

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

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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 style with a large, stylized initial 'B'.

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