dear Mr. Langlois,

The application for multiple buildings for I-502 purposes, on Radar Road located to the North of the city of Kittitas, which is zoned Agriculture 20, located in a portion of Section 15, T18N, R19E, WM, in Kittitas County. Your application has been determined complete as of January 6, 2015.

Although the subject application is deemed complete Kittitas County Community Development Services will need the following information to continue processing the application:

1. Clarification on question A. 7. *Do you have any plans for future additions, expansion, or further activity related to of connected with this proposal? If yes, explain. Future phases as product demand determines.* Please explain what future phases consist of via a written explanation as well as a site plan if applicable.
2. Clarification on question 3 Water. 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.* Please identify what agricultural purposes this will be used for.

If you have any questions regarding this matter, I can be reached at (509) 962-7079, or by e-mail at kaycee.hathaway@co.kittitas.wa.us

Sincerely,

Kaycee K Hathaway
Staff Planner

Kittitas County Community Development Services
Attention: Kaycee Hathaway
411 N. Ruby St, Suite 2
Ellensburg, WA 98926

RE: Grow Bros SEPA, SE-14-00011

Dear Kaycee,

In response to your letter dated January 6, 2015 the information is as follows:

1) Clarification on Question A. 7:

Grow Bros plans on expand its operation as allowed by the WSLCB and Kittitas County. If allowed, Phase II would begin as early as after the completion of the first Phase and out to five years after completion. It's possible that Phase II could be beyond five years if there are unforeseen circumstances affecting the operation or WSLCB delays expansion opportunities. The expansion would be on the property referenced in the Grow Bros Parcel Combination CB-14-00011 per Kittitas County. Please see attached Exhibit A indicating the location of the plot where the phases will be contained as well as Exhibit B showing Phase I & II's possible locations on the site plans.

2) Certification on question 3 Water. 4:

There are no known surface water withdrawals or diversions. KRD irrigation will not be used inside the fence line of the operation nor will be used in any marijuana grow processes or any related marijuana activity. Grow Bros would like to water their landscaping plan located on the outside perimeter the fence line of the project with KRD irrigation water in which the plantings will be hops.

Please let me know if you have any questions or concerns regarding our response. Thank you for your consideration and attention to this matter.

Sincerely,



Leif Langlois
206-391-9393
leiflanglois@gmail.com



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

January 6, 2015

QLL Holdings, LLC
12990 Phelps Rd N.E.
Bainbridge Island, WA 98110

Leif Langlois
99 North Shore Rd
Orondo, WA 98843

RE: Grow Bros SEPA, SE-14-00011

Dear Mr. Langlois,

The application for multiple buildings for I-502 purposes, on Radar Road located to the North of the city of Kittitas, which is zoned Agriculture 20, located in a portion of Section 15, T18N, R19E, WM, in Kittitas County. Your application has been determined complete as of January 6, 2015.

Although the subject application is deemed complete Kittitas County Community Development Services will need the following information to continue processing the application:

1. Clarification on question A. 7. *Do you have any plans for future additions, expansion, or further activity related to of connected with this proposal? If yes, explain. Future phases as product demand determines.* Please explain what future phases consist of via a written explanation as well as a site plan if applicable.
2. Clarification on question 3 Water. 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.* Please identify what agricultural purposes this will be used for.

If you have any questions regarding this matter, I can be reached at (509) 962-7079, or by e-mail at kaycee.hathaway@co.kittitas.wa.us

Sincerely,

Kaycee K Hathaway
Staff Planner

Kaycee Hathaway

From: Leif Langlois <leiflanglois@gmail.com>
Sent: Tuesday, January 06, 2015 12:41 PM
To: Kaycee Hathaway
Subject: Re: CB-14-00011 Grow Bros Final Approval

Hello Kaycee,

We talked yesterday regarding our SEPA application and you were going to forward me an email as to what we needed to do per our incomplete application. I haven't seen an email yet so just making sure I didn't miss it. Please let me know if you have sent it, Thank you.

Leif Langlois
Grow Bros, LLC

On Thu, Dec 4, 2014 at 1:48 PM, Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us> wrote:

Dear Applicant,

Your Parcel Combination application has been sent to the assessor's office and is finalized, please see the attached documents. A hard copy of your approval will be sent via the US Postal Service.

Please click the below link to view any documents from your application. If you have any further questions please feel free to contact me.

[Cb-14-00011 Grow Bros](#)

Kaycee K Hathaway

Kittitas County

Community Development Services/ Planner I

Phone: [\(509\) 962-7079](tel:(509)962-7079)

Email: kaycee.hathaway@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Kaycee Hathaway

From: Kaycee Hathaway
Sent: Tuesday, January 13, 2015 10:40 AM
To: leiflanglois@gmail.com
Subject: SE-14-00011 Grow Bros: Additional Information 1.12.2015
Attachments: SE-14-00011 Grow Bros Additional Information Request 1.12.2015.pdf; SE-14-00011 Grow Bros Landscping Plan 11.21.2014.pdf

Leif,

Please see the attached documents. If you have any further questions please feel free to contact me.

Have a great day!

Kaycee K Hathaway
Kittitas County
Community Development Services/ Planner I
Phone: (509) 962-7079
Email: kaycee.hathaway@co.kittitas.wa.us

Kaycee Hathaway

From: Leif Langlois <leiflanglois@gmail.com>
Sent: Sunday, January 11, 2015 12:11 PM
To: Kaycee Hathaway
Subject: Re: SE-14-00011 Grow Bros Deem Complete and Additional Information Request
Attachments: SEPA Letter and County Response B.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Kaycee,

Attached is a revised letter for the response to Question A 7 from the SEPA SE-14-00011 application. We wanted to have an option for the expansion explained in the letter and Exhibits attached. It's fairly important to us that we have the option. Please let me know if you need any clarification on this.

Also, I hadn't seen the other request for changes we needed to make either per our discussion last week. Let me know if there is anything I need to still do on that. Thank you!

Leif

On Wed, Jan 7, 2015 at 9:10 AM, Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us> wrote:

Dear Leif,

Please see the attached document. If you have any further questions please feel free to contact me.

Thank you,

Kaycee K Hathaway

Kittitas County

Community Development Services/ Planner I

Phone: [\(509\) 962-7079](tel:(509)962-7079)

Email: kaycee.hathaway@co.kittitas.wa.us

email system and may be subject to public disclosure under Chapter 42.56
RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Kittitas County Community Development Services
Attention: Kaycee Hathaway
411 N. Ruby St, Suite 2
Ellensburg, WA 98926

RE: Grow Bros SEPA, SE-14-00011

Dear Kaycee,

In response to your letter dated January 6, 2015 the information is as follows:

1) Clarification on Question A. 7:

Grow Bros plans on expand its operation as allowed by the WSLCB and Kittitas County. If allowed, Phase II would begin as early as after the completion of the first Phase and out to five years after completion. It's possible that Phase II could be beyond five years if there are unforeseen circumstances affecting the operation or WSLCB delays expansion opportunities. The expansion would be on the property referenced in the Grow Bros Parcel Combination CB-14-00011 per Kittitas County. Please see attached Exhibit A indicating the location of the plot where the phases will be contained as well as Exhibit B showing Phase I & II's possible locations on the site plans.

Under the same timeline and condition parameters, Grow Bros would look to a possible expansion of full indoor hydroponic buildings which would be 5 (five) 50x120' production buildings (Phase II "B") in place of the original 8 (eight) greenhouses and six storage structures that is portrays on the original Phase site plan. See Exhibit C attached and Phase II "B." Grow Bros at the time of expansion would elect to either go with Phase II listed in Exhibit B or Phase II "B" listed in Exhibit C depending at the time of expansion which direction would be more appropriate for the operation.

2) Certification on question 3 Water. 4:

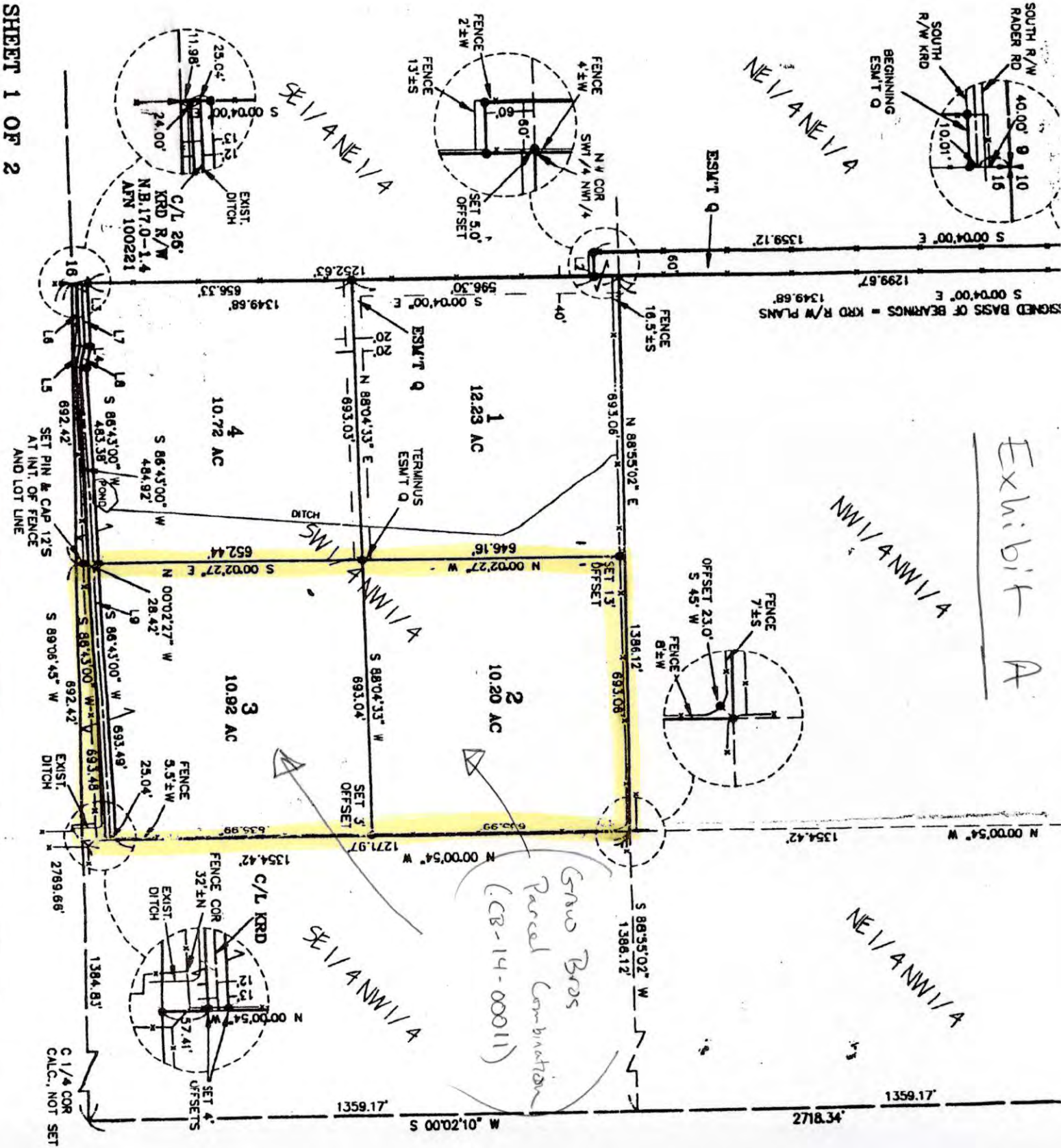
There are no known surface water withdrawals or diversions. KRD irrigation will not be used inside the fence line of the operation nor will be used in any marijuana grow processes or any related marijuana activity. Grow Bros would like to water their landscaping plan located on the outside perimeter the fence line of the project with KRD irrigation water in which the plantings will be hops.

Please let me know if you have any questions or concerns regarding our response. Thank you for your consideration and attention to this matter.

Sincerely,



Leif Langlois
206-391-9393
leiflanglois@gmail.com



DESIGNED BASIS OF BEARINGS = KRD R/W PLANS

Exhibit A

Grass Brns
Parcel Combination
(CB-14-00011)

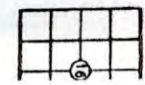


Exhibit B (Glow Bros Parcel Combination CB-14-00011)

Phase I and Future Phase II

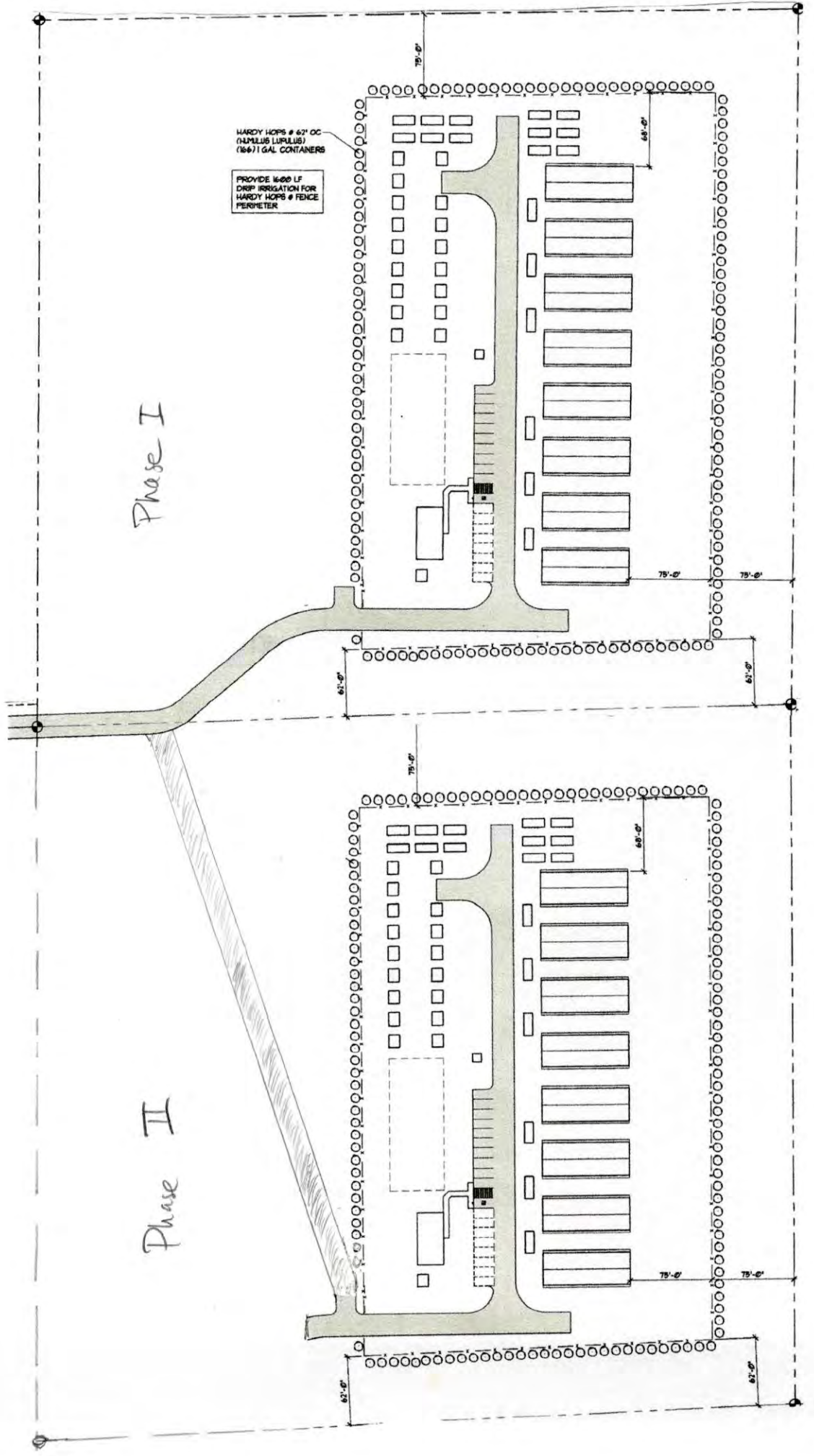
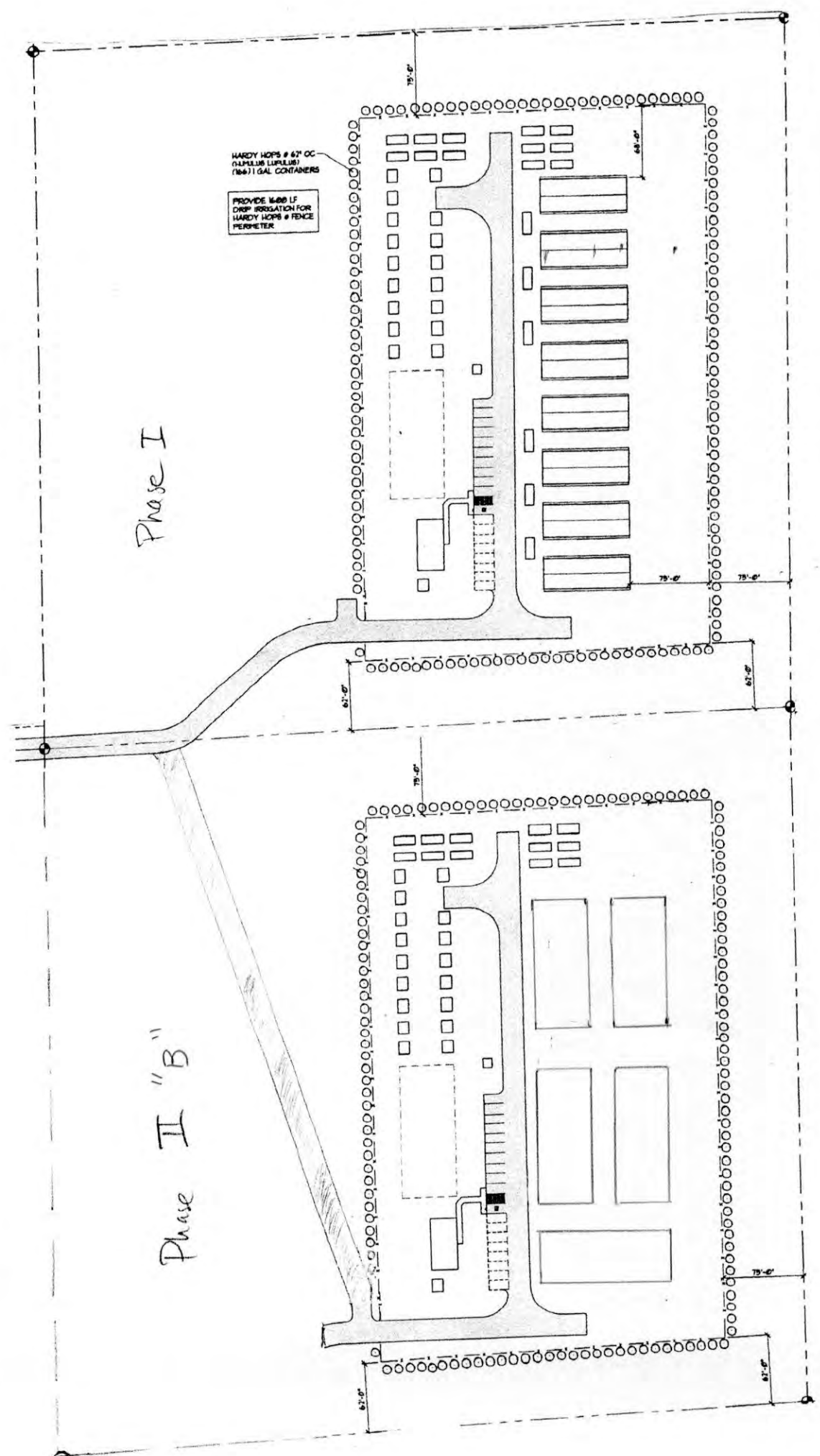


Exhibit C (Glass Bros Parcel Combination CB-14-00011)

Phase I and Future Phase II





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"

January 12, 2015

QLL Holdings, LLC
12990 Phelps Rd N.E.
Bainbridge Island, WA 98110

Leif Langlois
99 North Shore Rd
Orondo, WA 98843

RE: Grow Bros SEPA, SE-14-00011

Dear Mr. Langlois,

The application for multiple buildings for I-502 purposes, on Radar Road located to the North of the city of Kittitas, which is zoned Agriculture 20, located in a portion of Section 15, T18N, R19E, WM, in Kittitas County. Kittitas County Community Development Services (CDS) will need the following information to continue processing the application:

1. CDS is in receipt of the additional information submitted on January 7, 2015. After review of said additional information with regards to the original application there is a discrepancy. Within the SEPA checklist Question A. Background number 11. *21.12 acres, I-502 grow facility. (8) 30' x 80' greenhouses, with (2) 8' x 20' storage structures, (20) 10x 12' portable starter structures, an office and a 10 x 12' security building.* & the site plan submitted as requested by CDS shows double what is stated. CDS will need the applicant to either amend the site plan or Question A. Number 11 of the SEPA checklist for consistency.
2. Clarification on question B. Environmental Health Section 3 Water. Sub question b. Ground Water number 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.* Please provide CDS with any and all relevant documentation and a detailed explanation of how the applicant is meeting or not meeting this question.
3. Clarification on question B. Environmental Health Section 4. Sub section 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.* In regards to this question is the landscaping plan turned in to CDS on November 21, 2014, see attached documents, for BP-14-00772, fence permit stating that there will be alternating hops and grape vines/plants totaling 166 plants, apply to this question?

If you have any questions regarding this matter, I can be reached at (509) 962-7079, or by e-mail at kaycee.hathaway@co.kittitas.wa.us

Sincerely,

Kaycee K Hathaway
Staff Planner

Capland Management, LLC.

Island Details Landscape & Maintenance

12990 Phelps Road NE Bainbridge Island, WA 98110 (206) 855-8047

Estimate for perimeter fence screen planting and irrigation at 2990 Radar Road, Ellensburg, WA 98926

Dear Andy,

Thank you for this opportunity. We will provide and install 166 Hardy Hops ("Humulus lupulus") on 62" centers in 1 gal containers. This project is set to start in the beginning of April. Humulus lupulus is planted soon after the last frost. This is to insure that the new plants will grow a significant healthy root system. A healthy root system will insure the vines live over the harsh winter. The fence behind the row of plants will be a great way for them to climb and be strong. This foliage can reach heights of 18 feet.

The bonding here will ensure that the work will be completed. Work will commence before the start of the KRD irrigation season to insure proper water availability. Currently the sight has been flood irrigated for several decades and needs to be prepped before the water is turned back on. It is important not to over water hops as it will affect growth.

\$ 1574.00 includes labor and materials

Please let us know if you have other questions or need any more help with your bonded project.

Capland Management, LLC is a licensed, bonded and insured General Contractor, License # CAPLAML860B8.

Best Regards,

Terri Parris General Manager

Interchangeable Plant grape vine!

1 or a
stage of
166 plants



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

January 6, 2015

QLL Holdings, LLC
12990 Phelps Rd N.E.
Bainbridge Island, WA 98110

Leif Langlois
99 North Shore Rd
Orondo, WA 98843

RE: Grow Bros SEPA, SE-14-00011

Dear Mr. Langlois,

The application for multiple buildings for I-502 purposes, on Radar Road located to the North of the city of Kittitas, which is zoned Agriculture 20, located in a portion of Section 15, T18N, R19E, WM, in Kittitas County. Your application has been determined complete as of January 6, 2015.

Although the subject application is deemed complete Kittitas County Community Development Services will need the following information to continue processing the application:

1. Clarification on question A. 7. *Do you have any plans for future additions, expansion, or further activity related to of connected with this proposal? If yes, explain. Future phases as product demand determines.* Please explain what future phases consist of via a written explanation as well as a site plan if applicable.
2. Clarification on question 3 Water. 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.* Please identify what agricultural purposes this will be used for.

If you have any questions regarding this matter, I can be reached at (509) 962-7079, or by e-mail at kaycee.hathaway@co.kittitas.wa.us

Sincerely,

Kaycee K Hathaway
Staff Planner

Kittitas County Community Development Services
Attention: Kaycee Hathaway
411 N. Ruby St, Suite 2
Ellensburg, WA 98926

RE: Grow Bros SEPA, SE-14-00011

Dear Kaycee,

In response to your letter dated January 6, 2015 the information is as follows:

1) Clarification on Question A. 7:

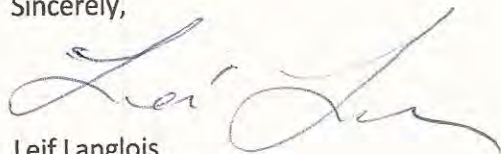
Grow Bros plans on expand its operation as allowed by the WSLCB and Kittitas County. If allowed, Phase II would begin as early as after the completion of the first Phase and out to five years after completion. It's possible that Phase II could be beyond five years if there are unforeseen circumstances affecting the operation or WSLCB delays expansion opportunities. The expansion would be on the property referenced in the Grow Bros Parcel Combination CB-14-00011 per Kittitas County. Please see attached Exhibit A indicating the location of the plot where the phases will be contained as well as Exhibit B showing Phase I & II's possible locations on the site plans.

2) Certification on question 3 Water. 4:

There are no known surface water withdrawals or diversions. KRD irrigation will not be used inside the fence line of the operation nor will be used in any marijuana grow processes or any related marijuana activity. Grow Bros would like to water their landscaping plan located on the outside perimeter the fence line of the project with KRD irrigation water in which the plantings will be hops.

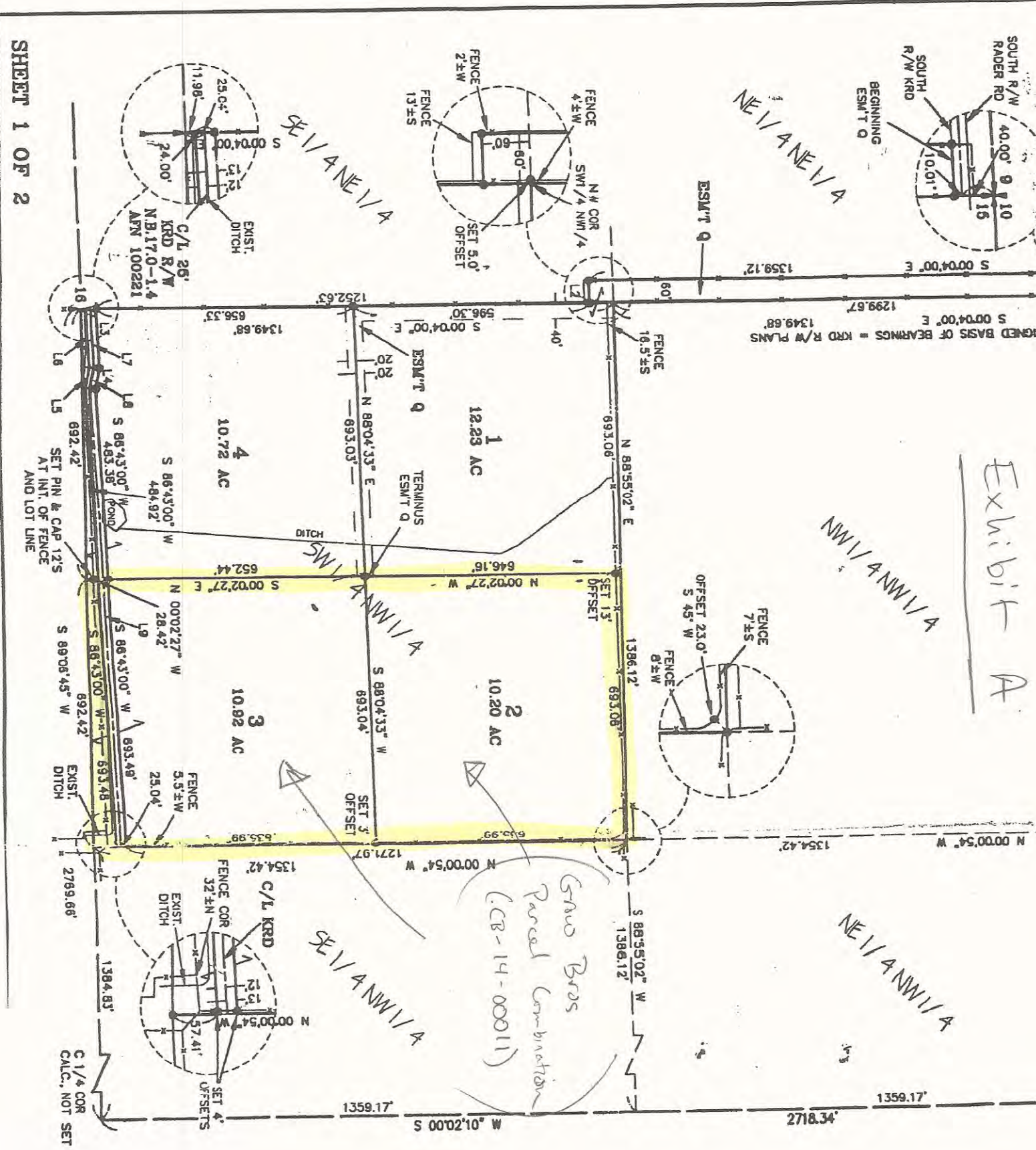
Please let me know if you have any questions or concerns regarding our response. Thank you for your consideration and attention to this matter.

Sincerely,



Leif Langlois
206-391-9393
leiflanglois@gmail.com

Exhibit A



Gross Area Parcel Combination
(CB-14-00011)

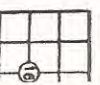
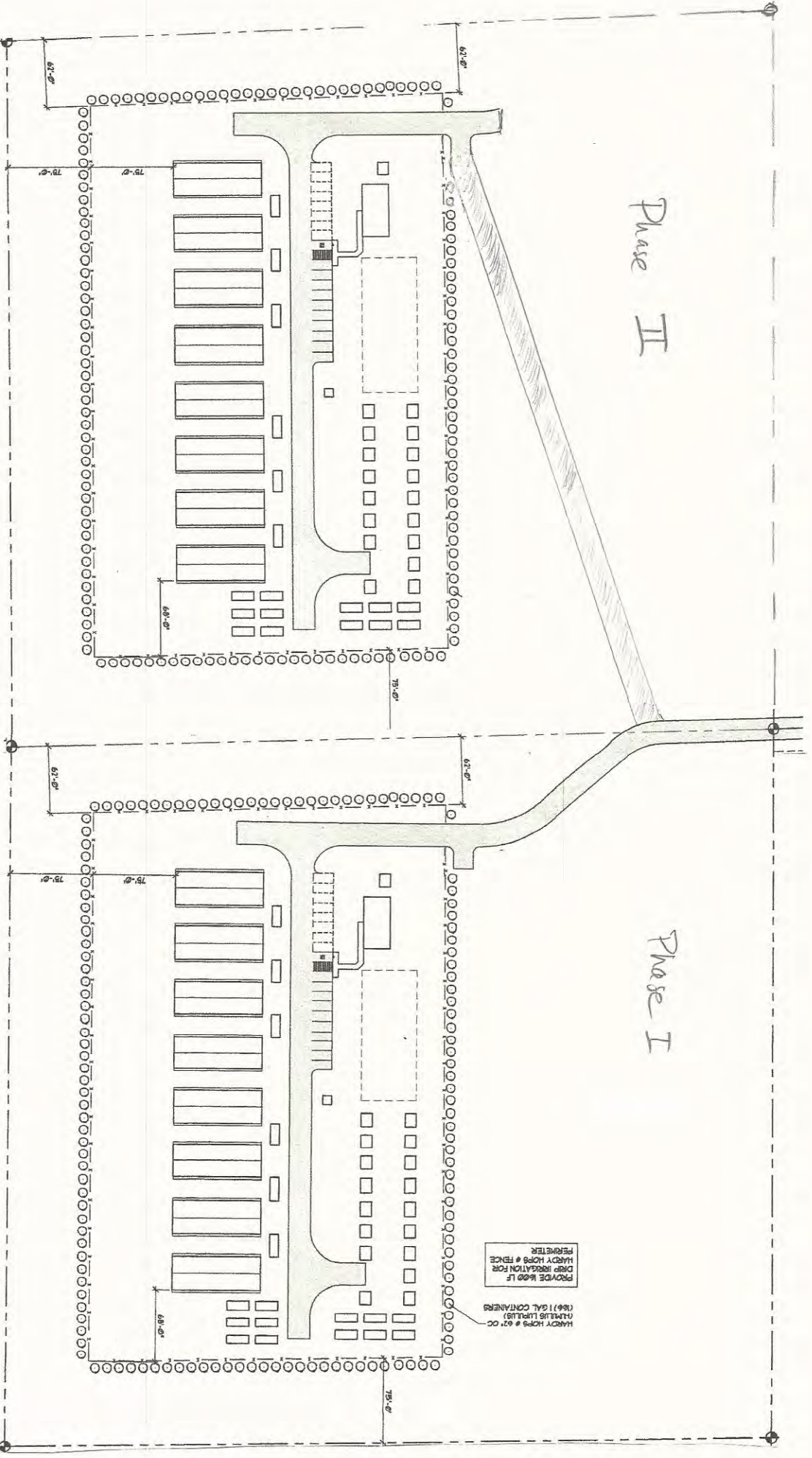


Exhibit B (Glass Bros Parcel Combination CB-14-00011)

Phase I and Future Phase II





KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

RECEIVED

SEPA ENVIRONMENTAL CHECKLIST DEC 01 2014

KITITITAS 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: 12-4-14	RECEIPT# 55-14-00011	

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

RECEIVED
DEC 9 2014
SITKAS COUNTY

SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014

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:

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:

Please adjust the format of this template as needed. 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:

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.

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

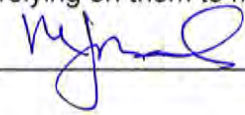
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. No.
- b. Proposed measures to reduce or control direct impacts on public services, if any. No special public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