

# SEPA<sup>1</sup> Environmental Checklist

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## 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.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

# A. Background

[Find help answering background questions<sup>2</sup>](#)

**1. Name of proposed project, if applicable:**

Non-Project Action: Lewis County Code Amendments to allow Retail Cannabis Use

**2. Name of applicant:**

Lewis County Community Development

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

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Email: [Natalie.kamieniecki@lewiscountywa.gov](mailto:Natalie.kamieniecki@lewiscountywa.gov)

Phone: 360-740-2606

**4. Date checklist prepared:**

04/03/2026

**5. Agency requesting checklist:**

Lewis County Department of Community Development

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

Tentative schedule:

Planning Commission workshops April 14, and 28<sup>th</sup>

Planning Commission Public Hearing on May 26<sup>th</sup>

BOCC Workshop June 9

BBOCC Public Hearing June 23

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

No. This is a non-project action. Any future development or land use activity would be subject to applicable adopted codes, regulations, and permitting procedures, including project-level review under the State Environmental Policy Act (SEPA), as required.

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

As a non-project legislative action, no site-specific environmental studies have been prepared. Environmental information relevant to this proposal includes:

- Lewis County Comprehensive Plan and Development Regulations – provide guidance on land use, critical areas, shoreline management, and environmental protection.
- Lewis County Zoning and Critical Areas Ordinances – identify requirements for environmentally sensitive areas, stormwater management, and habitat protection.

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<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- Washington State Environmental Policy Act (SEPA) Guidelines – framework for environmental review of legislative and project actions.
- Washington State Liquor and Cannabis Board (WSLCB) Regulations – establish requirements for cannabis retail operations, including security, waste handling, and operational standards.

**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.**

A 60-day notice of intent to adopt development regulations, as required by RCW 36.70A.106(1), was submitted to the Washington State Department of Commerce.

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

The proposed amendments require a public hearing and adoption by the Lewis County Board of County Commissioners (BOCC).

**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 proposal is a non-project legislative action to amend the Lewis County Code to allow retail cannabis uses within designated zoning districts. Cannabis retail may occur in the Mixed Use (MU), Commercial Business District (CBZ) and Freeway Commercial (FC) zones. Packwood and Onalaska are the only locations with MU and CBZ zoning. I5/Highway 12 and I5/Barnes Drive are the only locations with FC zoning. The amendments would establish zoning and separation standards to regulate the siting of retail cannabis businesses. Retail cannabis uses would be permitted only in areas meeting the applicable zoning and separation requirements identified in the Lewis County land use regulations and summary table.

Any establishment of a retail cannabis business would be subject to applicable permitting requirements, including site-specific review, and compliance with all adopted development standards, performance standards, and applicable state and local regulations. No physical development is proposed as part of this action; rather, the proposal establishes regulatory provisions governing the future location and approval of such uses within the county.

**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 a non-project legislative action. The proposed amendments would apply to Cannabis retail occurring in the Mixed Use (MU), Commercial Business District (CBZ) and Freeway Commercial (FC) zones. Packwood and Onalaska are the only locations with MU and CBZ zoning. I5/Highway 12 and I5/Barnes Drive are the only locations with FC zoning. Retail cannabis uses would be

permitted under the Lewis County Code, subject to applicable separation requirements, and development standards. No specific parcel, site, or physical location is associated with this proposal.

The proposal does not include site-specific development. Future retail cannabis uses would be evaluated and permitted in accordance with applicable zoning regulations and the Lewis County land use regulations and land use summary table summary table.

## B.Environmental Elements

### 1. Earth

[Find help answering earth questions](#)<sup>3</sup>

**a. General description of the site:**

Unincorporated area of Lewis County, Washington

**Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:** Lewis County contains areas of flat, rolling, hilly, steep slopes and mountainous areas.

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

Lewis County encompasses diverse topographic conditions, including flat lowlands, rolling hills, steep slopes, and mountainous areas. Topographic conditions relevant to any future retail cannabis development would be determined on a site-specific basis and evaluated during the applicable permitting process.

**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.**

Lewis County contains a variety of soil types and conditions. Soil conditions relevant to any future retail cannabis development would vary by site and would be evaluated during the applicable permitting and site-specific review process.

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

No. This is a non-project, countywide action within Lewis County, and no specific site has been identified. Any potential issues related to unstable soils would be evaluated on a site-specific basis during future permitting and development review.

**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.**

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<sup>3</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

No filling, excavation, or grading is proposed. This is a non-project action within Lewis County. Any such activities would occur with future site-specific development and be reviewed through applicable permitting processes

**f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No erosion will occur as a result of this non-project action within Lewis County. Any such activities would occur with future site-specific development and be reviewed through applicable permitting processes

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

No creation of impervious surface will be a result of this non-project action. Any such activities would occur with future site-specific development and be reviewed through applicable permitting processes

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

No erosion is expected to occur as a direct result of this non-project action within Lewis County. Any erosion-related impacts associated with future development would be evaluated during site-specific permitting and required to comply with applicable Lewis County Code standards, including filling and grading regulations.

## 2. Air

[Find help answering air questions](#)<sup>4</sup>

**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.**

This is a non-project legislative action and does not involve construction, operation, or maintenance activities. No direct air emissions are anticipated as a result of this proposal. Any future cannabis-related development may generate minor construction-related emissions (e.g., dust and equipment exhaust) and limited operational emissions, which would be evaluated and addressed through site-specific permitting.

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

No specific off-site sources of emissions or odor are identified as part of this non-project action. Any potential off-site emissions or odor impacts related to future cannabis development would be dependent on the specific site and surrounding land uses and would be evaluated during project-level review.

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<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

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

No emissions control measures are proposed as part of this non-project action. Any future cannabis-related development would be required to comply with applicable Washington State licensing requirements, including odor control provisions for licensed cannabis operations, as well as applicable Lewis County Code standards and permitting requirements addressing air quality and nuisance impacts

### 3. Water

[Find help answering water questions](#)<sup>5</sup>

**a. Surface:**

[Find help answering surface water questions](#)<sup>6</sup>

- 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.**

Lewis County contains a variety of surface waters including rivers, streams, lakes, ponds, and wetlands.

- 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.**

No work over, in, or adjacent to surface waters is proposed as part of this non-project action. Any such impacts would be evaluated through future site-specific permitting and must comply with applicable Critical Areas Ordinance or Shoreline Master Program requirements.

- 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.**

No fill or dredge will occur as a direct result of this non-project action.

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

No. This is a non-project legislative action within Lewis County and does not involve surface water withdrawals or diversions. Any future development would be evaluated on a site-specific basis and subject to applicable water rights and permitting requirements.

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<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

<sup>6</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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

No. This is a non-project legislative action and does not involve a specific site. The proposal itself does not lie within a 100-year floodplain. Any future development under the amended regulations would be evaluated on a site-specific basis to determine whether it is located within a floodplain and would be required to comply with applicable flood hazard regulations.

**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. This is a non-project legislative action within Lewis County and does not involve any discharges of waste materials to surface waters. Any future development associated with cannabis uses would be evaluated on a site-specific basis and required to comply with applicable state and local regulations governing wastewater disposal and water quality.

**b. Ground:**

[Find help answering ground water questions<sup>7</sup>](#)

**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 a general description, purpose, and approximate quantities if known.**

No. This is a non-project legislative action and does not involve any groundwater withdrawals, well construction, or discharge to groundwater. Any future development associated with cannabis uses would be evaluated on a site-specific basis and, if applicable, would obtain necessary water rights, permits, and approvals for groundwater use and/or discharge in accordance with applicable state and local regulations.

**2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

No. This is a non-project legislative action and does not involve the discharge of waste materials into the ground. Any future development associated with cannabis uses may require on-site septic systems or other wastewater management systems, which would be designed, sized, and permitted on a site-specific basis in accordance with applicable health district requirements and state and local regulations.

**c. Water Runoff (including stormwater):**

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<sup>7</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

- 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.**

No runoff or stormwater is generated as a direct result of this non-project legislative action. Any future cannabis-related development and associated stormwater would be required to be collected, managed, and discharged in accordance with applicable stormwater regulations and permit requirements. Drainage patterns and discharge points would be determined during project-level review.

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

No waste materials would enter ground or surface waters as a direct result of this non-project action. Waste materials or impact ground or surface waters would be associated with future site-specific development and would be addressed through compliance with applicable regulations, including stormwater management, erosion control, and wastewater requirements.

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

This non-project legislative action would not alter drainage patterns in the vicinity of any specific site. Any changes to drainage patterns resulting from future development would be evaluated on a site-specific basis during the permitting process and required to comply with applicable stormwater and drainage standards.

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

No water control measures are proposed as part of this non-project action. Any future cannabis-related development would be required to implement appropriate stormwater management, erosion and sediment control, and drainage design measures in compliance with applicable local, state, and federal regulations, as applicable.

## 4. Plants

[Find help answering plants questions](#)

- 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**

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

No vegetation removal or alteration would occur as a direct result of this non-project action. Any vegetation impacts associated with future cannabis-related development would be determined on a site-specific basis during permitting and reviewed in accordance with applicable regulations.

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

No threatened or endangered species are identified as part of this non-project legislative action. Any potential presence of listed species would be evaluated on a site-specific basis during future development review in accordance with applicable state and federal requirements.

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

No landscaping or vegetation preservation measures are proposed as part of this non-project action. Any future cannabis-related development would be required to comply with applicable landscaping, critical areas, and environmental regulations, which may include the use of native vegetation and site-specific mitigation measures as required.

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

No noxious weeds or invasive species are identified as part of this non-project legislative action. Any vegetation conditions, including the presence or control of noxious weeds or invasive species, would be evaluated on a site-specific basis during future development and addressed in accordance with applicable local and state requirements.

## 5. Animals

[Find help answering animal questions](#)<sup>8</sup>

**a. List any birds and other animals that 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:**

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

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<sup>8</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

No specific animal species are identified as part of this non-project legislative action within Lewis County. Wildlife in the county is diverse and includes a range of birds, mammals, fish, and other species typical of the region. The Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) maps and associated data identify known occurrences and habitats of sensitive species and should be consulted during future site-specific development review to determine potential impacts and applicable protections.

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

Yes. Lewis County is located within the Pacific Flyway, a migratory corridor for birds along the west coast of North America. This non-project legislative action does not directly affect migration routes. Any potential impacts would be evaluated during site-specific project review.

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

No measures to preserve or enhance wildlife are proposed as a direct result of this non-project action. Any future development associated with cannabis uses would be reviewed on a site-specific basis and subject to applicable regulations that may include measures to protect wildlife and habitat.

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

No wildlife preservation or enhancement measures are proposed as part of this non-project action. Future development would be reviewed on a site-specific basis and subject to applicable regulations to protect wildlife and habitat within Lewis County.

## 6. Energy and natural resources

[Find help answering energy and natural resource questions](#)<sup>9</sup>

**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.**

This non-project legislative action does not involve energy use. Future cannabis-related development may utilize a combination of energy sources for lighting, heating, ventilation, cooling, and equipment operation. Specific energy needs would be determined on a site-specific basis during project development.

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

No impacts to the potential use of solar energy by adjacent properties will occur as a direct result of this non-project action. Any potential site-specific effects, such as building height or placement, would be evaluated during future project review.

**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.**

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<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

No energy conservation features are proposed as part of this non-project action. Any future cannabis-related development would be subject to applicable building codes and may incorporate energy-efficient design features such as efficient lighting, HVAC systems, and building materials to reduce energy consumption.

## 7. Environmental health

[Health Find help with answering environmental health questions](#)<sup>10</sup>

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

No environmental health hazards are associated with this non-project legislative action. Any future development would be reviewed on a site-specific basis to address potential hazards

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

No specific contamination is associated with this non-project action. Future development sites would be evaluated individually for existing contamination

- 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.**

None are created by this non-project action. Any site-specific hazards would be addressed during future project review.

- 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.**

No toxic or hazardous chemicals are used, stored, or produced by this non-project action. Future cannabis operations would comply with applicable state and local safety and licensing regulations

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

No additional emergency services are required as a result of this non-project action. Any site-specific development would follow standard emergency planning and requirements.

- 5. Proposed measures to reduce or control environmental health hazards, if any.**

No measures are proposed as part of this non-project action. Site-specific development would be required to comply with applicable health, safety, and regulatory standards

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<sup>10</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

## b. Noise

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

This is a non-project action. Existing noise in areas where retail cannabis could be allowed is typical of commercial zones, including vehicle traffic, neighboring businesses, and standard urban activity

### 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)?

This is a non-project action. This code amendment itself does not generate noise. Future operations under the code would be subject to standard business practices and hours

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

This is a non-project action. All future retail cannabis establishments would be required to comply with Lewis County noise regulations, including equipment, signage, and operating hours, to maintain noise levels consistent with surrounding commercial areas..

## 8. Land and shoreline use

[Find help answering land and shoreline use questions](#)<sup>11</sup>

### 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.

The code amendment is non-project action it does not affect any specific site at this time. Adjacent properties will continue their current commercial or mixed-use operations. No direct changes to existing land uses are proposed

### 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 because 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?

The amendment does not affect working farms or forest lands. No agricultural or forest land of long-term commercial significance will be converted.

#### 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?

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<sup>11</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

This is a non-project action. There is no expected impact on nearby farm or forest operations, including equipment access, pesticide application, tilling, or harvesting.

**c. Describe any structures on the site.**

This is a non-project action. No specific site or structures are affected by this code amendment.

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

This is a non-project action. No specific site or structures are affected by this code amendment.

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

This is a non-project action. Retail may occur in the Mixed Use (MU), Commercial Business District (CBZ) and Freeway Commercial (FC) zones. Packwood and Onalaska are the only locations with MU and CBZ zoning. I5/Highway 12 and I5/Barnes Drive are the only locations with FC zoning.

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

This is a non-project action. Cannabis retail may occur to the Mixed Use (MU), Commercial Business District (CBZ) and Freeway Commercial (FC) zones. Packwood and Onalaska are the only locations with MU and CBZ zoning. I5/Highway 12 and I5/Barnes Drive are the only locations with FC zoning

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

This is a non-project action with no specific site Any future development in shoreline jurisdiction would comply with 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.**

This is a non-project action with no specific site. Any future retail cannabis development would continue to comply with existing Lewis County critical area regulations.

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

This is a non-project action. The amendment does not create new residents or employees. Future retail cannabis establishments may employ staff consistent with typical commercial businesses in the zone.

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

This is a non-project action. The amendment does not create new residents or employees. Future retail cannabis establishments may employ staff consistent with typical commercial businesses in the zone

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

This is a non-project action. The amendment does not displace residents or businesses

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

This is a non-project action. Retail cannabis uses will be allowed only in appropriate commercial zones and will comply with licensing, land use, and development standards to maintain compatibility with surrounding uses.

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

This is a non-project action. The amendment does not affect agricultural or forest lands. Future development would follow standard zoning, critical area, and resource protection regulations.

## 9. Housing

[Find help answering housing questions](#)<sup>12</sup>

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

No housing units would be provided as part of this code amendment.

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

No housing units would be eliminated as a part of this code amendment.

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

Proposal to allow retail sales of cannabis does not create housing impacts.

## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

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

This is a non-project action involving a code amendment and does not include the construction of any specific structures. Any future development under the amended code will be required to comply with all applicable height, design, and material standards at the time of project review.

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

This is a non-project action involving a code amendment and does not include the construction of any specific structures. Any future development under the amended code will be required to comply with all applicable height, design, and material standards at the time of project review.

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<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

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

This is a non-project action involving a code amendment and does not include site-specific development. The amendment includes provisions addressing signage, building color, and separation requirements, which are intended to promote compatibility with surrounding uses and reduce potential visual impacts. Any future development under the amended code will be required to comply with applicable design standards, and review processes in effect at the time of project review to further minimize aesthetic impacts

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

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

This is a non-project action involving a code amendment and does not include site-specific development. Therefore, no specific light or glare sources are proposed. Any future development authorized under the amended code must meet the shielding requirements for building exteriors and WSLCB standards for lighting

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

As a non-project action, no direct light or glare impacts are anticipated. Future development would be subject to applicable local, state, and federal regulations governing lighting design to prevent hazards, minimize glare, and avoid interference with adjacent properties or public rights-of-way.

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

Because this is a non-project action and no specific site is identified, existing off-site light or glare sources cannot be specifically evaluated. In general, future development may be influenced by typical surrounding light sources such as street lighting, vehicle headlights, and nearby commercial or residential lighting.

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

This code amendment does not directly introduce light or glare impacts. However, future development under the amended code will be required to comply with applicable lighting and signage standards, including provisions intended to minimize glare, light trespass, and visual impacts on adjacent properties and roadways. These may include requirements for shielded fixtures, directional lighting, limitations on illumination levels, and consistency with local development regulations in effect at the time of project review.

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<sup>14</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

## 12. Recreation

[Find help answering recreation questions](#)

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

This is a non-project action involving a code amendment and does not identify a specific site.

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

This is a non-project action involving a code amendment and does not displace any existing recreation.

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

The proposal is a non-project code amendment allowing retail cannabis sales in designated commercial zones and is not expected to adversely impact recreational resources or opportunities. Retail uses are generally compatible with existing urban and commercial areas where recreation is not the primary use. Applying distance buffers and siting requirements consistent with regulations administered by the Washington State Liquor and Cannabis Board, including separation from sensitive uses such as schools and youth-oriented facilities.

## 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

- 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.**

As a non-project legislative action, the proposal does not identify or affect specific sites. Existing structures within commercial zones where retail cannabis may be allowed could include buildings over 45 years old, some of which may be listed in or eligible for listing in local, state, or national historic registers. No specific properties are identified at this stage.

- 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.**

Lewis County contains areas with known and potential cultural and archaeological significance, including sites associated with Indigenous use and historic settlement. However, this proposal does not involve ground disturbance or site-specific development. No specific cultural resources or studies are identified as part of this non-project action.

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<sup>15</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- 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.**

Potential impacts to cultural and historic resources cannot be specifically identified at this non-project stage and will instead be evaluated at the project level review level. Site-specific review will rely on applicable regulatory frameworks and available data sources, including geographic information system (GIS) data, historic preservation records, and relevant regulations. Project-level review may include consultation with affected tribes and the Washington State Department of Archaeology and Historic Preservation, as well as archaeological surveys or cultural resource assessments where required.

- 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.**

Impacts to historic and cultural resources would be addressed at the project level through compliance with applicable federal, state, and local regulations. Measures may include:

- Consultation with the Washington State Department of Archaeology and Historic Preservation and affected tribes.
- Avoidance of known cultural or historic resources through site planning and design.
- Implementation of inadvertent discovery protocols for archaeological materials or human remains.
- Compliance with local historic preservation standards where applicable.
- Preparation of cultural resource assessments or surveys if required during project review.

No permits specific to this non-project action are required; however, future development proposals may require cultural resource review and approval depending on site conditions

## 14. Transportation

[Find help with answering transportation questions](#)<sup>16</sup>

- 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.**

As a non-project action, the proposal does not identify specific sites. Retail cannabis establishments would be located within designated commercial zones and would

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<sup>16</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

primarily be served by existing public roadways. Site-specific access details would be determined at the time of project review.

- 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?**

Public transit service is available in portions of Lewis County, particularly within and between incorporated areas. Service levels vary and proximity to transit stops would be evaluated on a site-specific basis as applicable to a site specific development.

- c. 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).**

The proposal itself does not require transportation improvements. However, individual retail cannabis projects may require access improvements depending on location and applicable development standards. Any required improvements would be identified during project-level review and could be public or private.

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

No. Retail cannabis uses are not expected to utilize water, rail, or air transportation. Product delivery primarily occurs via standard commercial vehicle transport.

- e. 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?**

As a non-project action, specific trip generation cannot be determined. Retail cannabis establishments are expected to generate vehicle trips similar in scale to other small retail uses. Trip generation would be evaluated at the project level using standard methodologies such as the Institute of Transportation Engineers Trip Generation Manual or similar accepted tools. Peak hour traffic would typically occur during midday and evening retail periods, with a low percentage of truck traffic limited to periodic deliveries.

- f. 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.**

The proposal is not expected to interfere with agricultural or forest product transport. Retail cannabis uses would be located in commercial areas and would generate traffic volumes comparable to other retail uses.

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

Application of existing Lewis County development standards for access, parking, and associated improvements. Site-specific traffic review and, if necessary, traffic impact analyses during project permitting. Coordination with relevant agencies, including the Washington State Department of Transportation, for projects accessing state highways.

Implementation of access management, signage, and circulation design to maintain safe and efficient traffic flow. Encouragement of locations within existing commercial areas with established transportation infrastructure.

## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

- 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.**

As a non-project action, the proposal does not directly generate demand for public services. Retail cannabis establishments may result in minor increases in demand for services such as law enforcement, similar to other retail uses and is expected to be within the capacity of existing service provider. Buffering requirements are applied to schools and hospitals.

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

Compliance with licensing, security, and operational requirements administered by the Washington State Liquor and Cannabis Board, which include strict security, surveillance, and inventory control measures to reduce demand on law enforcement.

Application of existing building, fire, and life safety codes to ensure adequate fire protection and emergency access.

Site-specific review at the project level to ensure adequate access for emergency services and compliance with local development standards.

Coordination with local service providers, including law enforcement and fire districts, as needed during permitting

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

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

As a non-project legislative action, specific sites are not identified. Retail cannabis establishments would generally be located in existing commercial areas of Lewis County, where the above listed utilities are typically available.

- 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.**

The proposal itself does not involve construction or new utility installation. Individual retail cannabis establishments would use existing utility services available at their locations. Depending on the site, minor utility connections, upgrades, or extensions may

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<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

be needed to serve the building, including, electrical service for lighting, security systems, and HVAC, water and sewer connections or approved systems from the health department, telecommunications and internet service.

Any utility work would be performed in compliance with local and state regulations and the requirements of the applicable utility providers. No significant new utility infrastructure is expected as a result of this non-project code amendment.

## C. Signature

[Find help about who should sign](#)<sup>19</sup>

**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.**



**Type name of signee:** Natalie Kamieniecki

**Position and agency/organization:** Senior Long-Range Planner, Lewis County

**Date submitted:** 04/03/2026

## D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)<sup>20</sup>

**Do not** use this section 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 is a non-project legislative action that would allow retail cannabis sales in designated zones. Retail activities are not expected to substantially increase discharges to

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<sup>19</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

<sup>20</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

water or emissions to air beyond typical commercial uses. Minor increases in solid waste, packaging waste, and vehicle-related air emissions may occur due to customer traffic. Cannabis products are regulated and do not typically involve hazardous substance processing at the retail level. Noise may increase slightly in commercial areas due to customer activity.

- **Proposed measures to avoid or reduce such increases are:**

Compliance with applicable local, state, and federal regulations, including waste disposal standards, stormwater requirements, and air quality regulations. Adherence to licensing requirements established by the Washington State Liquor and Cannabis Board will ensure proper handling, storage, and security of cannabis products. Local development standards (e.g., hours of operation, buffering, and parking requirements) will further minimize impacts.

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

The proposal would not directly affect plants, animals, fish, or marine life, as it does not authorize cultivation or land-disturbing activities. Any impacts would be indirect and minimal, associated with existing urban commercial development patterns.

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

Future project-level development would be subject to environmental review, critical areas regulations, and habitat protection standards to avoid impacts to sensitive species and habitats.

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

Retail cannabis operations may result in minor increases in energy use (lighting, security systems, HVAC) and materials (packaging), consistent with typical retail uses. These increases are not expected to be significant.

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

Compliance with state and local energy codes and encouragement of energy-efficient building practices. Existing regulations related to solid waste reduction and recycling will help minimize resource consumption.

## **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 does not directly authorize development in environmentally sensitive areas. Retail cannabis uses would be limited to zones designated for commercial activity and subject to existing critical areas and shoreline protections.

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

Application of Lewis County critical areas ordinances, shoreline management regulations, and other land use controls to ensure avoidance of wetlands, floodplains, habitat areas, and other protected resources.

**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 would allow retail cannabis uses in specified zoning districts consistent with other retail commercial uses. It is not expected to introduce incompatible land uses if appropriately sited and regulated.

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

Adoption of zoning controls, buffering requirements, and siting standards (e.g., distance requirements from schools or sensitive uses) consistent with state law and local comprehensive planning policies.

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

The proposal may generate minor increases in traffic, parking demand, and utility usage similar to other retail establishments. No significant impacts to public services or utilities are anticipated.

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

Application of existing development standards for parking, access, and traffic management. Coordination with local service providers to ensure adequate utility capacity. Compliance with building and fire codes.

**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 intended to be consistent with applicable state regulations governing cannabis retail, including those administered by the Washington State Liquor and Cannabis Board, as well as local land use and environmental regulations. No conflicts with environmental protection laws are anticipated. Federal law continues to classify cannabis as a controlled substance; however, this proposal aligns with Washington State law and established regulatory frameworks.