

# **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:*** [\[help\]](#)

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:***

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:*** [\[help\]](#)

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.

## **A. Background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Proposed Ordinance 2016-0236 and Proposed Ordinance 2016-0254 - Marijuana Zoning Ordinances

2. Name of applicant: [\[help\]](#)

Proposed Ordinance 2016-0236 was initiated by the King County Council, and Proposed Ordinance 2016-0254 was initiated by the King County Executive.

3. Address and phone number of applicant and contact person: [\[help\]](#)

Contact information for the King County Council is as follows:

Erin Auzins, Principal Legislative Analyst  
516 Third Ave., Rm 1200  
Seattle, WA 98104  
206-477-0687

4. Date checklist prepared: [\[help\]](#)

June 17, 2016

5. Agency requesting checklist: [\[help\]](#)

King County

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The King County Council is scheduled to hold a public hearing on both proposed ordinances on July 25, 2016. The Council may make a final decision on one or both proposed ordinances on that day.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

SEPA Checklist

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. [\[help\]](#)

Council staff are not aware of any other related proposals. The proposed regulations would apply throughout unincorporated King County.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

SEPA Determination

King County Council Ordinance adoption

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.) [[help](#)]

Proposed Ordinance 2016-0236 would modify the regulations for marijuana producers and processors by lowering the threshold for a conditional use permit from 2,000 square feet to 500 square feet.

Proposed Ordinance 2016-0254 would modify the regulations for marijuana producers, processors and retailers by:

1. Establishing a 1,000 linear foot separation requirement between marijuana retailers. Associated changes with include: establishing an annual business license for marijuana retailers, establishing rules that determine which retailer is considered "first in line" in a certain location, and establishing a shortened abandonment timeline (6 months instead of 12 months) for marijuana retailers that become nonconforming due to the new separation requirement. The ordinance also clarifies that the floor area within a single parcel may be expanded, in conformance with the code, for the nonconforming retail outlets; and allows for some retail outlets to open (and operate as a nonconforming use) that do not comply with the new separation requirement, subject to criteria: (those that do not require a permit issued by King County, that received a Washington State Liquor and Cannabis Board license prior to the effective date of this ordinance, and that King County did not object to within the Washington state Liquor and Cannabis Board marijuana license application process).
2. Incentivizing medical marijuana retailers by allowing 3,000 square feet of retail space without a conditional use permit for medical endorsed retail outlets that dedicate at least 500 square feet to medical retail.
3. Prohibiting marijuana producers and processors in the Rural Area zones, except that production and processing would continue to be allowed on Vashon-Maury Island under the current regulations.
4. Modifying the regulations for marijuana producers and processors in the Agricultural zones. The current code allows up to 10,000 square feet of production and processing on any lot over 4.5 acres. The Proposed Ordinance would allow up to 5,000 square feet on lots less than 10 acres, and up to 10,000 square feet on lots 10 acres or more.
5. Modifies the setback requirements for the Agricultural zones, by requiring existing buildings to meet the setback requirements from interior lots lines of 30 feet and from street lot lines of 50 feet. This change would not apply to Vashon-Maury Island.
6. Adds a new setback requirement of 150 feet from residential uses for marijuana producers and processors. This change would not apply to Vashon-Maury Island.
7. Requires a follow up work plan item from the County Executive, to analyze the fee amount for conditional use permit, and to ensure the County receives full cost recovery for conditional use permits related to marijuana businesses.
8. Requires a follow up work plan item from the County Executive, to analyze whether to allow marijuana retailers in the Neighborhood Business zones (where they are not currently allowed).

During Council deliberations, additional policy options have been identified. While they are not part of the current proposal and may ultimately not be incorporated into the Proposed Ordinances, Council has requested they be included in the environmental review. They include consideration of:

- Allowing marijuana producers, processors and retailers within the Urban Reserve zone, subject to the same development conditions as other similar zones (threshold for a conditional use permit,

maximum size, retail separation, location of the production/processing area, minimum lot size, setbacks).

- Allowing marijuana retailers within the Neighborhood Business zone, subject to the same development conditions as the Regional Business and Community Business zones (maximum size, threshold for a conditional use permit, retail separation).
- Requiring the setback for production and processing from residential uses to be measured from the property line.
- Regulations that would reduce the impacts of required security lighting and lighting from production operations.
- Regulations that would reduce the impacts of odor from production operations.
- Requiring a conditional use permit for all marijuana businesses, regardless of size.

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. [\[help\]](#)

The proposed ordinances would apply throughout unincorporated King County.

## **B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

### **1. Earth**

a. General description of the site [\[help\]](#)  
(circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other **Some steep slopes**

Not applicable for this nonproject action; all of these features are in unincorporated King County.

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Not applicable for this nonproject action.

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. [\[help\]](#)

Not applicable for this nonproject action.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Not applicable for this nonproject action.

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. [\[help\]](#)

Not applicable for this nonproject action.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

None proposed for this nonproject action.

## 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. [\[help\]](#)

Not applicable for this nonproject action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Not applicable for this nonproject action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None proposed for this nonproject action.

## 3. Water

- a. Surface Water: [\[help\]](#)

- 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. [\[help\]](#)

Not applicable for this nonproject action. These features exist within unincorporated King County.

- 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. [\[help\]](#)

Not applicable for this nonproject action.

- 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. [\[help\]](#)

Not applicable for this nonproject action.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not applicable for this nonproject action.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Not applicable for this nonproject action. These features exist within unincorporated King County.

- 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. [\[help\]](#)

Not applicable for this nonproject action.

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. [\[help\]](#)

Not applicable for this nonproject action.

- 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. [\[help\]](#)

Not applicable for this nonproject action.

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. [\[help\]](#)

Not applicable for this nonproject action.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Not applicable for this nonproject action.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable for this nonproject action.

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

None proposed for this nonproject action.

#### 4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

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

Not applicable for this nonproject action. All of these vegetation types are found in unincorporated King County.

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Not applicable for this nonproject action.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

Not applicable for this nonproject action.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Not applicable for this nonproject action.

e. List all noxious weeds and invasive species known to be on or near the site.

Not applicable for this nonproject action. There are noxious weeds within unincorporated King County.

#### 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: [\[help\]](#)

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

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

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

Not applicable for this nonproject action. All of these birds and animals species are found in unincorporated King County.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Not applicable for this nonproject action.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not applicable for this nonproject action. There are migration routes within unincorporated King County.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None proposed for this nonproject action.

- e. List any invasive animal species known to be on or near the site.

Not applicable for this nonproject action. There are non-native animal species within unincorporated King County.

## 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. [\[help\]](#)

Not applicable for this nonproject action.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

Not applicable for this nonproject action.

- 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: [\[help\]](#)

None proposed for this nonproject action.

## 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. [\[help\]](#)



Not applicable for this nonproject action.

- 1) Describe any known or possible contamination at the site from present or past uses.

Not applicable for this nonproject action.

- 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.

Not applicable for this nonproject action.

- 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.

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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

None proposed for this nonproject action.

#### **b. Noise**

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

Not applicable for this nonproject action.

- 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. [\[help\]](#)

Not applicable for this nonproject action.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None proposed for this nonproject action.

#### **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. [\[help\]](#)

Not applicable for this nonproject action. There are a range of resource, rural and urban land uses throughout unincorporated King County. This proposal would apply to all of the unincorporated area.

- 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? [\[help\]](#)

Not applicable for this nonproject action. Portions of unincorporated King County are used for agricultural and forestry uses. This proposal would apply to all of the unincorporated area, although marijuana uses are not currently or proposed to be permitted in forestry zones.

- 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:

Not applicable for this nonproject action.

- c. Describe any structures on the site. [\[help\]](#)

Not applicable for this nonproject action.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Not applicable for this nonproject action.

- e. What is the current zoning classification of the site? [\[help\]](#)

Not applicable for this nonproject action. Marijuana uses are currently allowed in Agricultural, Rural Area, Community Business, Regional Business and Industrial zones. Policy options under considerations would allow some marijuana uses, with conditions, in the Urban Reserve and/or Neighborhood Business zones.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Not applicable for this nonproject action. Marijuana uses are currently allowed in both urban and rural land use designations.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable for this nonproject action. This proposal would apply to area regulated under the Shoreline Master Program.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Not applicable for this nonproject action. There are critical areas throughout unincorporated King County.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Not applicable for this nonproject action.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

Not applicable for this nonproject action.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None proposed for this nonproject action.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposed ordinances will go through environmental review and a public hearing process, before being acted on by the King County Council.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None proposed for this nonproject action.

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable for this nonproject action.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable for this nonproject action.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None proposed for this nonproject action.

## 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? [\[help\]](#)

Not applicable for this nonproject action.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Not applicable for this nonproject action.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None proposed for this nonproject action.

#### 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Not applicable for this nonproject action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not applicable for this nonproject action.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Not applicable for this nonproject action.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None proposed for this nonproject action.

#### 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Not applicable for this nonproject action. There are a variety of recreational opportunities in unincorporated King County.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

Not applicable for this nonproject action.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None proposed for this nonproject action.

#### 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. [\[help\]](#)

Not applicable for this nonproject action. There are historic sites in unincorporated King County.

- 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. [\[help\]](#)

Not applicable for this nonproject action. No cultural resources will be impacted by the proposed ordinances, as no construction or alteration to the environment is proposed as part of this proposal. Projects permitted under the new regulations would still be required to comply with federal, state and local rules related to cultural resources.

c. 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. [\[help\]](#)

Not applicable for this nonproject action.

d. 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.

None proposed for this nonproject action.

#### 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. [\[help\]](#)

Not applicable for this nonproject action.

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? [\[help\]](#)

Not applicable for this nonproject action. Transit service is provided by several agencies in unincorporated King County.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Not applicable for this nonproject action.

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). [\[help\]](#)

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

- 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? [\[help\]](#)

Not applicable for this nonproject action.

- 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.

Not applicable for this nonproject action.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None proposed for this nonproject action.

#### 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. [\[help\]](#)

Not applicable for this nonproject action.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None proposed for this nonproject action.

#### 16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

Not applicable for this nonproject action. These utilities are all found in unincorporated King County.

- 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. [\[help\]](#)

Not applicable for this nonproject action.

### C. Signature [\[HELP\]](#)

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: EAUZINS

Name of signee: Erin Auzins

Position and Agency/Organization: Principal Legislative Analyst, King County Council

## D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to 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?

The proposed ordinances and policy options generally increase the regulations on marijuana businesses, for example by requiring additional separation between businesses, or additional setbacks from neighboring residences. No changes are proposed to regulations related to discharges to water, emissions to air, or toxic or hazardous substance production, storage or release are proposed; and the proposed policy changes are not likely to increase such emissions.

Proposed measures to avoid or reduce such increases are:

None proposed.

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

The proposed ordinances and policy options make no changes to the related to, and are not likely to, impact plants, animals, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None proposed.

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

The proposed ordinances and policy options make no changes to the related to, and are not likely to, change energy or natural resource consumption.

Proposed measures to protect or conserve energy and natural resources are:

None 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?

The proposed ordinances and policy options make no changes to the related to, and are not likely to, impact environmentally sensitive areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None proposed.

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 ordinances and policy options would change which zoning districts marijuana businesses are allowed in. For retailers, a policy option would allow additional retailers in the Neighborhood Business zone; development conditions identical to other retail zones would apply related to maximum size, the trigger for a conditional use permit, and separation between retail outlets. Neighborhood Business zones are found throughout unincorporated King County and generally allow convenience retail uses. The County's development conditions, as well as the state-mandated buffers from sensitive uses, would limit the impacts of this change.

Another policy option would allow marijuana producers, processors and retailers in the Urban Reserve zone; development conditions would be similar to other zones where those uses are permitted including maximum size, the trigger for a conditional use permit, and separation between retail outlets, minimum lot size, setbacks, etc. Urban Reserve zones are found in urban unincorporated King County, allow a range of residential and non-residential uses at a lower intensity. The County's development conditions, as well as the state-mandated buffers from sensitive uses, would limit the impacts of this change.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None proposed.

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

The proposed ordinances and policy options could increase the demand for code enforcement services. Prior to the introduction of these ordinances, a moratorium was enacted by the King County Council that prohibits the permitting or opening of new marijuana businesses in unincorporated King County. Those business that did not vest to the County's regulations prior to the moratorium would not be able to legally operate, and would have to comply with whatever new regulations are imposed by these proposed ordinances and policy options, once the moratorium is lifted. Some businesses may illegally open, and would be subject to code enforcement proceedings.



The County's code enforcement unit has received numerous complaints in the past regarding potential zoning violations related to marijuana businesses. It is likely, at least in the short term, that the number of complaints, and number of violations will increase with the new regulations. Code enforcement has existing procedures and practices in place to distribute the and prioritize the workload; under current resources, it may take longer to resolve cases, at least in the short term.

Proposed measures to reduce or respond to such demand(s) are:

None proposed.

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 ordinances and policy options is not expected to conflict with, or change, any requirements for protection of the environment.

