



STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

For more information about this project visit www.redmond.gov/landuseapps

PROJECT INFORMATION

PROJECT NAME: Marijuana Retail Zone

SEPA FILE NUMBER: SEPA-2021-00324

PROJECT DESCRIPTION:

Comprehensive Plan Amendment - Modify Marijuana Retail Zoning: Option B (Staff Proposal)

PROJECT LOCATION: Citywide

SITE ADDRESS: 15670 NE 85TH ST
REDMOND, WA 98052

APPLICANT: Jenny Carbon

LEAD AGENCY: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Niomi Montes De Oca

PHONE NUMBER: 425-556-2499

EMAIL: nmontesdeoca@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

There is no comment period for this DNS. Please see below for appeal provisions.

'X' This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 05/24/2021.**


APPEAL PERIOD

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 06/08/2021**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

DATE OF DNS ISSUANCE: May 10, 2021

For more information about the project or SEPA procedures, please contact the project planner.

RESPONSIBLE OFFICIAL: Carol V. Helland
Planning Director

SIGNATURE: 

RESPONSIBLE OFFICIAL: Dave Juarez
Public Works Director

SIGNATURE: 

Address: 15670 NE 85th Street Redmond, WA 98052

CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

NON-PROJECT ACTION

(Revised May 2018)

Purpose of the 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 City of Redmond 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" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference the question number.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City 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. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Planner Name: Niomi Montes de Oca
Date of Review: 04/19/2021

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>2020-2021 Docket of Comprehensive Plan Amendments</p>	<p>NMO</p>
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>NMO</p>
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>Not directly related - prior environmental review for the Redmond Comprehensive Plan:</p> <p>1999 Redmond Comprehensive Plan EIS ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS) FOR REDMOND, WASHINGTON'S 2010-2011 COMPREHENSIVE PLAN UPDATE.</p>	<p>NMO</p>
<p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>NMO</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>N/A</p>	<p>NMO</p>
<p>12. 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.</p> <p>Amend the following Sections of the Comprehensive Plan and Zoning Code</p> <p>Amendments to Comprehensive Plan LU 61 Business Park Designation Policies and LU 62</p> <p>Amendments to Redmond Zoning Co permit marijuana retail sales in Business Park, Manufacturing Park Overlay, Marymoor Design Districts 1,2,4,5</p>	<p>NMO</p>
<p>13. 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</p> <p>Allowing retail marijuana sales to the following zoning districts:</p> <p>Business Park Manufacturing Park Overlay Marymoor Design District 1 Marymoor Design District 2 Marymoor Design District 4 Marymoor Design District 5</p>	<p>NMO</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>B. <u>SUPPLEMENTAL</u></p> <p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p>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.</p> <p>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?</p> <p style="background-color: #d9ead3; padding: 5px;">This is a Comprehensive Plan policy and zoning amendment that allows an additional retail use within non-residential and mixed use zones. This additional does not introduce impacts that were not identified and mitigated for as part of the 1999 Comp Plan EIS or the 2010 Addendum. Any land-use action or development resulting from such change would be subject to state and local environmental protection review.</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p style="background-color: #d9ead3; padding: 5px;">This is not necessary</p> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p style="background-color: #d9ead3; padding: 5px;">This is a Comprehensive Plan policy and zoning amendment that allows an additional retail use within non-residential and mixed use zones. This additional does not introduce impacts that were not identified and mitigated for as part of the 1999 Comp Plan EIS or the 2010 Addendum.</p> <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <p style="background-color: #d9ead3; padding: 5px;">This is not necessary</p>	<p style="text-align: center; background-color: #fff2cc;">NMO</p> <p style="text-align: center; background-color: #fff2cc;">NMO</p> <p style="text-align: center; background-color: #fff2cc;">NMO</p> <p style="text-align: center; background-color: #fff2cc;">NMO</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>This Comp Plan policy and zoning amendment that allows an additional retail use within non-residential and mixed use zones. This additional does not introduce impacts that were not identified and mitigated for as part of the 1999 Comp Plan EIS or the 2010 Addendum. Any land-use action or development resulting from such change would be subject to state and local regulations.</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>None Necessary</p>	<p>NMO</p> <p>NMO</p>
<p>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?</p> <p>This Comp Plan policy and zoning amendment that allows an additional retail use within non-residential and mixed use zones. This additional does not introduce impacts that were not identified and mitigated for as part of the 1999 Comp Plan EIS or the 2010 Addendum. Any land-use action or development resulting from such change would be subject to state and local regulations including critical areas regulations.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>None Necessary</p>	<p>NMO</p> <p>NMO</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>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?</p> <p>This Comp Plan policy and zoning amendment that allows an additional retail use within non-residential and mixed use zones. This additional does not introduce impacts that were not identified and mitigated for as part of the 1999 Comp Plan EIS or the 2010 Addendum. Any land -use action or development resulting from such change would be subject to state and shoreline protection regulations.</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>Not Necessary</p>	<p>NMO</p> <p>NMO</p>
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>This Comp Plan policy and zoning amendment that allows an additional retail use within non-residential and mixed use zones. This additional does not introduce impacts that were not identified and mitigated for as part of the 1999 Comp Plan EIS or the 2010 Addendum. Any impact to transportation or public facilities resulting from related land-use actions would be subject to local regulatory requirements and related impact fees.</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>Not Necessary</p>	<p>NMO</p> <p>NMO</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <div data-bbox="328 359 1122 709" style="background-color: #c8e6c9; padding: 10px; margin-top: 10px;">None Identified</div>	<div data-bbox="1167 359 1505 709" style="background-color: #fff9c4; padding: 10px; margin-top: 10px; text-align: center;">NMO</div>

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: Beverly Mesa -Zendt Digitally signed by Beverly Mesa - Zendt
Date: 2021.04.23 16:55:01 -07'00'

Name of Signee: Beverly Mesa-Zendt

Position and Agency/Organization: City of Redmond

Relationship of Signer to Project: Staff Applicant

Date Submitted: 4-23-21