

SEPA ENVIRONMENTAL CHECKLIST

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:

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:

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:

Proposed Ordinance 2018-0241.2 – Regulations for wineries, breweries, and distilleries

2. Name of applicant:

Proposed Ordinance 2018-0241.2 was initiated by the King County Executive and was amended by the King County Council

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

Contact information for the King County Council is as follows:

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

Contact information for the King County Executive is as follows:

Karen Wolf, Sr. Policy Analyst
401 Fifth Ave, Suite 800
Seattle, WA 98104
206-263-9649

4. Date checklist prepared:

April 9, 2019

5. Agency requesting checklist:

King County

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

The King County Council is scheduled to hold a public hearing on Proposed Ordinance 2018-0241.2 on June 12, 2019. The Council may make a final decision on the proposed ordinance 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.

Yes. Applications for the proposed Demonstration Projects must be submitted within three years from the effective date of the proposed ordinance. Starting one year after the effective date of the proposed ordinance and each year for four years thereafter, the King County Executive will prepare and submit evaluations of the facilities permitted in accordance with the proposed Demonstration Projects to the King County Council.

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

In addition to the information noted below, previous environmental studies inform the county's review of these proposed regulations. A list of these studies can be found in the Determination of Nonsignificance for the 2018 Amendments to the King County Comprehensive Plan, and the Adoption of Existing Environmental Documents

SEPA Checklist

Sammamish Valley Area Wine and Beverage Industry Study, September 2016

<https://www.kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/Sammamish-Study-Area/CAISammValleyWineBeverageStudyFINAL-091216.ashx?la=en>

King County Action Report, Sammamish Valley Winery and Beverage Study, April 26, 2018

<https://www.kingcounty.gov/~media/depts/executive/performance-strategy-budget/regional-planning/Sammamish-Study-Area/Exec-Recommend/WineryReport-041618.ashx?la=en>

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.

Adopting the proposed legislation / regulations is nonproject action. Many properties within King County have pending permit applications for a variety of things that could be impacted by the proposed legislation.

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

- 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.)

Proposed Ordinance 2018-0241 would modify existing zoning regulations for wineries, breweries and distilleries by:

- Establishing a business license requirement for wineries, breweries, distilleries, cideries, remote tasting rooms, and nonconforming home occupation and home industries.
- Establishing new definitions for remote tasting room; winery, brewery, distillery (WBD) facility I, II and III; WBD facility I interim use permit.
- Adding WBD I as a residential accessory use in the Residential Land Use Table. This use would be allowed in the Rural Area zones, either outright or with a conditional use permit, subject to development conditions, and would replace and place additional scope and scale limitations on the current home occupation and home industry code allowances applicable to wineries, breweries, and distilleries. No events requiring a Temporary Use Permit would be allowed. Product tastings would be allowed only by appointment. Building square footage would be limited to 1500 square feet.
- Adding WBD I as a residential and agricultural accessory use in the Residential Land Use Table. In the Agricultural zone the WBD I use would be allowed to be established only as a time-limited interim use, subject to development conditions, within five years of the effective

date of the ordinance, and would be allowed to continue under the WBD I classification for no more than five years from initial permit approval. WBD I would replace, and place additional scope and scale limitations on, current home occupation/home industry code allowances applicable to wineries, breweries, and distilleries. In the Agricultural zone no events or product tastings would be allowed. A regional sourcing product content rule would be imposed. Building square footage would be limited to 1500 square feet. Arterial access would be required.

- Adding remote tasting room as a permitted use in the Retail Land Use Table. This use would be allowed in the Regional Business and Community Business zones, subject to development conditions.
- Reclassifying WBD II on the Manufacturing Land Use Table. The WBD II classification would replace the existing Winery/Brewery/Distillery classification as currently allowed in the Agriculture, Rural Area, Neighborhood Business, Community Business, Regional Business and Industrial zones, either outright or with a conditional use permit, and subject to development conditions. Development conditions regulating Rural Area zone WBD II product content source limitations would be relaxed and the minimum lot size decreased from 4.5 acres to 2.5 acres. Development conditions regulating Agricultural zone product content source limitations would be tightened, replacing a 60% regional source rule with a 60% grown on site rule. The minimum lot size for a WBD II in the Agricultural zone would be increased from a no minimum in current code to a 2.5 acre minimum and an arterial access condition would be added. An hours of operation limitation for on-site tasting rooms would be added. Existing development conditions related to building square footage, water, parking, access and setbacks would be either maintained or tightened. In the Rural Area and Agricultural zones setbacks would be allowed to be adjusted with a conditional use permit.
- Reclassifying WBD III on the Manufacturing Land Use Table. The WBD III classification would replace the current code classification for larger winery/brewery/distillery uses. The WBD III use would continue to be allowed with similar or tightened development conditions in the Agriculture, Rural Area, Neighborhood Business, Community Business, Regional Business and Industrial zones, and would continue to require a conditional use permit. An access condition would be added. An hours of operation limitation would be added for on-site tasting rooms.
- Adding a minimum parking ratio for remote tasting rooms.
- Modifying the minimum parking ratio for WBD II and III.
- Prohibiting WBD facilities and remote tasting room uses as home occupations and home industries, and providing a timeline for existing home based businesses to be considered legally nonconforming. Prohibiting tasting for WBD I facilities in the Sammamish Valley and its Rural Area uplands.
- Establishing specific criteria for when a WBD or remote tasting room special event requires a temporary use permit.
- Establishing limitations on the size of special events for WBD facilities in the Agriculture and Rural Area zones.
- Establishing a limited remote tasting room demonstration project on Highway 202 within a Rural Area zoned area near the Woodinville city limits, the Community Business zone in the Vashon Rural Town and the Community Business zone in the Fall City Rural Town.
- Establishing a special event demonstration project, within a Rural Area zoned area south of the Woodinville city limits.
- Establishing specific citation penalties for WBD facilities and remote tasting rooms.
- Requiring a follow up report from the County Executive to analyze the efficacy of the regulations.
- Repeals existing definition of winery, removes outdated cross-references to the previously existing regulations, and makes technical edits.

Amendments that may be considered for adoption by the Council on May 15, 2019 or thereafter that may lack sufficient detail for full evaluation include:

- Removing the Vashon Rural Town and Fall City Rural Town from the remote tasting room demonstration project, and modifying Property Specific Condition VS-P29: Vashon Town Plan - Restricted Uses for CB Zoned Properties (<https://www.kingcounty.gov/depts/local-services/permits/property-research-maps/property-specific-development-conditions/Psuffix/Vashon/VS-P29.aspx>) and Special District Overlay SO-260: Fall City Business District SDO (<https://www.kingcounty.gov/depts/local-services/permits/property-research-maps/property-specific-development-conditions/SDO/SO-260.aspx>) to allow remote tasting rooms consistent with the allowances for other Community Business zoned properties in unincorporated King County.
- Reviewing and modifying the regulations based on the purpose and requirements of Special District SO-120: Agricultural Production Buffer SDO (<https://www.kingcounty.gov/depts/local-services/permits/property-research-maps/property-specific-development-conditions/SDO/SO-120.aspx>).
- Otherwise modifying the development conditions regarding access, setbacks and minimum lot size for Vashon-Maury Island.
- Adding a demonstration project for accessory winery uses in the Agricultural zone.
- Otherwise modifying the development conditions for WBD facilities in the Agricultural zone.
- Modifying the allowance for underground storage for WBD III.

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.

This is non-project action. The proposed ordinance is not site specific and would apply throughout unincorporated King County.

B. Environmental Elements [\[HELP\]](#)

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

a. General description of the site:

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

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

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.

Not applicable for this nonproject action.

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

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.

Not applicable for this nonproject action.

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

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)?

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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

- 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.

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.

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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

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.

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.

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.

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.

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

- 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.

Not applicable for this nonproject action.

b. Ground Water: [\[help\]](#)

- 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.

Not applicable for this nonproject action. Development conditions related to ground water withdrawals will either be tightened or the existing regulation will remain.

- 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.

Not applicable for this nonproject action. No regulations governing waste disposal will be amended by the proposal.

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.

Not applicable for this nonproject action. Impervious surfaces resulting from development associated with the new regulations would comply with the King County Surface Water Design manual and existing maximum impervious regulations.

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

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:

Not applicable for this nonproject action. Impervious surfaces resulting from development associated with the new regulations would comply with the King County Surface Water Design manual and existing maximum impervious regulations.

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

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
- other types of vegetation

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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

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:

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

- 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:

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. A variety of birds, animals, fish and other species are found in unincorporated King County.

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

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

6. Energy and Natural Resources [\[help\]](#)

- 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.

Not applicable for this nonproject action.

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

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:

Not applicable for this nonproject action.

7. Environmental Health [\[help\]](#)

- 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.

- 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:

Not applicable 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)?

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.

Not applicable for this nonproject action.

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

Not applicable for this nonproject action. Proposed legislation would create additional limits on noise-intensive aspects of WBD uses by adding specific limits on tasting room hours and special events.

8. Land and Shoreline Use [\[help\]](#)

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.

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 throughout unincorporated King County in applicable zoning districts.

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?

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 winery, brewery, and distillery uses are not permitted in the Forest Production District and Forest zone. This proposal would tighten existing development conditions applicable to WBD uses in Agricultural 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. This proposal would tighten existing development conditions applicable to WBD uses in Agricultural zones. It does not include any development conditions specifically related to crop production.

c. Describe any structures on the site.

Not applicable for this nonproject action. This proposal maintains existing or adds new building square footage limitations for most WBD uses, and eliminates existing home occupation/home industry allowances for WBD uses which lack a specific maximum for building square footage.

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

Not applicable for this nonproject action.

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

Not applicable for this nonproject action. Winery, brewery, and distillery uses would be allowed in Agricultural, Rural Area, Neighborhood Business, Community Business, Regional Business, and Industrial zones. Remote tasting rooms would be permitted in the Community Business and Regional Business zones, and within three demonstration project areas in the Rural Area zone of the Sammamish Valley and Community Business zoning within the Fall City Rural Town and Vashon Rural Town.

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

Not applicable for this nonproject action. Winery, brewery, and distillery uses would be allowed in urban, rural, and agricultural land uses.

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

Not applicable for this nonproject action. This proposal would apply to areas 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.

Not applicable for this nonproject action. Critical areas are designated throughout unincorporated King County. No change to critical area regulations is proposed.

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

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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

The proposed regulations appropriately regulate WBD land uses consistent with the Comprehensive Plan. The proposal will go through environmental review and a public hearing process, before being acted on by the King County Council.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable for this nonproject action. The proposed regulations under consideration include limits on use of agricultural lands and includes localized sourcing requirements of agricultural products used in the WBD land use operations occurring on Agricultural lands.

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

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

Not applicable for this nonproject action.

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

None proposed for this nonproject action.

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

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

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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

None proposed for this nonproject action. The proposal aims to protect and enhance Rural Area zone and Agricultural zone aesthetic values.

11. Light and Glare [\[help\]](#)

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

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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

None proposed for this nonproject action.

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

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

Not applicable for this nonproject action. There are a variety of recreational opportunities in unincorporated King County. The proposal aims to protect and enhance recreational opportunities created by code compliant WBD uses in unincorporated King County.

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

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:

Not applicable for this nonproject action. The proposal aims to protect and enhance recreational opportunities created by code compliant WBD uses in unincorporated King County.

13. Historic and cultural preservation [\[help\]](#)

- 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 ? If so, specifically describe.

Not applicable for this nonproject action. There are historic sites throughout 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.

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 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.

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.

Not applicable for this nonproject action.

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

- 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.

Not applicable for this nonproject action. The proposal would be effective throughout unincorporated King County. Demonstration projects A and B are located in vicinity of state routes or designated arterials. The proposal imposes arterial access requirements on some WBD uses, and aims to limit traffic impacts.

- 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?

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?

Not applicable for this nonproject action. The proposal would maintain existing development requirements in most instances, set limits on parking areas, and allow the number of parking spaces to be set by the conditional use permit review process for others.

- 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).

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.

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?

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:

Not applicable for this nonproject action.

15. Public Services [\[help\]](#)

- 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.

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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

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

Not applicable for this nonproject action. These utilities are all found throughout unincorporated King County. Most WBD businesses in rural unincorporated King County do not have access to sanitary sewer and therefore utilize septic systems. The proposal is likely to either maintain existing regulations applicable to water system usage, or to place additional limits on water access.

- c. 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.

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: _____
Name of signee _____
Position and Agency/Organization _____
Date Submitted: _____

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 proposal generally increases the regulations on winery, brewery, and distillery uses, and is not expected to increase discharges to water, emissions to air or production of toxic or hazardous substances. Additionally, these uses are regulated under the County's noise code, and noise impacts are expected to be sufficiently regulated by the adopted ordinance. The proposed ordinance will improve the clarity of the regulations and increase citation penalties for winery, brewery, and distillery uses, which will result in better compliance and also clearer guidance for code enforcement. The proposed ordinance also establishes a business license for all winery, brewery, and distillery uses that will enable the county to better monitor these facilities. Further, the ordinance requires these businesses to be located with direct access to an arterial. The ordinance increases the regulations within the Agriculture zones by requiring, for most facilities, that at least 60% of the product produced be grown on-site rather than within the region.

Proposed measures to avoid or reduce such increases are:

None proposed. Existing regulation on these types of activities would remain effective either through King County, State or Federal regulations.

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

The proposal is not likely to affect plants, animals, fish, or marine life.

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

None proposed beyond existing applicable development regulations for shorelines, critical areas, surface water management, zoning and those for impervious surfaces and parking maximums.

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

The proposal is not likely to deplete energy or natural resources.

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 proposal is not likely to 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 measures to protect such resources or to avoid or reduce impacts are:

The proposal increases the regulations on lands with Agriculture Zoning including lands within the Agricultural Production Districts by requiring that at least 60% of the product produced on-site be grown on-site as compared to the current standard that requires that 60% of the product be grown in the region.

The proposal does not alter existing regulatory protections for critical areas, shorelines, surface water management or related regulations.

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 proposal does not expand winery, brewery, and distillery uses to new zoning districts within unincorporated King County and seeks to balance Comprehensive Plan policies for preserving rural character while providing limited scale economic activities.

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 proposal is not expected to increase demands on transportation or on public services and utilities.

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

- Require that some types of winery, brewery, and distillery facilities have direct access from an arterial unless reviewed as part of a conditional use permit

- Established hours of operation
- Require larger operations to connect to a Group A water system or an existing Group B system if a Group A water system is not available rather than creating a new permit exempt well, or maintain current development requirements pertaining to water resources.
- Augment code enforcement resources during a transition period to the new regulations

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

The proposal is not expected to conflict with, or change, any requirements for protection of the environment.