

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:

Kalama Central Business District Use and Height Text Amendments

2. Name of applicant:

City of Kalama

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

City of Kalama
Attn: John Floyd – Consulting Planner for Kalama
Mackenzie
101 E 6th Street, Suite 200
Vancouver, WA 98660

4. Date checklist prepared:

February 2019

5. Agency requesting checklist:

City of Kalama

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

Not applicable, the City's Central Business District Zone is updated on an as-needed basis.

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

None at this time. There may be future changes to the City's Central Business District Zone. A SEPA checklist will be prepared for any future ordinances.

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.

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

None.

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 Central business District Use and Height Amendments will affect the Kalama Municipal Code (KMC) Chapters 17.26 (Commercial Zoning) and 17.60 (Usage Table)

to make changes identified, in part, in the 2017 City of Kalama Downtown Revitalization Study. Proposed changes include the following:

- Making multi-family housing a permitted use north of Geranium Street
- Creating standards for maker buildings and maker uses
- Increasing maximum height limits

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposed changes affect all properties within C-1:Central Business District Zone. This zone generally includes all lands within the historic commercial core of Kalama on N. 1st Street.

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)?

Slopes range from 0 percent to over 65% percent in the CBD, due to the presence of rock outcroppings along the eastern boundary.

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.

Soils in the Central Business District generally consist of Pilchuck loamy fine sand (0 to 8 percent slopes) and Schneider-Rock outcrop complex (15 to 65 percent slopes).

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

Yes, there are surface indications of both inactive and active deep-seated landslides throughout the City of Kalama.

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.

Filling and grading may be required for future projects within the Central Business District. Details for such filling and grading will be addressed in individual project SEPAs, if required.

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

No development is proposed as part of this ordinance. Future development will need to follow Kalama standards for erosion control.

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

No development is proposed as part of this ordinance. Future development will be constructed of impervious surfaces.

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

No development is proposed as part of this ordinance. Erosion control best management practices will be employed with future projects to prevent or reduce erosion on future development.

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.

No construction is proposed as part of proposal.

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

None known.

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

None proposed.

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.

An unnamed stream bisects the southern portion of the Central Business District Zone, immediately south of Elm Street, and eventually connects to the Columbia River approximately 400 feet west of the affected area.

- 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.

Future development may be constructed within 200 feet of the described waters. If proposed, these developments will go through environmental review, if 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.

None anticipated.

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

None anticipated.

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

No development within the 100-year floodplain is proposed as part of this update.

- 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.

None anticipated.

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.

None anticipated.

- 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.

None anticipated.

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.

No development is proposed as part of the update. Future development within the Central Business District will be constructed and accommodate stormwater runoff on a project by project basis according to Kalama development code.

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

None anticipated.

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

None anticipated.

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

None anticipated.

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

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

- deciduous trees: alder, maple, aspen, other
 evergreen trees: 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?

None anticipated.

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

There are no known listed, proposed, or candidate threatened or endangered species within the city limits that would be affected by this ordinance.

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

None anticipated.

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

Noxious weeds and invasive species will be evaluated on a case by case basis.

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 _____

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

The Columbia and Kalama River are home to threatened or endangered salmonids. Steelhead are also known to exist in the Columbia River. In addition, Columbian White Tailed deer and Pygmy rabbits are both listed as endangered and are known to exist in western Washington.

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

The entire western side of the State of Washington is part of the Pacific Flyway. Salmon migrate up both the Columbia and Kalama Rivers.

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

No measures are proposed as part of this code update. However, habitat enhancement measures as required by regulatory agencies will be addressed on individual project levels if required.

- 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.

None anticipated.

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

None anticipated.

- 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 anticipated.

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 known.

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

None anticipated.

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

None anticipated.

b. Noise

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

Future development will be constructed adjacent to roadways and be subject to traffic noise.

- 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.

Future improvements will generate construction noise. The construction period for improvements will vary. Construction work is expected to occur between the hours of 7:00 AM and 6 PM, Monday through Friday. No long-term noise impacts are expected from the proposed text amendments.

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

Future development utilizing the code updated will be subject to Kalama's noise ordinance.

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.

Land uses in the Central Business District are primarily commercial and institutional in nature. Residential land uses adjoin the area to the east and south. Interstate 5 and the Port of Kalama adjoin the district to the west.

- 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 project site is located within the historic commercial core of Kalama, and is not used for agricultural or forest purposes.

- 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:

None anticipated.

- c. Describe any structures on the site.

No structures are proposed as part of this text amendment.

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

None are to be demolished as part of this text amendment.

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

The affected area is zoned C-1:Central Business District.

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

Commercial.

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

Kalama has adopted the Cowlitz County Shoreline Master Program by reference.

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

No development is proposed as part of this ordinance update. Future development utilizing the proposed text amendments will be subject to Kalama's Critical Areas Ordinance.

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

Unknown. This will be determined at the time of future development and future SEPA review.

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

Unknown. This will be determined at the time of future development and future SEPA review.

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

None anticipated.

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

The proposed development code updates include development standards for maker uses and maker buildings to ensure compatibility with existing and future commercial and residential land uses.

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

None anticipated.

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

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

The proposed code updates will not directly provide housing. However, the updates will allow for the development of multi-family housing in a zone where it is presently prohibited.

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?

No development would directly result from the proposed code updates. The maximum height limit would increase as a result of this update, from 3 stories or 45 feet, to a maximum range of 50 to 95 feet depending upon the subarea.

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

Views of the Columbia River are not expected to be significantly altered or obstructed, as the proposed height limits have been determined based on uphill elevations in order to preserve views of the Columbia River and beyond.

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

Future development within the Central Business District will be subject to existing design standards within the Kalama Municipal Code.

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

- 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.

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

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

The Kalama area includes parks, trails, and open spaces that are used for recreation.

- 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:

None.

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.

No such sites are known.

- 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.

None known.

- 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.

None known.

- 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.

None anticipated.

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 Kalama Central Business District is accessed via Interstate 5 and various City roads to the north, south, and east.

- 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?

Areas within Kalama are served by the Lower Columbia Community Action Program (CAP) which offers rural transit service.

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

None.

- 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).

No new improvements are proposed as part of this code update. The text amendments will guide when new development is required.

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

Not applicable.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not applicable.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable.

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

Not applicable.

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 Central Business District is already served by all necessary public services, including fire, police, transit, schools, healthcare, and utilities. No additional needs are anticipated.

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

Not applicable.

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

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

Electricity, gas, telephone, sewer and water are available within the city of Kalama.

- c. 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.

None.

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 John Floyd
Position and Agency/Organization Consulting City Planner
Date Submitted: February 28, 2019

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?

No such increases are anticipated as a result of this ordinance.

Proposed measures to avoid or reduce such increases are:

Not applicable.

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

The proposed sidewalk ordinance is not expected to significantly impact plants, fish, animals or marine life.

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

Not applicable.

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

No significant depletion of energy or natural resources is anticipated as a result of the proposed ordinance.

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

Not applicable.

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?

Impacts to such areas are not anticipated.

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

Not applicable.

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?

All future development under this code update will be consistent with the Kalama Municipal Code, Public Works Standards, and Shoreline Master Programs.

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

Not applicable.

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

The proposed changes to permit multi-family development and maker spaces are not expected to increase demands on transportation or public services and utilities. Residential development is already permitted as part of mixed use development, and the proposed text changes would permit multi-family to exist as a stand alone use without a non-residential component. Proposed maker spaces are not dissimilar in service demands as other existing and permitted commercial activity. Increased height limits may result in taller development with potentially more square footage than is currently permitted, though it is unlikely that significantly more square footage would result due to constraints such as existing minimum parking requirements in the KMC.

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

The city will respond to such demand through existing land use and other development regulations within the Kalama Municipal Code, the Kalama Public Works Standards, and Building 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 proposed code update will not be in conflict with local, state or federal laws or requirements for the protection of the environment.