

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Proposed Code Change for CMC 17.78 Uses/Occupancy

2. Name of applicant:

City of Chehalis, Building and Planning Department

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

Tammy Baraconi

Planning and Building Manager

1321 S. Market Blvd.

Chehalis, WA 98532

360.345.2229

4. Date checklist prepared:

December 15, 2020

5. Agency requesting checklist:

City of Chehalis

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

Second reading is scheduled for January 25, 2021.

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

No.

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

No.

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.

There will be a second reading of this ordinance at the January 25, 2021 Council meeting.

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

The code must be codified by the Council before implementation.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this

page. (Lead agencies may modify this form to include additional specific information on project description.)

The change to Chehalis municipal code 17.78 Uses/Occupancy eliminate Congregate Residence in all zones within the City and establish a minimum dwelling size of 310 square feet and contain a kitchen, bathroom, and closet as described in the International Building Code.

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 change does not affect a specific project but rather all residential projects City wide.

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

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

a. General description of the site:

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

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

There are select sites within the City with slopes greater than 40%.

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.

The City has a mixture of soil types from sandy loam to clay to gravel.

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

The proposed code changes are not focused on the natural environment.

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.

This will be evaluated on a project by project basis.

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

Erosion control measures will be evaluated on individual projects.

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

Evaluation of site coverage will be conducted at the time of project submittal.

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

This code change does not directly address impacts to the natural earth. Those impacts are evaluated at the time of project submittal.

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

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

The elimination of congregate housing and the establishment of a minimum dwelling unit size has no known impact on air quality.

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

The only emissions or odor that may come from this will be typical household smells as this code only affects residential uses.

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

No measures are being taken to reduce or control emissions for this project as it is a code change.

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

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Chehalis River is located to the east and south of the City of Chehalis. The Newaukum River and the confluence with the Chehalis River are located outside of the City's jurisdiction to the south. Within the community itself there are Berwick Creek, Dillenbaugh Creek, and Coal Creek. There are also numerous 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.

This proposal is for a change to CMC 17.78 Uses/Occupancy code which eliminates congregate residences and establishes a minimum dwelling size of 310 square feet.

- 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.

Fill and dredge material amounts will be evaluated for projects containing this type of work.

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

There are no plans that require surface water withdrawals or diversions with this code change.

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

While there are areas within the City that contain the 100-year floodplain also known as the special flood hazard area, this code change will not directly impact these areas.

- 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.

Discharges of waste material to surface waters will be evaluated at the time of project permitting.

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

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

The removal of ground water via a well will be addressed by Lewis County Environmental Health at the time of project permitting.

- 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.

The discharge of waste material into the ground from septic tanks will be reviewed at project time by Lewis County Environmental Health.

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.

Stormwater is reviewed at the time of permitting for consistency with the 2014 Western Washington Stormwater Manual.

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

The discharge of waste materials will be reviewed at the time of permitting.

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

The proposed code changes do not have any known effect on drainage patterns within the City.

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

Proposed measures to reduce or control surface, ground, and runoff water and drainage pattern impacts will be reviewed at the time of project submittal.

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

a. Check the types of vegetation found on the site:

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

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

It is not known if this project will result in the alteration or removal of vegetation until a project is submitted for review.

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

Threatened and endangered species will be reviewed on a project by project basis.

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

The proposed code changes do not require landscaping.

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

Noxious weeds will be reviewed at the project level.

5. Animals [\[help\]](#)

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

Examples include:

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

The City of Chehalis has many different species on or near the City.

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

Threatened and endangered species will be evaluated at the time of project.

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

Coho Salmon migrate up and down the Chehalis River.

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

There are no known impacts to wildlife because of this code change.

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

Staff is unaware of any invasive animal species in the City or Urban Growth Area.

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

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric, natural gas, oil, wood, solar, and wind energy are all available for use within the City. They will be reviewed on a project level.

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

This will be reviewed on a project basis.

- 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:

The proposed change in code is not meant to address energy conservation. This will be addressed at the project level.

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

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

Staff does not anticipate this code change to result in spill hazards.

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

There are several known sites within the City that contain contamination. We are diligently working with property owners and State and Federal Authority's to clean the sites.

- 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.

While there are gas transmission pipelines in the Chehalis area, these are reviewed and assessed at the time of project.

- 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.

As this proposed code change only affects residential uses, the only materials stored will be residential in nature.

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

No special emergency services would be needed for residential uses.

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

No measures are proposed to reduce or control environmental health hazards as none are anticipated from this change to the residential code.

b. Noise

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

Noise levels are addressed at project level.

- 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.

Because this code change affects residential only, noises would be limited to construction noise if applicable and typical residential noises such as children playing and noise from vehicles.

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

Impacts from noise will be addressed at the time of project.

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

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

This proposed code change does not change zoning of property. Compatibility of uses is reviewed at the time of comprehensive plan and zoning map changes.

- 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?

Resource land conversion will be assessed at the time of project.

- 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:

The City of Chehalis and the surrounding area are primarily urban in nature.

- c. Describe any structures on the site.

This will be reviewed at the time of project application.

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

It is unknown at this time if this code change will result in the demolition of structures.

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

The City of Chehalis has residential, commercial, and industrial zoning. Specific zoning is reviewed at the time application to ensure compliance with code.

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

The City of Chehalis Comprehensive Plan identifies many areas within the City as residential, commercial, and industrial.

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

The City's current shoreline master plan identifies areas of urban conservancy as well as high and low intensity uses.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
This will be reviewed at the time of project application.

i. Approximately how many people would reside or work in the completed project?
Residential use is governed by units per acre. The average household in Chehalis has 2.3 people.

j. Approximately how many people would the completed project displace?
It is not anticipated that this change in residential code will displace anyone.

k. Proposed measures to avoid or reduce displacement impacts, if any:
Existing nonconforming code language allows for congregate residential use to continue.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
All permitting goes through a thorough review to ensure that the project will be consistent with code.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
This proposed code change will affect residential use.

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

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

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
It is not anticipated that any housing units will be lost because of this change. Existing congregate housing will become a legal nonconforming use and will be allowed to continue.

c. Proposed measures to reduce or control housing impacts, if any:
While the proposed code change does prohibit the construction of new congregate housing, it establishes a minimum dwelling size of 310 square feet. This will allow for the construction of low-income housing while ensuring a higher standard of living for residents.

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

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

This will be reviewed at the time of application.

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

Views will be addressed at the time of project review.

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

Measures to reduce or control aesthetic impacts will be reviewed at the time of project.

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

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

Changes to the residential zoning code will not result in issues of glare.

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

Individual projects will be reviewed to ensure that they do not create a safety hazard.

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

This will be reviewed at the time of application.

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

Measures to reduce or control light and glare impacts will be reviewed at the time of project.

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

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

The City has an active park system and onsite playgrounds, trails, or other types of amenities are requested at the time of application.

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

This will be reviewed at the time of application.

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

Measures to reduce or control impacts on recreation will be reviewed at the time of application.

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

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

The City has many historic structures, sites, and locations. We have an active Historic Preservation Commission that reviews impact to historic structures and sites at the application phase.

- 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.

Many archaeological sites have been found within the City. These reports are kept with the Dept of Archaeology and Historic Preservation.

- 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.

If we have reason to believe that there is a high probability of archaeological findings, we require the applicant to provide an Archaeological Survey by a qualified professional for analysis before permitting is complete. All applicants are strongly encouraged to contact the Tribes directly for assistance and SEPA checklists and determinations are sent to the Tribes and DAHP for review.

- 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.

This is addressed at the time of project with input from DAHP, the Tribes, and the applicants qualified professional.

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

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

The City of Chehalis is served by many different street and highway classifications. Specific street implications are reviewed at the time of project.

- 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 is reviewed at the time of application.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

This code change does not change the parking requirements or eliminate any parking.

- 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).

Improvements to existing transportation infrastructure is reviewed at the time of application.

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

This will be reviewed at the time of project.

- 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?

It is unknown how many trips would be generated. A traffic impact analysis is typically required for projects that have the potential to impact infrastructure.

- 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.

That will be reviewed at the time of project.

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

Any measures to reduce or control transportation impacts will be addressed at the time of project application.

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

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

The proposed change in the code will not impact public services.

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

Any measures to reduce or control direct impacts on public services will be addressed at the time of project review.

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

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

All utilities typical of an urban environment are found in Chehalis.

- 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.

Utility usage will be reviewed at the time of project application.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee Tammy S. Baraconi

Position and Agency/Organization Building and Planning Manager

Date Submitted: December 17, 2020

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 code change affects only residential development. There are no known increases of discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or the production of noise beyond what is typically found in residentially zoned uses.

Proposed measures to avoid or reduce such increases are:

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

We do not anticipate an affect to plants, animals, fish, or marine life with this change in code.

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

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

It is not anticipated that this proposal will deplete energy or natural resources as residential development is driven by demand that currently exists.

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

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 City has a Critical Areas Ordinance and Shoreline Master Plan that are used to regulate uses that may impact environmentally sensitive areas. We also have an active Historic Preservation Commission that works with staff to ensure the preservation of historic buildings and sites. If there is concern that a project has a high probability of impacting cultural sites, the applicant must consult with the Tribes and DAHP as well as provide an Archaeological Survey.

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

Staff follows the code in place, consults with the correct agencies, and ensures that all the necessary studies are complete and accurate before a decision is made on the project.

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 proposed code change that eliminates congregate housing and establishes a minimum dwelling size of 310 square feet is not likely to impact land and shoreline use. Further it is consistent with our current comprehensive plan and other applicable plans.

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

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

This proposal will allow for denser development. It will have to be in zoning that is compatible with the proposed use.

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

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

Staff is unaware of any conflicting local, state, or federal laws that would prohibit this code change.