

SEPA Environmental Checklist – 2016 Version



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 of compensatory mitigation measure will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

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 analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make and adequate threshold determination. Once the threshold determinate is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for non-project proposals: [\[help\]](#)

For non project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NON PROJECT 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: [\[help\]](#)

Lewis County Comprehensive Plan Amendment, Smith Property

RBE Project No. 21134

2. Name of applicant: [\[help\]](#)

Jim & Cindy Smith

3. Address and phone number of applicant and contact person: [\[help\]](#)

*PO Box 283
Adna, WA 98522*

4. Date checklist prepared: [\[help\]](#)

December 28, 2021

5. Agency requesting checklist: [\[help\]](#)

Lewis County

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Review proposed amendment to LC Comp Plan in the 2022 docket, Spring 2022.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Not at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

None known.

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. [\[help\]](#)

Other amendments not directly related to this proposal may be being considered for the Comp Plan changes.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Comp plan amendments will be reviewed by LC Long Range Planning staff, brought before the LC Planning Commission for recommendation, be reviewed in public workshops, and a final recommendation brought before the LC BOCC for adoption.

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

The proposed Comp Plan amendment would rezone a 0.74 ac parcel from Agricultural Resource Land (ARL) to small town mixed-use (STMU).

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. [\[help\]](#)

Property Address(s) is 107 & 109 Bunker Creek Road, Adna WA 98522, Parcel No.(s) 018752001000, Section 9, Township 13N, Range 03W, W.M.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)**1. Earth**

- a. General description of the site [\[help\]](#) (select one): Flat, rolling, hilly, steep slopes, mountainous, other:

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Parcel is mostly flat (2-4%) with portions adjacent to Chehalis river roughly 90%.

- 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. [\[help\]](#)

Per NRCS Soil Data Survey Cloquato Silt Loam is present onsite.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. [\[help\]](#)

Does not apply.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Does not apply.

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

Does not apply.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Does not apply.

2. Air

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

Does not apply.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Does not apply.

3. Water

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

DNR Stream Classification Mapping Website <https://fpamt.dnr.wa.gov/default.aspx>

- 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. [\[help\]](#)

Chehalis River borders the site on the west.

- 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. [\[help\]](#)

Does not apply.

- 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. [\[help\]](#)

Does not apply.

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

Does not apply.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Portions of the parcel lie within the 100-year floodplain.

- 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. [\[help\]](#)

Does not apply.

- b. Ground Water:

- 1) Will ground water 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 ground water? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Does not apply.

- 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. [\[help\]](#)

Does not apply.

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. [\[help\]](#)

Does not apply.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Does not apply.

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

Does not apply.

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

Does not apply.

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

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

deciduous tree: alder, maple, aspen, other: *The eastern portion of the parcel is generally developed, portions of the site are grassed, with trees closer to the river.*

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? [\[help\]](#)

Does not apply.

- c. List threatened or endangered species known to be on or near the site. [\[help\]](#)

None Known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Does not apply.

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

None known or identified.

5. Animals

Washington Endangered Species Website <https://wdfw.wa.gov/conservation/endangered/>

- 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: [\[help\]](#)

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

- b. List any threatened or endangered species known to be on or near the site. [\[help\]](#)

None known.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes, Pacific Flyway Migration Route.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Does not apply.

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

None known.

6. Energy and natural resources

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

Does not apply.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

Does not apply.

- 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: [\[help\]](#)

Does not apply.

7. Environmental health

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

Does not apply.

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

Site has underground tanks for fuel storage.

- 2) Describe existing hazardous chemical/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:

Does not apply.

- 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:

Does not apply.

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

Does not apply.

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

Does not apply.

b. Noise

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

Site is adjacent to Highway 6. Noise is not an impact.

- 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. [\[help\]](#)

Does not apply.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Does not apply.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Site is currently developed with a small grocery which includes a post office, gas pumps, and burger bar. Attached to the commercial building is another structure that has an apartment, one dwelling unit.

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 non-farm or non-forest use? [\[help\]](#)

The site has not been actively used as farmland since before Highway 6 was routed to the south of the site.

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:

Site is currently developed.

c. Describe any structures on the site. [\[help\]](#)

Existing structures total roughly 5,500 s.f. and are over 50 years old. Commercial business includes a grocery, post office, small burger bar, gas station, and one residential apartment.

d. Will any structures be demolished? If so, what? [\[help\]](#)

Does not apply.

e. What is the current zoning classification of the site? [\[help\]](#)

ARL (Ag Resource)

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Rural

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Site is subject to LC Shorelines Master Program.

h. Has any part of the site been classified as critical area by the city or county? If so, specify. [\[help\]](#)

Site is impacted by 100-year floodplain and 2007 flood event of record.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Does not apply.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

Does not apply.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Does not apply.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Does not apply.

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

Does not apply.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Does not apply.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Does not apply.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Does not apply.

10. Aesthetics

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

Existing buildings are approximately 18-20' in height.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Does not apply.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Does not apply.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Does not apply.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Does not apply.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Does not apply.

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

Does not apply.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Site is within 1/4 mile of the Adna High School and athletic fields.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

Does not apply.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Does not apply.

13. Historic and cultural preservation

State Historical Preservation Office (SHPO) WISAARD: <https://fortress.wa.gov/dahp/wisaardp3/>

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

Existing buildings are not known to be on any historic registers.

- 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. [\[help\]](#)

Site has not been recently reviewed for cultural resources. DAHP database does not identify specific resources, but area is high probability for tribal precontact occurrence.

- 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, archeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Review of the online search engine WISAARD on the Washington State Department of Historic Preservation website.

- 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.

Does not apply.

14. Transportation

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

Site is served and bordered by Bunker Creek Road.

- 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? [\[help\]](#)

No. Nearest Twin Transit service in Chehalis.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Does not apply.

- 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). [\[help\]](#)

Does not apply.

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

No

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Does not apply.

- 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.

Does not apply. Rezoning will not impact existing agricultural use.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Does not apply.

15. Public services

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

A rezone to STMU would not impact the need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Does not apply.

16. Utilities

- a. Select utilities currently available at the site: [\[help\]](#)

electricity,
 natural gas,
 water,
 refuse service,
 telephone,
 sanitary sewer,
 septic system,
 other:

- 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. [\[help\]](#)

Sewer Service - on-site septic system
Water Service - well
Phone Service - unknown
Cable Service - Comcast
Power - Lewis County PUD

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: Chris Aldrich, RLA



Position and Agency/Organization: Planning Manager / RB Engineering

Date Submitted: 12-29-21

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 site is currently developed with an active commercial use. Rezoning to STMU/LAMIRD would potentially allow an expansion of commercial uses fractionally increasing emissions typical of uses within more-developed (vs rural) areas.

Proposed measures to avoid or reduce such increases are:

Any expansion of use or re-development would be subject to Lewis County zoning requirements and development standards for Mixed-Use zone. These (and state/local health department requirements) govern type of use, access, parking & circulation, utilities, storage of materials, etc.

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

A proposed rezone would have no impact to plant or animal life. Specific development proposals would be subject to critical areas regulations as would development within the ARL zone.

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

Land uses would be subject to critical areas regulations.

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

A proposed rezone would not impact energy or natural resources.

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

Mixed-use areas are subject to similar development standards as ARL zones with respect to natural resource regulations.

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?

A rezone from ARL to Mixed-Use would not have an impact on critical areas or recreational resources or threatened/endangered species. These types of resources are all reviewed through the SEPA process and/or against LC development standards through permitting processes.

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

Both rural and LAMIRD-type uses in this area would be subject to SEPA review including cultural resources and impacts to floodplains.

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 site is subject to shoreline master program regardless of the zoning. Rural ARL uses potentially have lesser impact on lands within floodplains but the site is already developed.

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

All uses would be subject to the LC Shoreline Master Program.

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

Mixed-use zoning may have a slightly higher demand for transportation and utilities. Rezoning this pre-developed site, however will have little to no impacts.

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

All uses would be required to show concurrency with transportation, utility and public service requirements.

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

The rezone meets the Goals and Policies of the LC Comprehensive Plan and the Washington state Growth Management Act.