

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: **2022 Comprehensive Plan Update and Zoning Map Update**
2. Name of applicant: **City of Chehalis, WA**

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

Amelia Schwartz
City Planner
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4. Date checklist prepared: **5/13/2022**

5. Agency requesting checklist: **City of Chehalis**

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

The proposed update to the City's Comprehensive Plan and Zoning Map have been heard at a public hearing in front of the Planning Commission on May 10, 2022. After review with the Department of Commerce, the updates will go to the City Council for a final decision.

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.

None.

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 known.**

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

Approval by Chehalis City Council.

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 2022 Comprehensive Plan Update includes updates to the Land Use and Housing Elements, taking into account growth patterns within the Urban Growth Area. It also has a new Historic Preservation Element. The Land Use Map has been updated to reflect recent changes in development patterns and to introduce a new mixed residential/commercial use. The Zoning Map was updated to reflect these changes as well as six (6) rezone requests.

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.

Citywide.

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

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

a. General description of the site:

The City of Chehalis is located along I5 between the Chehalis and Newaukum rivers to the West, and hills to the east.

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

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

Data available at the time lists areas of “35% and greater,” but actual highest slope percentage is unavailable.

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.

According to the NRCS, Chehalis is primarily Lacamas silt loam. Other types of soils include Melbourne loam, Newburg fine sandy loam, Olequa silt loam, pits, Prather silty clay loam, Reed silty clay loam, Salkum silty clay loam, Scamman silty clay loam, “Xerorthents, spoils,” Buckpeak silt loam, Centralia loam, Cloquato silt loam, and Galvin silt loam. This proposal does not result in soil removal.

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

Yes, the city is covered in hydric soils, and has several areas of Landslide Hazards, Erosion Hazards, and Liquefaction susceptibility.

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.

None proposed.

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

Yes, erosion can occur. But it will be unrelated to the proposal.

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

This is a non-project proposal, so this is not applicable.

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

This is a non-project proposal, so this is not applicable.

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.

This is a non-project proposal, so this is not applicable.

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

This will be addressed at the time of development.

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

This is a non-project proposal, so this is not applicable.

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.

Yes. The city contains portions of the Chehalis River, Newaukum River, Coal Creek, Dillenbaugh Creek, Salzer Creek, Berwick Creek, and 104 wetlands listed in the NWI.

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 is a non-project proposal, so this is not applicable.

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.

This is a non-project proposal, so there is no amount of fill and dredge material to be changed.

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

No.

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

Large portions of the city are within the 100-year floodplain. However, this is a non-project proposal, so this is not applicable.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground 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.

No water will be drawn or discharged for this proposal.

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.

No waste material will be discharged for this proposal.

c. Water runoff (including stormwater):

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

There should be no runoff from this non-project proposal.

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

This proposal does not generate waste materials.

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

This is a non-project proposal, so there should be no alterations to the drainage patterns of the city from this proposal.

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

None.

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

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

No amount of vegetation is expected to be altered or removed.

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

None known.

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

There is no proposed landscaping for this code update.

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

Parrotfeather- according to the Washington State Noxious Weed Data Viewer. Himalayan blackberry, common teasel, scotch broom.

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: Eastern Wild Turkey
mammals: deer, bear, elk, beaver, other: rabbits, squirrels, opossum, mice
rats, cats, dogs
fish: bass, salmon, trout, herring, shellfish, other _____

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

Big Brown Bat. (PHS on the web)

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

Pacific Flyway for migratory birds

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

None.

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

None known.

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.

This proposal will not be using energy.

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

No.

c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

None.

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.

None.

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

None known.

- 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 known.

- 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.

None expected for this code update.

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

None.

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

The Comprehensive Plan update and Zoning Map update do not address this issue. It will be addressed at the time of development.

b. Noise

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

None.

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.

None.

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

None.

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.

Chehalis has residential, commercial, industrial, and governmental utilities/park lands across the city. Careful consideration went into assigning zoning classifications to ensure compatability between uses, while still being compliant with the Land Use Map.

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?

The City of Chehalis is urban in development. There will be no conversion of farmland or forest land.

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:

No.

c. Describe any structures on the site.

The entire city has homes, commercial buildings, water treatment sites, industrial buildings, bridges, roads, and signs, as well as a portion of I-5.

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

None with this code update.

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

The city has commercial, industrial, residential, and essential public facility zoning classifications.

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

The city has a variety of comprehensive plan designations from residential to commercial and industrial.

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

Chehalis has an SMP and is currently working on an update.

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

Yes, the majority. There are wetlands, floodplains, geologically hazardous areas, and erosion hazard areas.

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

Approximately 10,000.

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

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: **None.**

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

This has been brought before a public hearing and the planning commission. It is the planning commission's recommendation that these changes are compatible with surrounding areas as well as the intent of the Comprehensive Plan.

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

None.

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

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

None.

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

None.

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

None.

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?

There are no proposed structures.

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

None.

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

The Comp Plan update and Zoning map do not address aesthetic impacts. This will be addressed at the time of development.

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

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

None.

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

No light or glare will be created for this proposal.

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

None.

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

None. This will be addressed at the time of development.

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

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

Chehalis has several parks, including baseball and soccer fields, a swimming pool, an accessible playground, and trails.

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

No.

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

The Comp Plan adopts the most recent version of the City's Park Plan.

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.

Yes. There are hundreds of sites over 50 years old on the DAHP Inventory List, 3 Historic Districts, and 7 buildings listed on the National and State Registers. They contain homes, commercial buildings, and a train depot/now museum.

- 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.

To be determined when reviewing any subsequent project-specific development proposals. There are several areas in Chehalis with a high risk of finding cultural resources/artifacts, significant project sites close to those areas will have their need for archaeological reviews determined when applied for.

- 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.

To be determined when reviewing any subsequent project-specific development proposals.

- 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.

To be determined when reviewing any subsequent project-specific development proposals.

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.

To be determined when reviewing any subsequent project-specific development proposals.

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?

Yes. Twin Transit operates bus services in the area. Code update proposed an approved transit stop within 1,000ft of every lot created if one does not currently exist. Approximate distance to nearest transit stop to be determined with individual development proposals.

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

To be determined when reviewing any subsequent project-specific development proposals.

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).

To be determined when reviewing any subsequent project-specific development proposals. There is potential that the city may require improvements depending on the proposed future development project.

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

As a non-project proposal, this will not use transportation.

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?

This non-project proposal is not expected to generate vehicle trips.

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.

To be determined when reviewing any subsequent project-specific development proposals.

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

To be determined when reviewing any subsequent project-specific development proposals.

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.

To be determined when reviewing any subsequent project-specific development proposals.

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

To be determined when reviewing any subsequent project-specific development proposals.

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

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

To be determined when reviewing any subsequent project-specific development proposals.

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.

To be determined when reviewing any subsequent project-specific development proposals.

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: _____ *Amelia Schwartz* _____

Name of signee _____ Amelia Schwartz _____

Position and Agency/Organization _____ City Planner/City of Chehalis _____

Date Submitted: May 16, 2022

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 Land Use map within the Comprehensive Plan takes into account the location of natural resources to assist in the reduction of discharge to water. The municipal code addresses noise, hazardous substances, and the production, storage, or release of toxins.

Proposed measures to avoid or reduce such increases are:

The Comprehensive Plan does not directly address these issues. These issues are addressed within the municipal code.

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

The affect to plants, animals, and fish will be addressed at the time of development. The City follows all local, state, and federal laws pertaining to the environment.

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

The City follows all local, state, and federal laws pertaining to the environment. All protection and conservation is addressed at the time of development.

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

Impacts to energy should be reduced as the new zoning allows for neighborhood stores, reducing the amount of trips required. All other resources will be reviewed at the time of development.

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

The city is developing at urban densities, allowing for neighborhood stores, and creating more areas for multi-family. All of these items reduce the demand for fossil fuels.

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?

Environmentally sensitive areas, cultural resources, parks, and endangered species will be addressed at the time of development through the SEPA process and the use of the Critical Areas Ordinance.

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

Subsequent project-specific development proposals will only be approved if they are in compliance with the Chehalis city code and comprehensive plan.

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?

No impacts to the usage of land and shorelines expected. Existing shorelines were taken into account when land use and zoning classifications were reviewed.

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

Appropriate shoreline uses to reduce impact will be determined by zoning and the shoreline master plan.

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

This will be determined upon review of any subsequent project development proposals.

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

This will be determined upon review of any subsequent project development proposals.

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

The proposed code changes have been written based on existing regulations and codes in the state, and are not expected to conflict with local, state, or federal laws or requirements for environmental protection.