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Police
(360) 225-6965

230 Davidson Avenue
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**Mayor's Office
Clerk-Treasurer**
(360) 225-8281

Building
(360) 225-7299

Planning
(360) 225-1048

300 East Scott Avenue
fax: (360) 225-7467

Public Works
(360) 225-7999

Date: October 1, 2014

RE: A proposed amendment to the Woodland Municipal Code to add regulations regarding recreational marijuana.

Land Use Application No.: #214-931

Lead Agency: City of Woodland, WA

Summary: The Woodland Planning Commission is proposing changes to the city's code to add a chapter regarding regulations for recreational marijuana. Changes would impact property owners and tenants citywide.

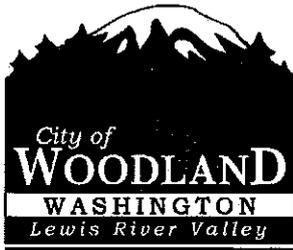
Enclosed Documents for Review: The enclosed Notice of Application, SEPA Determination of Non-Significance, Notice of Public Hearing, draft ordinances and SEPA environmental checklist are submitted for your review and comments. Comments must be submitted to the City Planning Department by **5:00 p.m. on October 22, 2014.**

Public Hearing: A public hearing before the Planning Commission will be held at 7:00 PM on Thursday, October 16, 2014 at the Woodland City Council Chambers, 200 East Scott Avenue, Woodland, Washington.

Please contact Amanda Smeller at (360)-225-1048 or smellera@ci.woodland.wa.us with any questions regarding this matter.

Sincerely,

Amanda Smeller
Community Development Planner



Building & Planning Department

P.O. Box 9, 230 Davidson Avenue
Woodland, WA 98674
www.ci.woodland.wa.us
(360) 225-1048 / FAX # (360) 225-7336

NOTICE OF APPLICATION

NOTICE OF PUBLIC HEARING

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Project:	Amendments to the City of Woodland's Zoning Ordinance, Title 17, to add a new chapter regarding recreational marijuana.
Date of Issuance:	October 1, 2014
Publishes:	October 1, 2014 & October 8, 2014
Applicant:	City of Woodland
Location:	This is a non-project action that could impact all City property owners and tenants.
Comment Due Date:	October 22, 2014
Public Hearing Date:	October 16, 2014 at 7:00 PM at the Woodland City Council Chambers, 200 East Scott Avenue, Woodland, Washington

I. DESCRIPTION OF PROPOSAL

The City of Woodland is considering adding a new chapter regarding regulations for recreational marijuana. These proposed changes would impact property owners and tenants citywide.

You are invited to comment on this proposed project.

II. ENVIRONMENTAL REVIEW:

The City of Woodland has determined that this proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) or mitigation was not required under RCW 43.21C.030. This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

This DNS is issued under WAC 197-11-340(2). Written comments concerning the SEPA determination must be submitted no later than **5 p.m. on October 22, 2014** to:

City of Woodland
Building and Planning Department
c/o Amanda Smeller
230 Davidson Ave., PO Box 9
Woodland, WA 98674

Email: smellera@ci.woodland.wa.us
Phone: 360-225-1048
Fax: 360-225-7336

IV. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA checklist (October 1, 2014)

Application materials including the document listed above can be reviewed at the Woodland City Hall Annex, 230 Davidson Ave., Woodland, WA 98674 or can otherwise be obtained by contacting the SEPA responsible official.

V. REVIEW AUTHORITY

Per WMC 19.08.030, SEPA Threshold Determinations shall be made by the City Public Works Department Staff. After the close of the comment period on the NOA, the City will review any comments on the environmental impacts of the project and decide whether to proceed with issuing a DNS. The City is required to circulate the DNS, if issued, to the Department of Ecology, agencies with jurisdiction, anyone who commented on this NOA, and anyone requesting a copy.

VI. PUBLIC HEARING NOTICE

The Woodland Planning Commission will hold a public hearing on this matter at their October 16, 2014 meeting. The Planning Commission will accept testimony and make recommendations to the City Council. Date, time, and location are as follows:

Date: Thursday, October 16, 2014
Time: 7:00 p.m.
Location: Woodland City Council Chambers, 200 East Scott Avenue, Woodland, WA

Date: October 1, 2014

Signature:



Published in the Reflector: October 1, 2014 & October 8, 2014

RECREATIONAL MARIJUANA

Section 1: A new chapter 17.XX is hereby added to the Woodland Municipal Code reading as follows:

17.XX.010 Findings and Purpose

- A. The purpose of this chapter is to establish where marijuana producers, processors, and retail outlets may locate in the City, and to define the restrictions upon such uses.
- B. No part of this chapter is intended to or shall be deemed to conflict with federal law, including but not limited to, the Controlled Substances Act, 21 U.S.C. Section 800 et seq., the Uniform Controlled Substances Act (chapter 69.50 RCW) nor to otherwise permit any activity that is prohibited under either Act, or any other local, state, or federal law, statute, rule or regulation. Nothing in this chapter shall be construed to supersede Washington state law prohibiting the acquisition, possession, manufacture, sale or use of marijuana in any manner not authorized by chapter 69.51A RCW or chapter 69.50 RCW. Nothing in this chapter shall be construed to supersede legislation prohibiting persons from engaging in conduct that endangers others, or that creates a nuisance, as defined herein. It is the intention of the city council that this chapter be interpreted to be compatible with federal and state enactments and in furtherance of the public purposes that those enactments encompass.

17.XX.020 Definitions

- A. "Child Care Center" means an entity that regularly provides child day care and early learning services for a group of children for periods of less than twenty-four hours licensed by the Washington State Department of Early Learning, under chapter 170-295 WAC.
- B. "Cultivation" means the planting, growing, harvesting, drying or processing of marijuana plants of any part thereof.
- C. "Deliver or Delivery" means the actual or constructive transfer from one person to another of a substance, whether or not there is an agency relationship.
- D. "Elementary school" means a school for early education that provided the first four to eight years of basic education and recognized by the Washington State Superintendent of Public Instruction.
- E. "Game Arcade" means an entertainment venue featuring primarily video games, simulators, and/or other amusement devices where persons under twenty-one years of age are not restricted.
- F. "Indoors" means within a fully enclosed and secure structure that complies with the Washington State Building Code, as adopted by the City, that has a complete roof enclosure supported by connecting walls extending from the ground to the roof, and a foundation, slab, or equivalent base to which the floor is securely attached. The structure must be secure against unauthorized entry, accessibly only through one or more lockable doors, and constructed of solid materials that cannot easily be broken through, such as 2" by 4" or thicker studs overlain with 3/8" or thicker plywood or equivalent materials. Plastic sheeting, regardless of gauge, or similar products do not satisfy this requirement.
- G. "Library" means an organized collection of resources made accessible to the public for reference or borrowing supported with money derived from taxation.

- H. "Marijuana" means all parts of the plant Cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture or preparation of the plant, its seeds or resin. For the purposes of this chapter, "cannabis" or "marijuana" does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stalks, except the resin extracted therefrom, fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.
- I. "Marijuana-infused products" means products that contain marijuana or marijuana extracts and are intended for human use. The term "marijuana-infused products" does not include useable marijuana.
- J. "Marijuana, useable" means dried marijuana flowers. The term "usable marijuana" does not include marijuana-infused products.
- K. "Outdoors" means any location that is not "indoors" within a fully enclosed and secure structure as defined herein.
- L. "Person" means an individual, corporation, business trust, estate, trust, partnership, association, joint venture, government, governmental subdivision of agency or any other legal or commercial entity.
- M. "Playground" means a public outdoor recreation area for children, usually equipped with swings, slides and other playground equipment, owned and/or managed by a city, county, state or federal government.
- N. "Process" means to handle or process cannabis in preparation for use.
- O. "Processor, marijuana" means a person licensed by the State Liquor Control Board to process marijuana into useable marijuana and marijuana-infused products, package and label useable marijuana and marijuana-infused products for sale in retail outlets, and sell useable marijuana and marijuana-infused products as wholesale to marijuana retailers.
- P. "Producer, Marijuana" means a person licensed by the State Liquor Control Board to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers.
- Q. "Produce or Production" means to manufacture, plant, grow or harvest cannabis or marijuana.
- R. "Public Park" means an area of land for the enjoyment of the public, having facilities for rest and/or recreation, such as a baseball diamond or basketball court, owned and/or managed by a city, state, federal government or metropolitan park district. Public park does not include trails.
- S. "Public place" includes streets and alleys of incorporated cities and towns; state or county or township highways or roads; buildings and grounds used for school purposes; public dance halls and grounds adjacent thereto; premises where goods and services are offered to the public for retail sale; public buildings, public meeting halls, lobbies, halls and dining rooms of hotels, restaurants, theaters, stores, garages, and filling stations which are open to and are generally used by the public and to which the public is permitted to have unrestricted access; railroad trains, stages, buses, ferries, and other public conveyances of all kinds and character, and the depots, stops, and waiting rooms used in conjunction therewith which are open to unrestricted use and access by the public; publicly owned bathing beaches, parks, or playgrounds; and all other places

of like or similar nature to which the general public has unrestricted right of access, and which are generally used by the public.

- T. "Public Transit Center" means a facility located outside of the public right-of-way that is owned and managed by a transit agency or city, county, state or federal government for the express purpose of staging people and vehicles where several bus or other transit routes converge. They serve as efficient hubs to allow bus riders from various locations to assemble at a central point to take advantage of express trips or other route to route transfers.
- U. "Recreation center or facility" means a supervised center that provided a broad range of activities and events intended primarily for use by persons under twenty-one years of age, owned and/or managed by a charitable nonprofit organization, city, county, state or federal government.
- V. "Retailer, Marijuana" means a person licensed by the State Liquor Control Board to sell useable marijuana and marijuana-infused products in a retail outlet.
- W. "Retail outlet" means a location licensed by the State Liquor Control Board for the retail sale of useable marijuana and marijuana-infused products.
- X. "Secondary School" means a high and/or middle school. A school for students who have completed their primary education, usually attended by children in grades seven to twelve and recognized by the Washington State Superintendent of Public Instruction.
- Y. "Useable cannabis or useable marijuana" means dried flowers of the Cannabis plant. The term "useable cannabis or useable marijuana" does not include marijuana-infused products or cannabis products.

17.XX.030 Location Criteria for Recreational Marijuana Uses

- A. No recreational marijuana producer, processor, or retail outlet may be located within one thousand feet of the perimeter of the grounds of any of the following:
 - a. Elementary or secondary school;
 - b. Playground;
 - c. Recreation center or facility;
 - d. Child care center;
 - e. Public park;
 - f. Public transit center;
 - g. Library
 - h. Any game arcade (where admission is not restricted to persons age twenty-one or older).
- B. No marijuana producer, processor or retail outlet may locate within any residentially zoned district or within any residential unit in the city.
- C. The distances described in subsections A and B above shall be computed by direct measurement as follows: the distance shall be measured as the shortest straight line distance from the property line or the licensed premises to the property line of the above listed facility or facilities.

17.XX.040 Marijuana Uses allowed in identified zones

- A. Recreational marijuana production and processing is a permitted use for those properties in the Heavy Industrial (I-2) zoning district, subject to compliance with this chapter and all other applicable Woodland Municipal Code requirements.

- B. Recreational marijuana retail outlets and retail uses are a permitted use in the Highway Commercial (C-2) zoning district, subject to compliance with this chapter, and all other applicable Woodland Municipal Code requirements.

17.XX.050 Signs and advertising

All signage and advertising for a recreational marijuana processor, producer or retail outlet shall comply with the applicable provisions of this code, the sign code, zoning code and WAC 314-55-155 (and all applicable rules for city, state, and federal regulations).

17.XX.060 Security Requirements

Security measures at all licensed premises shall comply with the requirements of WAC 314-55-083 (and all applicable rules for city, state and federal regulations).

17.XX.070 Report of Disturbances and Unlawful Activity

- A. All licensees and any agent, manager or employee thereof shall immediately report to the City of Woodland Police Department any disorderly act, conduct or disturbance and any unlawful activity committed in or on the licensed and permitted premises, including, but not limited to, any unlawful resale of marijuana, and shall also immediately report any such activity in the immediate vicinity of the business.
- B. Each licensee shall post and keep at all times visible to the public in a conspicuous place on the premises a sign with a minimum height of fourteen (14) inches and a minimum width of eleven (11) inches with each letter to be a minimum of one-half (1/2) inch in height, which shall read as follows:

WARNING:

The City of Woodland Police Department must be notified of all
disorderly acts, conduct or disturbances and
all unlawful activities which occur on or within the premises
of this licensed establishment.

- C. It shall not be a defense to prosecution of a code enforcement action under this Section that the licensee was not personally present on the premises at the time such unlawful activity, disorderly act, conduct or disturbance was committed; however, no agent or employee of the licensee shall be personally responsible for failing to report any disorderly act, conduct, or disturbance and any unlawful activity hereunder if such agent, servant or employee was absent from the premises at the time such activity was committed.

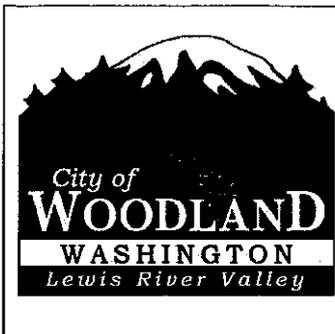
17.XX.080 – Visibility of Activities; Control of Emissions

- A. All activities of the recreational marijuana business, including, but not limited to, cultivating, growing, processing, displaying, manufacturing, selling and storage, shall be conducted out of the public view.

- B. No recreational marijuana or paraphernalia shall be displayed or kept in a business so as to be visible from outside the licensed premises.
- C. Sufficient measures and means of preventing smoke, odors, debris, dust, fluids and other substances from exiting the recreational marijuana business must be in effect at all times. In the event that any odors, dust, fluids or other substances exit a recreational marijuana business, the owner of the subject premises and the licensee shall be jointly and severally liable for such conditions and shall be responsible for the immediate, full clean-up and correction of such condition. The licensee shall properly dispose of all such materials, items and other substances in a safe, sanitary and secure manner and in accordance with all applicable federal, state and local laws and regulations.

17.XX.090 – Enforcement

- A. Violation of this chapter including the sign code or zoning code shall result in a Class 1 civil infraction as defined by RCW 7.80.120, with each day of violation being a separate infraction. The city may enforce this section pursuant to Chapter 7.80 RCW. For violations of WAC 314-55-155 and 314-55-525, the City may report the violation to the State Liquor Control Board.
- B. In addition to any other applicable remedy and/or penalty, any violation of this chapter is declared to be a public nuisance per se, and may be abated by the City under the applicable provisions of the Woodland Municipal Code or state law.
- C. Nothing in this chapter shall be construed as a limitation on the City's authority to abate any violation which may exist from the cultivation of marijuana from any location.



STATE ENVIRONMENTAL POLICY ACT CHECKLIST

Planning Department
P.O. Box 9, 230 Davidson Avenue
Woodland, WA 98674
<http://www.ci.woodland.wa.us>
(360) 225-1048 / FAX # (360) 225-7336

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 enough to require an EIS.

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 hiring experts. If you 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 questions, the governmental agencies can assist you. (For questions about filling out this checklist for the City of Woodland, contact the Woodland Planning Department at (360) 225-1048).

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 non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (Part D). For non-project 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.

Submittal of this checklist:

Remove and discard this sheet. Sign and date the checklist upon submittal (date delivered or mailed). Fill out and attach a Land Use Master Application. See the applicable "submittal checklist" for the application. A **fee of \$650.00** (or the amount listed under WMC 15.04.260) and other applicable fees are due upon submittal of the checklist.

About the Threshold Determination and Comment Period:

After this checklist is submitted AND DEEMED COMPLETE, a Threshold Determination will be issued. You will receive a copy for your records. There is usually a 14-day comment period for other agencies and interested parties to respond. Any comments will be forwarded to you. If there is a need for you to respond to these comments, please do so as quickly as possible.

A. BACKGROUND

1. Name of proposed project, if applicable:

An amendment to the City of Woodland's Zoning Ordinance, Title 17, to add regulations regarding recreational marijuana.

2. Name of applicant:

City of Woodland

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

City of Woodland
City Hall Annex
230 Davidson Ave. PO Box 9
Woodland, WA 98674

4. Date checklist prepared:

October 1, 2014

5. Agency requesting checklist:

City of Woodland

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

The Planning Commission is holding a public hearing on this matter at a regularly scheduled meeting on October 16, 2014. The draft ordinance will then go to the City Council for approval in November.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No additional plans are part of this proposal.

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

No environmental information has been prepared or will be prepared as part of these proposed code changes.

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.

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

The Woodland City Council must approve the amendments.

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.)

This is a non-project action to amend the Woodland Municipal Code as it pertains to recreational marijuana. If approved, these changes have the potential to impact all property owners and tenants.

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.

Action is not site specific.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project 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. This is a non-project action.

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

Not applicable. This is a non-project 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. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Not applicable. This is a non-project action.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

3. Water

a. Surface Water:

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. This is a non-project action.

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. This is a non-project 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. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project 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. This is a non-project action.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Not applicable. This is a non-project action.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable. This is a non-project action.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

4. **Plants**

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. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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.

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project 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. This is a non-project action.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

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

Not applicable. This is a non-project 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. This is a non-project 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. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project 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. This is a non-project 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. This is a non-project action.

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

Not applicable. This is a non-project action.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Not applicable. This is a non-project action.

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. This is a non-project action.

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. This is a non-project action.

c. Describe any structures on the site.

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

9. Housing

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

10. Aesthetics

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

11. Light and glare

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

12. Recreation

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project 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. This is a non-project action.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

Not applicable. This is a non-project action.

- 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. This is a non-project action.

- 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. This is a non-project 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. This is a non-project action.

14. Transportation

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

Not applicable. This is a non-project action.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Not applicable. This is a non-project action.

- 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. This is a non-project action.

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

Not applicable. This is a non-project 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. This is a non-project 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. This is a non-project 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. This is a non-project action.

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

Not applicable. This is a non-project action.

15. Public services

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

16. Utilities

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

Not applicable. This is a non-project action.

- 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.

Not applicable. This is a non-project action.

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: Amanda Smeller

Name of signee Amanda Smeller

Position and Agency/Organization Community Development Planner
City of Woodland

Date Submitted: 10/1/14

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed amendments are not anticipated to influence water pollution, air emissions or noise anywhere in the City.

Proposed measures to avoid or reduce such increases are:

State regulations will require mitigation of any potential hazards as listed above.

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

The proposed amendments are not likely to have any impact on plants, animals, fish or marine life.

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

State regulations will require mitigation of any potential hazards as listed above.

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

No depletion of energy or natural resources is expected with these proposed code changes.

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

None identified.

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?

No impacts on environmentally sensitive areas or areas designated for governmental protection are anticipated.

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

State regulations will require mitigation of any potential hazards as listed above.

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 is not likely to impact land and shoreline use.

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

State regulations will require mitigation of any potential hazards as listed above.

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

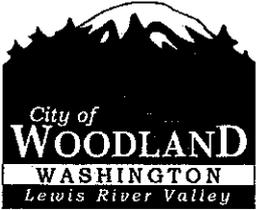
No increased demand on transportation or public services or utilities are expected.

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

None identified.

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

No conflicts have been identified.



DISTRIBUTION LIST

Date of Issuance: October 1, 2014

SEPA Lead Agency: City of Woodland

Project Title: Proposed Code Amendment: regulations regarding recreational marijuana.

Land Use Applications: #214-931

Agencies (Cover Letter; NOA, DNS and PHN; SEPA Checklist; Ordinances; Distribution List):

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Publish and Post:

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City Website (Upload NOA, DNS and PHN))

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Committees and Groups (Cover Letter; NOA, DNS and PHN; SEPA Checklist; Ordinances; Distribution List):

Planning Commission (5) (Email: Tel Jensen, Dave Simpson, Debbie Deans, Sharon Watt)

City Council (7) (Email: Benjamin Fredricks, Al Swindell, Scott Perry, Marilee McCall, Jennifer Heffernan, Marshall Perry, Susan Humbyrd)

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Department Heads (5) (Email: Bart Stepp, Bill Mahoney, Gina Anderson, Mari Ripp)