

**WAC 197-11-960 Environmental checklist.**

## ENVIRONMENTAL CHECKLIST

*Purpose of 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 agency 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." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies 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. 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.

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. BACKGROUND**

1. Name of proposed project, if applicable: Amendment of the Walla Walla County Code
2. Name of applicant: Walla Walla Board of County Commissioners
3. Address and phone number of applicant and contact person:

Public Health and Legislative Building  
314 West Main, Room 203  
Walla Walla, WA 99362  
509-524-2505

Bill Stalzer  
Stalzer and Associates  
603 Stewart Street, Suite 512  
Seattle, WA 98101  
206-264-1150

4. Date checklist prepared: August 5, 2014
5. Agency requesting checklist: Walla Walla Joint Community Development Agency
6. Proposed timing or schedule (including phasing, if applicable): September, 2014
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Does not apply

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

Walla Walla County Comprehensive Plan EIS

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.

None pending.

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

Approval by the Walla Walla County Board of Commissioners

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.)

The proposal is to amend Walla Walla County Code Section 17.16.014 Permitted Uses Tables to allow the production, processing, warehousing, storage, packing and retail sales of recreational marijuana in the Heavy Industrial and/or Light Industrial Zones with or without a setback from urban single family and multi-family zoned properties.

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.

The code amendments would allow recreational marijuana production, processing, warehousing, storage, packing and retail sales facilities in the Heavy Industrial and/or Light Industrial zones. The industrial zones that comply with the Washington State Liquor Control Board (WSLCB) rules are located in the Urban Growth Areas of Burbank and the Cities of College Place and Walla Walla. See attached map.

**B. ENVIRONMENTAL ELEMENTS****1. Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other . . . . .  
Does not apply.
- b. What is the steepest slope on the site (approximate percent slope)?  
  
Does not apply.
- 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 prime farmland.  
  
Does not apply.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
  
Does not apply.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.  
  
Does not apply.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
  
Does not apply.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
  
Does not apply.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
  
None needed.

**2. Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.  
  
Automobiles and delivery trucks would create emissions to the air.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
  
Does not apply.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
  
None needed.

**3. Water****a. Surface:**

- 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.

Does not apply.

- 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.

Does not apply.

- 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.

Does not apply.

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

Does not apply.

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

Does not apply.

- 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.

No.

**b. Ground:**

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

- 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.

Waste material from recreational marijuana production and processing facilities generally would be discharged into the domestic sewage system. Prior to the approval of a building permit, review of any proposed pesticides, herbicides, or other chemicals will be reviewed under the criteria of the County's Critical Area Regulations, particularly its Critical Aquifer Recharge Area Regulations.

## 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.

Does not apply.

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

No.

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

None needed.

**4. Plants**

## a. Check or circle types of vegetation found on the site: Does not apply.

- \_\_\_\_\_ deciduous tree: alder, maple, aspen, other  
\_\_\_\_\_ evergreen tree: fir, cedar, pine, other  
\_\_\_\_\_ shrubs  
\_\_\_\_\_ grass  
\_\_\_\_\_ pasture  
\_\_\_\_\_ crop or grain  
\_\_\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
\_\_\_\_\_ water plants: water lily, eelgrass, milfoil, other  
\_\_\_\_\_ other types of vegetation

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

Does not apply.

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

Does not apply.

## d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Does not apply.

**5. Animals**

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Does not apply.

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

Does not apply.

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

Does not apply.

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

None needed.

**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.

Recreational marijuana production, processing, warehousing, storage, packing and retail sales facilities would use energy, but the kinds would depend upon the types of energy sources available at the location of the facility.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No.

- 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:

Does not apply.

**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.

No environmental health hazards are anticipated at licensed recreational marijuana production, processing, warehousing, storage, packing, or retail sales facilities. Explosions have been known to occur at unregulated facilities.

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

Does not apply.

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

None needed.

**b. Noise**

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

Does not apply.

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

Noise would be created by delivery vehicles, and in the case of retail sales facilities, by customers during normal hours of operation.

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties?

Does not apply.

- b. Has the site been used for agriculture? If so, describe.

Does not apply.

- c. Describe any structures on the site.

Does not apply.

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

Does not apply.

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

Recreational marijuana facilities would be permitted in the Heavy Industrial and/or Light Industrial zones.

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

Industrial.

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

Does not apply.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Does not apply.

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

Does not apply.

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

Does not apply.

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

None needed.

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

None needed.

**9. Housing**

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

Does not apply.

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

Does not apply.

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

None needed.

**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?

Does not apply.

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

Does not apply.

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

None needed.

**11. Light and glare**

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

Security lighting will occur mainly after sunset.

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

Security lighting is for public safety purposes. Light or glare from security lighting will not present a safety hazard and is not anticipated to impact views as recreational marijuana facilities will be located in industrial areas.

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

Does not apply.

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

None needed.



**12. Recreation**

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

Does not apply.

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

Does not apply.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None needed.

**13. Historic and cultural preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Does not apply.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Does not apply.

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

None needed.

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Does not apply.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Does not apply.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Does not apply.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Does not apply.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Does not apply.

- g. Proposed measures to reduce or control transportation impacts, if any:

None needed.

#### 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

At this time it is unknown if recreational marijuana facilities will generate an increased need for police services. By siting the recreational marijuana facilities within the Urban Growth Area, and thereby close to existing police protection services, the impact to police services is minimized.

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

None needed.

#### 16. Utilities

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

All urban services generally are available in the Heavy Industrial and Light Industrial zones.

- 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.

Does not apply.

#### 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: Bill Stalman

Date Submitted: August 5, 2014

## D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not 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?

To the extent that deliveries are made to and from recreational marijuana production, processing, warehousing, storage, and packing facilities and that customers drive to and from retail sales locations, there would be an increase in emissions to air and an increase in noise from automobiles and delivery vehicles. As noted by the Liquor Control Board's September 7, 2013 study, the use of pesticides, herbicides and other chemicals may be present in the production and processing of marijuana.

Proposed measures to avoid or reduce such increases are:

Such uses will be regulated by the County's Critical Areas regulations and mitigated by the siting of the proposed land uses in industrial areas within the Urban Growth Area rather than in rural or agricultural areas of the County.

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

No impact.

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

None needed.

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

Recreational marijuana facilities would be a consumer of energy and therefore would be likely to add to the depletion of natural resources.

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

Compliance with energy code regulations.

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?

Recreational marijuana facilities would not use or affect environmentally sensitive areas.

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

None needed.

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?

Recreational marijuana facilities in the Industrial land use designation are consistent with policies in the County Comprehensive Plan and the purposes of the Industrial zoning district in the Walla Walla County Zoning Code.

Proposed measures to avoid or reduce shoreline and land use impacts are:  
None needed.

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

It is possible that recreational marijuana facilities could increase the need for police services.

Proposed measures to reduce or respond to such demand(s) are:  
Locating the proposed facilities in the Heavy and/or Light Industrial zones within the Urban Growth Area will reduce the length of time necessary for Police Services to respond to any calls.

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

Allowing recreational marijuana facilities in the Heavy and/or Light Industrial zones may conflict with federal drug laws. The siting of the recreational uses in industrial areas should be consistent with the Federal Priorities Outlined by the Department of Justice in its August 29, 2013 memo, state and local laws, and other requirements for the protection of the environment.



Urban Growth Area Boundaries

COLLEGE PLACE URBAN GROWTH AREA

WALLA WALLA URBAN GROWTH AREA

WALLA WALLA CITY LIMIT

COLLEGE PLACE CITY LIMIT

RESTRICTED AREAS

Points of Interest

DAY CARE

LIBRARY

PARK

PLAYGROUND

SCHOOL

Ag Lands - Prime and Unique

PRIMARY SIGNIFICANCE

UNIQUE LANDS

Zoning

AGRICULTURE RESIDENTIAL 10

AIRPORT DEVELOPMENT

EXCLUSIVE AGRICULTURE 120

GENERAL AGRICULTURE 20

GENERAL COMMERCIAL

HEAVY INDUSTRIAL

LIGHT INDUSTRIAL

MULTIPLE FAMILY RESIDENTIAL

NEIGHBORHOOD COMMERCIAL

PRIMARY AGRICULTURE 40

PUBLIC RESERVE

R-60 SINGLE-FAMILY RESIDENTIAL

R-72 SINGLE-FAMILY RESIDENTIAL

R-96 SUBURBAN RESIDENTIAL

RURAL REMOTE 20

RURAL REMOTE 40

RURAL RESIDENTIAL 2

RURAL RESIDENTIAL 5

RURAL RESIDENTIAL MILL CREEK 5

URBAN PLANNED COMMUNITY

PRELIMINARY MAP

Walla Walla County

Recreational Marijuana - Restricted Areas

Walla Walla / College Place Area Map

0 875 1,750 3,500

Print Date: 05/01/2014

Walla Walla Joint Community Development Agency (WWJCDA)  
55 E. Moore Street, Walla Walla WA 99362 - (509) 524-4710