

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 [Find help answering background questions](#)

1. **Name of proposed project, if applicable:** Kelso Unified Development Code Amendments (2024)

2. **Name of applicant:** City of Kelso – Attn: Mike Murray, Building and Planning Services Manager.

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

City of Kelso, Mike Murray Building and Planning Services Manager
203 South Pacific Ave.
Kelso, WA 98626
(360)423-9922

4. **Date checklist prepared:** July 1, 2024

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

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

Planning Commission Review – July/August, City Council Review and Adoption Summer/fall 2024

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

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

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.**

No, this is a nonproject action to update the Kelso Unified Development Code. Future development within the City would be subject to the new provisions and require permitting consistent with the standards and requirements of the amended code.

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

None

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This non-project action included an audit of the Kelso Unified Development Code to identify language that required revisions due to conflicts, outdated language, and compliance with state requirements for specific uses. The audit also identified barriers to encourage quality development including outdated language and processes. Finally, the proposed code revisions make changes to the organization of the code to ensure that it's easily navigable, clear, and objective.

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 code amendments would apply to all future development and redevelopment to all properties located within the City of Kelso.

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

These regulations apply to all properties within the City of Kelso. This is a nonproject action and any subsequent development/redevelopment proposals would be subject to the applicable regulations within the Kelso Unified Development Code.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

N/A

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.

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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.

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

2. Air [Find help answering air questions](#)

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.

These regulations apply to all properties within the City of Kelso. This is a nonproject action and any subsequent development/redevelopment proposals would be subject to the applicable regulations within the Kelso Unified Development Code.

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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.

These regulations apply to all properties within the City of Kelso. This is a nonproject action and any subsequent development/redevelopment proposals would be subject to the applicable regulations within the Kelso Unified Development Code.

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.

N/A; this is a nonproject action.

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.

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

These regulations apply to all properties within the City of Kelso. This is a nonproject action and any subsequent development/redevelopment proposals would be subject to the applicable regulations within the Kelso Unified Development Code

- 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.**

N/A; this is a nonproject action.

b. Ground Water: [Find help answering ground water questions](#)

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

N/A; this is a nonproject action.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

N/A; this is a nonproject action.

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.**

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

4. **Plants** [Find help answering plants questions](#)

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

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

These regulations apply to all properties within the City of Kelso. This is a nonproject action and any subsequent development/redevelopment proposals would be subject to the applicable regulations within the Kelso Unified Development Code

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

5. **Animals** [Find help answering animal questions](#)

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

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

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.

These regulations apply to all properties within the City of Kelso. This is a nonproject action and any subsequent development/redevelopment proposals would be subject to the applicable regulations within the Kelso Unified Development Code

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

N/A; this is a nonproject action.

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.

N/A; this is a nonproject action.

7. Environmental Health [Find help with answering environmental health questions](#)

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

These regulations apply to all properties within the City of Kelso. This is a nonproject action and any subsequent development/redevelopment proposals would be subject to the applicable regulations within the Kelso Unified Development Code

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

N/A; this is a nonproject action.

a. 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.

N/A; this is a nonproject action.

- b. 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.

N/A; this is a nonproject action.

- c. Describe special emergency services that might be required.

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

b. Noise

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

N/A; this is a nonproject action.

- 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)?

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- 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.

These regulations apply to all properties within the City of Kelso. This is a nonproject action and any subsequent development/redevelopment proposals would be subject to the applicable regulations within the Kelso Unified Development Code

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

These regulations apply to all properties within the City of Kelso. This is a nonproject action and any subsequent development/redevelopment proposals would be subject to the applicable regulations within the Kelso Unified Development Code.

- 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?**

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action. The proposed amendments will apply to all properties that are zoned within the City.

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

N/A; this is a nonproject action. The proposed amendments will apply to all properties within the City.

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

N/A; this is a nonproject action. The proposed amendments will apply to all properties within the City.

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

N/A; this is a nonproject action. The proposed amendments will apply to all properties within the City.

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

The proposed amendments will apply to all development throughout the City.

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

N/A; this is a nonproject action.

9. Housing [Find help answering housing questions](#)

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

These regulations apply to all properties within the City of Kelso. This is a nonproject action and any subsequent development/redevelopment proposals would be subject to the applicable regulations within the Kelso Unified Development Code

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

The proposed amendments will apply to all development throughout the City.

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

The proposed amendments will simplify the code and provide regulatory certainty along with clear and objective standards for housing development within the City.

10. Aesthetics [Find help answering aesthetics questions](#)

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

11. Light and Glare [Find help answering light and glare questions](#)

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

These regulations apply to all properties within the City of Kelso. This is a nonproject action and any subsequent development/redevelopment proposals would be subject to the applicable regulations within the Kelso Unified Development Code

12. Recreation [Find help answering recreation questions](#)

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

These regulations apply to all properties within the City of Kelso. This is a nonproject action and any subsequent development/redevelopment proposals would be subject to the applicable regulations within the Kelso Unified Development Code

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

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.

N/A; this is a nonproject action.

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.

N/A; this is a nonproject action.

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.

These regulations apply to all properties within the City of Kelso. This is a nonproject action and any subsequent development/redevelopment proposals would be subject to the applicable regulations within the Kelso Unified Development Code. Coordination of development activities and regulation amendments are administered through the public and agency notice that includes any impacted tribes in the area.

- 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.**

N/A; this is a nonproject action.

14. Transportation [Find help with answering transportation questions](#)

- 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.**

These regulations apply to all properties within the City of Kelso. This is a nonproject action and any subsequent development/redevelopment proposals would be subject to the applicable regulations within the Kelso Unified Development Code.

- 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?**

N/A; this is a nonproject action.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

N/A; this is a nonproject action.

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

These regulations apply to all properties within the City of Kelso. This is a nonproject action and any subsequent development/redevelopment proposals would be subject to the applicable regulations within the Kelso Unified Development Code

15. Public Services [Find help answering public service questions](#)

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.

N/A; this is a nonproject action.

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

These regulations apply to all properties within the City of Kelso. This is a nonproject action and any subsequent development/redevelopment proposals would be subject to the applicable regulations within the Kelso Unified Development Code

16. Utilities [Find help answering utilities questions](#)

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

N/A; this is a nonproject action.

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.

N/A; this is a nonproject action.

C. Signature [Find help about who should sign](#)

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.

X 

SEPA Responsible Official

Type name of signee: Mike Murray

Position and agency/organization: Building and Planning Supervisor

Date submitted: 7/11/2024

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

It's unlikely that the proposed code amendments would lead to increased discharges to water, emissions to air production, storage or release of toxic or hazardous substances; or to the production of noise. These are code amendments to improve the language, organization, and administration of the Kelso Unified Development Code.

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

No increases are anticipated as a result of the proposed code amendments.

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

It's unlikely that the proposed code amendments would impact plants, animals, or marine life. These are code amendments to improve the language, organization, and administration of the Kelso Unified Development Code.

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

No proposed impacts to plants, animals, fish, or marine life are anticipated with the proposed code amendments.

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

Improving the language, organization, and administration of the code may increase development activity within the City, however, any new development would be subject to the applicable regulations within the Kelso Unified Development Code.

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

There are no proposed measures to conserve energy or natural resources associated with this project.

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 proposed code amendments do not affect the language within the existing code intended to protect any of the items listed above. With respect to existing language intended to provide those protections, the proposed amendments are content neutral and did not impact policy or regulation.

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

There are no proposed measures beyond what is already provided within the existing development code.

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?**

There were no proposed amendments to the current shoreline regulations.

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

There are no proposed measures beyond what is already provided within the existing development code.

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

As stated previously, Improving the language, organization, and administration of the code may increase development activity within the City, which may in turn increase demands on transportation or public services and utilities, however, it's more likely that any increase in development activity would coincide with an increase in market demands.

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

There are no proposed measures beyond what is already provided within the existing development code.

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

One of the tenets of the overall code audit and proposed amendments was to review the existing regulations against current state and federal laws to ensure that there were no conflicts. There were no conflicts identified in the audit as it relates to environmental protection.