

# 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.

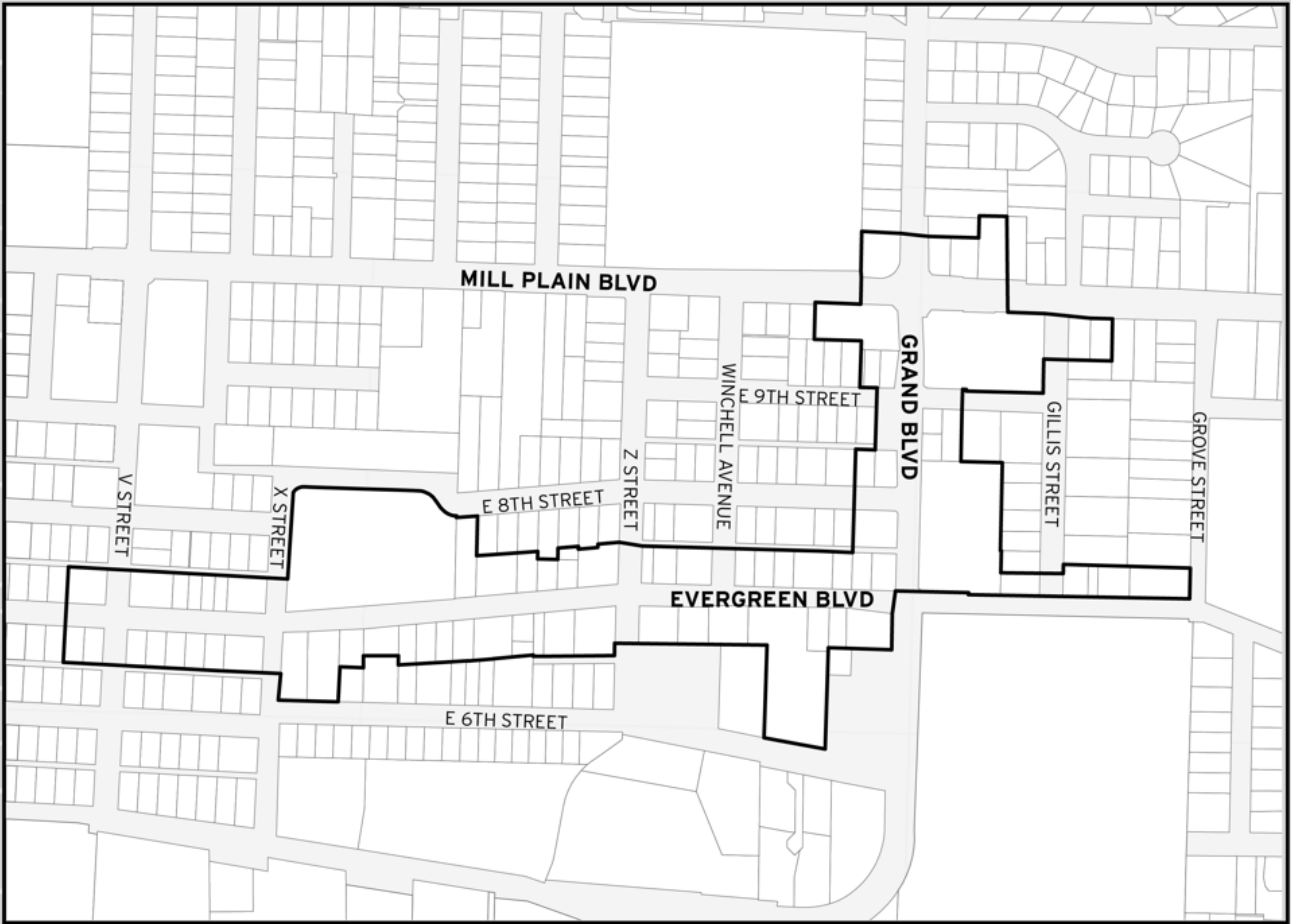
## A. Background [Find help answering background questions](#)

1. **Name of proposed project, if applicable:** creation of the Evergreen and Grand Commercial Corridors Overlay District.
2. **Name of applicant:** Becky Coutinho, Associate Planner, Community Development Department, [becky.coutinho@cityofvancouver.us](mailto:becky.coutinho@cityofvancouver.us)
3. **Address and phone number of applicant and contact person:** 415 W 6<sup>th</sup> St, Vancouver, WA 98668, (360) 487-7899
4. **Date checklist prepared:** July 12, 2023
5. **Agency requesting checklist:** City of Vancouver, WA
6. **Proposed timing or schedule (including phasing, if applicable):** Public hearings on this item is scheduled before the City of Vancouver Planning Commission on Tuesday, July 25, 2023, at 6:30 p.m. Hearings before the Vancouver City Council are scheduled on Monday, August 21, 2023 at 6:30 p.m. and Monday, August 28<sup>th</sup>, at 6:30 p.m.
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** If the zoning code overlay district is created, there are no additional planned code text changes for the area at this time.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** None beyond this checklist.
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.** None known.
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.)** The proposed code changes would amend Title 20 to create the Evergreen and Grand Commercial Corridors Overlay District. The purpose of the Overlay District is to:
  - Strengthen current businesses while providing an appropriate mix of commercial and residential uses

- Establish a balanced, multi-modal network of motor vehicle, transit, walking, and biking routes through the corridors
- Provide adequate parking to serve existing uses and future development
- Create public and private spaces that are inclusive, integrated, and contribute positively to the livability of the corridors
- Provide ample opportunities for small-scale, locally owned businesses to thrive
- Contribute to a vibrant public realm that encourages interaction with an active edge along the ground floor, high-quality public spaces, and a walkable pedestrian environment.

The Overlay District creates regulations for building heights, parking requirements, building setbacks, bicycle parking, design standards for ground floor design, weather protection, minimum height, transparency of buildings, façade articulation, building materials, location of utilities, fencing, and landscaping.

**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 location of the proposal includes the portions of E Evergreen Boulevard and Grand Boulevard. Located North of Lewis and Clarke Highway, South of E Mill Plain Boulevard, East of Interstate 5, and West of Interstate 205. Boundary of the Evergreen and Grand Commercial Corridors Overlay District on page 4 of the SEPA Checklist.



**Figure 20.590-1**

Boundaries of the Evergreen/Grand Corridor Overlay District

## B. Environmental Elements

### 1. Earth [Find help answering earth questions](#) Not applicable to non-project actions.

- a. **General description of the site:** Portions of Evergreen and Grand Boulevard- Overlay District boundary shown on page 3

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other: Does not apply

- b. **What is the steepest slope on the site (approximate percent slope)?** Does not apply
- 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.** Does not apply
- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** Does not apply
- 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.** Does not apply
- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.** Does not apply
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** Does not apply
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.** Does not apply

### 2. Air [Find help answering air questions](#) Not applicable to non-project actions.

- 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.** Does not apply
- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** Does not apply
- c. **Proposed measures to reduce or control emissions or other impacts to air, if any.** Does not apply

**3. Water** [Find help answering water questions](#) Not applicable to non-project actions

**a. Surface Water:** [Find help answering surface water questions](#) Not applicable to non-project actions

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.** Does not apply
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.** 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.** Does not apply
4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.** Does not apply
5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.** Does not apply
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.** Does not apply

**b. Ground Water:** [Find help answering ground water questions](#) Not applicable to non-project actions

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.** Does not apply
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.** Does not apply

**c. Water Runoff (including stormwater):** Not applicable to non-project actions

- a) **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.** Does not apply
- b) **Could waste materials enter ground or surface waters? If so, generally describe.** Does not apply
- c) **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.** Not applicable to non-project actions

**4. Plants** [Find help answering plants questions](#) Not applicable to non-project actions

a. **Check the types of vegetation found on the site:** Does not apply

- 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?** Does not apply

c. **List threatened and endangered species known to be on or near the site.** Does not apply

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.** Does not apply

e. **List all noxious weeds and invasive species known to be on or near the site.** Does not apply

**5. Animals** [Find help answering animal questions](#) Not applicable to non-project actions

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.** Does not apply

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.** Does not apply

- c. **Is the site part of a migration route? If so, explain.** Does not apply
- d. **Proposed measures to preserve or enhance wildlife, if any.** Not applicable to non-project actions
- e. **List any invasive animal species known to be on or near the site.** Does not apply

**6. Energy and Natural Resources** [Find help answering energy and natural resource questions](#) Not applicable to non-project actions

- 1. **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.** Does not apply
- 2. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.** Does not apply
- 3. **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.** Does not apply

**7. Environmental Health** [Find help with answering environmental health questions](#) Not applicable to non-project actions

- 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.** Does not apply
- 1. **Describe any known or possible contamination at the site from present or past uses.** Does not apply
- 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.** 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. Not applicable to non-project actions

b. Noise Not applicable to non-project actions

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Does not apply

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)? Does not apply

3. Proposed measures to reduce or control noise impacts, if any. Not applicable to non-project actions

**8. Land and Shoreline Use** [Find help answering land and shoreline use questions](#) Not applicable to non-project actions

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. Does not apply

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 non-forest use? Does not apply

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? Does not apply

- c. **Describe any structures on the site.** Does not apply
  
- d. **Will any structures be demolished? If so, what?** Does not apply
  
- e. **What is the current zoning classification of the site?** Does not apply
  
- f. **What is the current comprehensive plan designation of the site?** Does not apply
  
- g. **If applicable, what is the current shoreline master program designation of the site?** Does not apply
  
- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.** Does not apply
  
- i. **Approximately how many people would reside or work in the completed project?** Does not apply
  
- j. **Approximately how many people would the completed project displace?** Does not apply
  
- k. **Proposed measures to avoid or reduce displacement impacts, if any.** Not applicable to non-project actions
  
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.** Not applicable to non-project actions
  
- m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.** Not applicable to non-project actions

**9. Housing** [Find help answering housing questions](#) Not applicable to non-project actions

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.** Does not apply
  
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.** Does not apply
  
- c. **Proposed measures to reduce or control housing impacts, if any.** Not applicable to non-project actions

**10. Aesthetics** [Find help answering aesthetics questions](#) Not applicable to non-project actions

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?** Does not apply
  
  
  
  
  
  
  
  
  
  
- b. **What views in the immediate vicinity would be altered or obstructed?** Does not apply
  
  
  
  
  
  
  
  
  
  
- c. **Proposed measures to reduce or control aesthetic impacts, if any.** Not applicable to non-project actions

**11. Light and Glare** [Find help answering light and glare questions](#) Not applicable to non-project actions

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**  
Does not apply
  
  
  
  
  
  
  
  
  
  
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**  
Does not apply
  
  
  
  
  
  
  
  
  
  
- c. **What existing off-site sources of light or glare may affect your proposal?** Does not apply
  
  
  
  
  
  
  
  
  
  
- d. **Proposed measures to reduce or control light and glare impacts, if any.** Not applicable to non-project actions

**12. Recreation** [Find help answering recreation questions](#) Not applicable to non-project actions

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**  
Does not apply
  
- b. **Would the proposed project displace any existing recreational uses? If so, describe.** 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.** Not applicable to non-project actions

**13. Historic and Cultural Preservation** [Find help answering historic and cultural preservation questions](#) Not applicable to non-project actions. Existing development throughout the commercial corridors.

- 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.** Does not apply
  
- 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.** Does not apply
  
- 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.** Does not apply
  
- 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.** Not applicable to non-project actions

**14. Transportation** [Find help with answering transportation questions](#) Not applicable to non-project actions

- 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.** Does not apply

- 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?** Does not apply
- 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).** Does not apply
- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.** Does not apply
- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?** Does not apply
- 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.** Does not apply
- g. **Proposed measures to reduce or control transportation impacts, if any.** Not applicable to non-project actions

**15. Public Services** [Find help answering public service questions](#) Not applicable to non-project actions

- 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.** Does not apply
- b. **Proposed measures to reduce or control direct impacts on public services, if any.** Not applicable to non-project actions

**16. Utilities** [Find help answering utilities questions](#) Not applicable to non-project actions

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:** Does not apply

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. Does not apply

**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 

Type name of signee: Rebecca L Coutinho

Position and agency/organization: Associate Long Range Planner/ City of Vancouver

Date submitted: 7/18/2023

## 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?** The creation of Evergreen and Grand Commercial Corridors Overlay District would not be likely to increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise. While the overlay district is meant to encourage mixed use, commercial, and residential development, it is not anticipated any additional development will increase outputs to the surrounding environment by significant, adverse amounts.

- **Proposed measures to avoid or reduce such increases are:** No measures anticipated to be needed

**2. How would the proposal be likely to affect plants, animals, fish, or marine life?** The creation of Evergreen and Grand Commercial Corridors Overlay District would not likely affect plants, animals, fish, or marine life in the overlay area. While the overlay district is meant to encourage mixed use, commercial, and residential development, the area is already developed with these land uses. All requirements, regulations, and laws to preserve native vegetation and wildlife will be observed during any development.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:** No measures anticipated to be needed

**3. How would the proposal be likely to deplete energy or natural resources?** The creation of Evergreen and Grand Commercial Corridors Overlay District would not be likely to deplete energy or natural resources. While the overlay district is meant to encourage mixed use, commercial, and residential development, it is not anticipated any new development will significantly impact or deplete energy and natural resource use.

- **Proposed measures to protect or conserve energy and natural resources are:** No measures anticipated to be needed

- 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?** Portions of Evergreen Boulevard are located within an environmentally sensitive area, specifically steep slope. These areas currently have improvements on the land, already disturbed from its natural state. Any development spurred from the implementation of the Evergreen and Grand Commercial Corridors Overlay District located within the steep slope area would follow all required additional development reviews under the critical areas ordinance or other required
- **Proposed measures to protect such resources or to avoid or reduce impacts are:** Any development on environmentally sensitive lands will follow all required additional development reviews under the critical areas ordinance.
- 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 are currently no land or shoreline use in the Evergreen and Grand Commercial Corridors Overlay District that would be affected by any development resulting from the passage of the overlay district.
- **Proposed measures to avoid or reduce shoreline and land use impacts are:** No measures anticipated to be needed
- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?** The proposed Evergreen and Grand Commercial Corridors Overlay District is meant to encourage compact, mixed-used development that may result in increased transit ridership. The exact amount and timing of development resulting from the passage of the Overlay District are unknown, it is not anticipated any resulting development would significantly or adversely impact City utilities or the transportation network.
- **Proposed measures to reduce or respond to such demand(s) are:** No measures anticipated to be needed
- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.** The Evergreen and Grand Commercial Corridors Overlay District does not conflict with any local, state, or federal laws or requirements for the protection of the environment. Any development resulting from the implementation of the Overlay District will obey any such laws, regulations, and requirements.