



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-2021-00391

PROJECT DESCRIPTION:

Comprehensive Plan Amendment - Modify Marijuana Retail Zoning: Option A (Applicant Proposal)

PROJECT LOCATION: Citywide

SITE ADDRESS:

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 check list 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 "**NIA**" 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 check list 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.


Review Planner Name: Niomi Montes de Oca


Date of Review : 4/19/2021

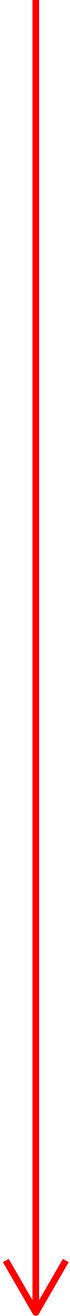
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>A. <u>BACKGROUND</u></p> <p>I. Name of proposed project, if applicable: Retail Marijuana Zoning Code Amendment</p> <p>2. Name of applicant: Jenny Carbon and The Grass is Always Greener, LLC, by and through her attorney, Matthew S. Marcoe</p> <p>3. Address and phone number of applicant and contact person: 7900 SE 28th Street, Ste 500, Mercer Island, WA 98040; 206.714.0874</p> <p>4. Date checklist prepared: 11/14/19</p> <p>5. Agency requesting checklist City of Redmond</p> <p>6. Give an accurate, brief description of the proposal's scope and nature: n/a</p> <p>i. Acreage of the site: _____</p> <p>ii. Number of dwelling units/ buildings to be constructed: n/a _____</p> <p>iii. Square footage of dwell in g unit s/ buildings being added: 111. n/a _____</p> <p>iv. Square footage of pavement being added: n/a Retail Marijuana Store</p> <p>v. Use or principal activity :</p> <hr/> <p>vi. Other information: <u>Comp. Plan & RZC Amendment</u></p>	<div data-bbox="1175 401 1503 499" style="border: 2px solid red; padding: 5px; text-align: center; color: red; font-weight: bold; font-size: 1.2em;">NMO</div> 


To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>The proposed Comp. Plan and Zoning Amendment schedule is as follows: Technical Committee: Dec. 2019 - Jan. 2020 Planning Commission: Jan. 2020 - March 2020 City Counsel: March 2020 - April 2020</p> <p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?</p> <p>X-Yes No If yes, explain.</p> <p>If the Comprehensive Plan and Zoning Code Amendment are approved, the applicant would seek permits and licenses to open a retail marijuana store in one of the newly zoned areas in Redmond.</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>This checklist.</p> <p>10. Do you know whether applications are pending for governmental approvals of other <u>proposals</u> directly affecting the property covered by your proposal? Yes X-No If yes, explain.</p> <p>This is a Comprehensive Plan and Zoning Code Amendment not directly related to any property in the City. The applicant is currently in possession of a state license for the retail sale of marijuana but seeks to have the zoning for marijuana retail expanded in the City of Redmond so that she can find a suitable location to open a retail marijuana store and place her state-issued license.</p>	<div data-bbox="1166 352 1497 451" style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold; font-size: 1.2em;">NMO</div> 

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>City Counsel approval of this Comprehensive Plan and Zoning Code Amendment. Potentially, land use and building permits for a retail marijuana store may be necessary as well as state approval for the placement of the retail marijuana license.</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>The proposal would amend the Comp Plan and Zoning Code to expand allowances for retail marijuana stores in the City of Redmond. In addition to the zones which already permit retail marijuana sales, the proposal would allow retail marijuana stores in mixed-use and/or retail locations in the GC zone, RR zones, NC-1 and NC-2 zones, street-facing locations in the BP zones, MP zone, and I zones. It would reduce discretionary buffers from sensitive uses to 100 feet and set associated development standards such as height, floor area, and/or parking standards.</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>The proposal does not have a specific location, but instead focuses on expanding zoning for retail marijuana stores to include mixed-use and retail zones in the GC zone, RR zones, NC-1 and NC-2 zones, street-facing locations in the BP zones, MP zone, and I zones.</p>	<div data-bbox="1198 401 1487 499" style="border: 2px solid red; padding: 5px; text-align: center; color: red; font-weight: bold; font-size: 1.2em;">NMO</div> <div data-bbox="1286 558 1352 1843" style="text-align: center;">  </div>

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>I. 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="padding-left: 40px;">The proposal is highly unlikely to increase discharge to water, emissions to air, or production of noise. A retail marijuana store would have marijuana products including both marijuana and marijuana-infused products. These are not toxic or hazardous substances.</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p style="padding-left: 40px;">Marijuana retail stores would be required to comply with all building, fire and other codes as well as comply with state requirements including no marijuana visible to outside general public.</p> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life ?</p> <p style="padding-left: 40px;">The proposal is highly unlikely to affect plants, animals, fish, or marine life because it would only seek to allow a retail use, similar in general to other retail uses already allowed in the proposed expanded zones within the City of Redmond.</p> <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <p style="padding-left: 40px;">None .</p>	<div style="border: 2px solid red; padding: 10px; text-align: center; width: fit-content; margin: 0 auto;">NMO</div> 

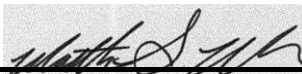
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>The proposed amendment would expand allowances for retail marijuana stores in the City of Redmond. A retail marijuana store would likely have similar energy use to other retail stores- no growing or processing of marijuana will take place in the retail store.</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>None.</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>The proposed amendment would not affect regulations regarding sensitive areas and is not likely to use or affect sensitive areas or other areas designated for protection.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>The proposal would comply with state regulations requiring a 100-foot buffer from parks, or a 1,000-foot buffer from parks, which contain a playground.</p>	<p style="text-align: center;">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>The proposed amendment would expand allowances for retail marijuana stores. As proposed, this would involve a Comprehensive Plan Amendment and is not incompatible with the overall existing plan.</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>None are anticipated.</p> <p>State-required buffers would separate a retail marijuana store from parks, daycares, schools, transit centers, and other sensitive uses. The proposed amendments would be crafted to minimize compatibility issues and impacts to the extent feasible.</p> <p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>The proposed amendments are not likely to have an impact on transportation or public services and utilities beyond those of any other retail establishment that have a high generation of trips and parking needs, such as a convenience store.</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>None.</p>	<p style="text-align: center;">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> <p>Marijuana remains a Schedule 1 prohibited substance under federal law; while not strictly an environmental impact, this is a potential concern.</p>	<div style="border: 2px solid red; padding: 10px; text-align: center;"> <p>NMO</p>  </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.

Applicant Signature:  _____

Matthew S. Marcoe
 Name of Signee: _____

Attorney, Law Office of Matthew S. Marcoe
 Position and Agency/Organization: _____

Relationship of Signer to Project: _____

11/14/19
 Date Submitted: _____