

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

STATE ENVIRONMENTAL POLICY ACT ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals: Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the supplemental sheet for nonproject actions (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Non-project action: Kittitas County Proposed Amendment to the Kittitas County Code to allow for marijuana growth and processing.

2. Name of applicant:

Kittitas County

3. Address and phone number of applicant and contact person:

**Kittitas County Community Development Services
Robert "Doc" Hansen, Planning Official
411 N. Ruby Street
Ellensburg, WA 98926
(509) 962-7506**

4. Date checklist prepared:

February 18, 2014

5. Agency requesting checklist:

Kittitas County

6. Proposed timing or schedule (including phasing, if applicable):

All proposed County Code amendments are scheduled to be adopted in April, 2014 .

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

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

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.

None

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

- **Approval of the proposed County Code amendment by the Kittitas County Board of County Commissioners.**
- **Review by the Washington State Department of Commerce as required by the Washington Growth Management Act.**

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.)

Amendments to the existing Chapter 17.08 and Chapter 17.15 of the Kittitas County Code is proposed to allow for agriculture production and processing in the Agriculture 20, Commercial Agriculture, Forest and Range, Agriculture 5 and Light Industrial zones. Present proposals do not allow for growth or processing of agricultural activities Requiring Security: Specifically, the proposed amendment would:

1. **Define agricultural processing requiring security and agricultural production requiring security (AARS for the purposes of this document).**

2. **Permit AARS in the AG-20, Commercial Agriculture, and Forest and Range zones that are licensed by the Washington State Liquor Control Board (WSLCB) on legal conforming parcels and require a 100 foot setback from all property lines.**
3. **Make AARS an Administrative Conditional Use in the AG-20, Commercial Agriculture, and Forest and Range zones that are licensed by the Washington State Liquor Control Board (WSLCB) on legal non-conforming parcels and require a 100 foot setback from side and rear property lines.**
4. **Make AARS in the AG-5 that are licensed by the Washington State Liquor Control Board (WSLCB) zone a Conditional Use on any size lot.**
5. **Require a 125% Bond or Assignment of Funds for AARS that are licensed by the Washington State Liquor Control Board (WSLCB) in any Rural or Resource land use designation, to ensure the survival of any landscaping necessary to screen security fencing which is not in keeping with "Rural Character".**
6. **Not permit any AARS in LAMIRDs.**
7. **Permit AARS in Urban land use - Light Industrial zones that are licensed by the Washington State Liquor Control Board (WSLCB) provided that all activities take place within secure, fully enclosed, indoor facility.**
8. **Require that all AARS in Kittitas County:**
 - a. **Meet all criteria and regulations found in WAC 314.55 and RCW 69.50.**
 - b. **Meet all International Fire Code and International Building Code requirements.**
 - c. **Agree to an annual fire protection inspection.**

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.

The amendment to the Zoning Code will regulate all areas of Kittitas County, Washington where agriculture activities requiring security are proposed upon lands zoned Commercial Agriculture, Agriculture 20, Forest and Range, Light Industrial and Agriculture 5.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other .
NA
- b. What is the steepest slope on the site (approximate percent slope)?
NA

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 prime farmland.

NA

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NA

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

NA

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

NA

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

NA

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

As a non-project action, the proposal will not result in impacts to the earth.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

NA

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

As a non-project action, the proposal will not result in impacts to the air.

3. Water

a. Surface:

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.

NA

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.

As a non-project action, the proposal will not result in impacts to surface water.

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.

NA

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known

NA

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NA

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.

NA

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

As a non-project action, the proposal will not result in impacts to ground water.

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.

NA

d. Water runoff (including stormwater):

As a non-project action, the proposal will not result in impacts to stormwater runoff.

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.

As a non-project action, the proposal will not result in water runoff.

2) Could waste materials enter ground or surface waters? If so, generally describe.

NA

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

NA

4. Plants

a. Check or circle 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

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

NA

b. What kind and amount of vegetation will be removed or altered?

None

c. List threatened or endangered species known to be on or near the site.

NA

e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

As a non-project action, the proposal will not result in impacts to vegetation.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Fish: bass, chinook salmon, coho salmon, steelhead, bull trout, cutthroat trout, herring, shellfish, other

Amphibians: Pacific treefrog, red-legged frog, northwestern salamander, long-toed salamander, other

Reptiles: lizards, common garter snake, northwestern garter snake, painted turtle, other

Birds: red-tailed hawk, great blue heron, bald eagle, songbirds, ducks, crows, waterfowl, northern flicker, other

Mammals: raccoon, opossum, deer mouse, vagrant shrew, Townsend's vole, Townsend's mole, little brown rat, black-tailed deer, bear, elk, beaver, other

NA

- b. List any threatened or endangered species known to be on or near the site.

NA

- c. Is the site part of a migration route? If so, explain.

NA

- d. Proposed measures to preserve or enhance wildlife, if any:

As a non-project action, the proposal will not impact wildlife.

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.

NA

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

As a non-project action, the proposal would not affect the use of solar energy

- 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:

As a non-project action, the proposal does not directly impact energy consumption.

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.

NA

- 1) Describe special emergency services that might be required.

NA

- 2) Proposed measures to reduce or control environmental health hazards, if any:

As a non-project action, the proposal will not result in increased environmental health hazards. .

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

NA

2) What types and levels of noise would be created by or associated with the project on short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

NA

3) Proposed measures to reduce or control noise impacts, if any:

As a non-project action, no measures are proposed to reduce or control noise.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

NA

b. Has the site been used for agriculture? If so, describe.

NA

c. Describe any structures on the site.

NA

d. Will any structures be demolished? If so, what?

NA

e. What is the current zoning classification of the site?

NA

f. What is the current comprehensive plan designation of the site?

NA

g. If applicable, what is the current shoreline master program designation of the site?

NA

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

NA

i. Approximately how many people would reside or work in the completed project?

NA

j. Approximately how many people would the completed project displace?

NA

k. Describe proposed measures to avoid or reduce displacement impacts, if any:

As a non-project action, no mitigation is proposed.

l. Describe proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

NA

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

NA

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

NA

c. Proposed measures to reduce or control housing impacts, if any:

As a non-project action, the proposal would not result in housing impacts.

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?

NA

b. What views in the immediate vicinity would be altered or obstructed?

NA

c. Proposed measures to reduce or control aesthetic impacts, if any:

As a non-project action, the proposal would not result in aesthetic impacts.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

NA

b. Could light or glare from the finished project be a safety hazard or interfere with views?

NA

c. What existing off-site sources of light or glare may affect your proposal?

NA

d. Proposed measures to reduce or control light and glare impacts, if any:

As a non-project action, the proposal would not result in light and glare impacts.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

NA

b. Would the proposed project displace any existing recreational uses? If so, describe.

NA

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

As a non-project action, the proposal would not result impacts on recreational opportunities.

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NA

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

NA

c. Proposed measures to reduce or control impacts, if any:

As a non-project action, the proposal will not impact historic or cultural features.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

NA

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

NA

c. How many parking spaces would the completed project have? How many would the project eliminate?

NA

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

NA

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NA

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

NA

g. Proposed measures to reduce or control transportation impacts, if any:

As a non-project proposal, no mitigation for transportation control is proposed.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

NA

b. Proposed measures to reduce or control direct impacts on public services, if any.

NA

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

NA

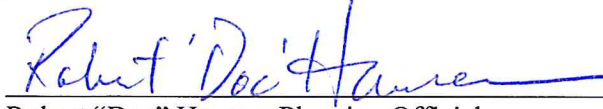
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

NA

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:



Robert "Doc" Hansen, Planning Official
Kittitas County Community Development Services

Date Submitted: February 18, 2014

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

No significant increase in discharge to water, emissions to air, production, storage or release of toxic or hazardous substances, or production of noise should result from the implementation of proposed amendments to the Kittitas County Code. The proposed amendments would allow new uses that could result in an increase in water discharge, emissions or toxic substances which are regulated by existing Code and State laws. Proposed changes to the KCC within this proposal will not increase the amount of surface and ground water consumed from existing resources.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed amendments to the Kittitas County Code will not affect plants, animals, or marine life over what already occurs under current County Regulations. The proposed amendments do allow for include new uses or changes that would not result in a significant impact upon plants, animals, fish or marine life.

3. How would the proposal be likely to deplete energy or natural resources?

Proposed amendments to the Kittitas County Code regulating agricultural products requiring security will not deplete energy or natural resources. No amendments to mining or forestry regulations are proposed that would cause the depletion of those natural resources. No new high energy demand uses are proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed amendments to the Comprehensive Plan and implementing regulations are anticipated to aid in protection of wetlands, frequently flooded areas, geologic hazard areas, typed waters and wildlife habitat areas by reducing densities and incorporating regulations which address natural resource lands and the protection of agricultural and forest lands and activities.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed amendments do not alter shoreline uses or regulations. The proposed Code changes evaluated in this checklist do not allow or encourage any land uses incompatible with existing shoreline regulations.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

No significant increases in demands on transportation or public services and utilities will result from the implementation of proposed amendments in the Kittitas County Code. Any new uses resulting from the amendments to the Code are subject to SEPA and review requirements. Each project will be reviewed on its impact upon the environment.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed Development Code amendment will not conflict with local, state, or federal laws or requirements for the protection of the environment.