

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

of Kelso. NPDES permit and SWPPP with the Department of Ecology.

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.

Construction of a 30,000 sf building on 3.73 acres along with parking and maneuvering area and installation of required utilities. A separate coffee kiosk will be constructed in the future with a drive-thru lane.

12. Location of the proposal.

The project is located on the east side of S. 13th Avenue north of its intersection with Walnut Street in Kelso, WA. The parcel number is 24355. It is located in the Southwest ¼ of Section 35, Township 8 North, Range 2 West, WM.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: **Flat**, rolling, hilly, steep slopes, mountainous, other _____.

- b. What is the steepest slope on the site (approximate percent slope)?
2%

- 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 prime farmland.

Caples silty loam (0-3%) covering 100% of parcel.

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

None known.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

There will be grading for the new structure, parking lot and utilities. There will be approximately 13,000 cu-yds of grading or fill material.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Not likely, due to the fact the site is so flat. However, precautions will be taken with appropriate erosion control BMP's to reduce the potential of erosion.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 67%.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Silt fences, construction entrance, straw ground cover, bio-bags, re-seeding, inlet protection, and biofiltration swales.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Some emissions during construction and whatever would be normal for automobiles for employees or delivery following construction.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None proposed.

3. Water

- a. Surface:
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, there is an existing Cowlitz Diking District #3 drainage ditch that forms the northern and eastern boundary of the site. The Cowlitz Diking District pumps the water from this ditch into the Coweeman River.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described water? If yes, please describe and attach available plans.

Yes, the entire project will be within 200 feet of the drainage ditch. This includes construction of the structures, parking lots, and necessary utilities.

- 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.

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

No.

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

No, the project is in a FEMA Zone X area with reduced flood risk due to Levee. However, the CDID #3 ditch located along the north and east boundary of the site is designated as a 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.

No.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

- 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.

c. Water Runoff (including storm water):

- 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.

Runoff from the seasonal precipitation will be conveyed and disposed of into the existing Cowlitz Diking District #3 drainage ditch. The site will collect and treat the stormwater prior to discharge into the ditch. It should be noted that the ditch is listed as an exempted waterbody by the Washington State Department of Ecology (DOE).

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

Possible, but not likely.

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

No.

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

This project will provide water quality treatment through bioswales or some other approved BMP prior to discharge to the existing ditch.

4. Plants

a. Check or circle 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
 - Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other.
 - Other types of vegetation
- b. What kind and amount of vegetation will be removed or altered?
It is anticipated that approximately 3,000 cu-yd of organic material will be removed to allow for the construction of the site.
- c. List threatened or endangered species known to be on or near the site.
None known.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.
A landscaping plan will be created to meet the City of Kelso requirements. The landscaping plan will incorporate vegetation for the installation of stormwater facilities.

5. Animals

- 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 or endangered species known to be on or near the site.
None known.
- c. Is the site part of a migration route? If so, explain.
The site is located within the Pacific Flyway for migratory waterfowl.
- d. Proposed measures to preserve or enhance wildlife, if any:
None.

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

None known.

6. Energy and Natural Resources

- 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.

Electric or propane will be used for heating and everyday needs.

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

No.

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

None, however, the buildings will be designed to meet the Washington State energy efficiency codes.

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.

It is possible that a spill could occur from a future tenant, however, appropriate BMP's will be implemented to mitigate for and reduce the possibility of this happening.

- 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.

It is anticipated that the portion of the building anticipate being constructed as bays will be leased to potential tenants to be used to operate their business or as equipment and material storage.

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

Whatever would be normal for a light industrial site with office space, storage space, or recreational use. This could include additional fire or police protection.

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

None proposed.

b. Noise

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

None.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise will be generated due to the construction of the site. The construction will most likely occur between the hours of 7:00am and 6:00pm. Long-term noise may be generated from the various businesses. Additional noise may result from product shipping and truck traffic. Long-term noise is expected to occur during normal business hours.

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

None proposed.

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.
A portion of the site is currently being used as a gravel overflow parking or vehicle and equipment storage area for Pacific Tech Construction. The remainder of the site is a grass field. Property to the north and east is drainage ditch owned by the Cowlitz Diking District #3. The property to the south is the Cowlitz County Public Works building. S. 13th Avenue makes up the property's west boundary. This proposal will not affect current land uses on nearby or adjacent properties.
- b. Has the project site been used as working forest lands? If so, describe. How much agriculture 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 non-forest use?
No, the project site has not been used as working forest lands. None of the project site is being used for agriculture or forest land. None of the project site has farmland or forest land tax status.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No.
- c. Describe any structures on the site.
There are no existing structures on the site.
- d. Will any structures be demolished? If so, what?
No.
- e. What is the current zoning classification of the site?
Light Industrial (LI).
- f. What is the current comprehensive plan designation of the site?
Industrial.

- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable.
- h. Has any part of the site been classified as critical area by the city or county? If so, specify.
No.
- i. Approximately how many people would reside or work in the completed project?
It is unknown at this time what tenants will occupy the facility nor how many employees they may have. It is anticipated that there could be approximately 70 people that would work in the completed project.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The project will meet all applicable City codes.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None proposed.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None.
- c. Proposed measures to reduce or control housing impacts, if any:
None.

10. Aesthetics

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

The proposed building height will conform to City of Kelso code which is 35' in height. The preliminary design for the proposed building is for an eve height of 20'. It has not been decided what the final pitch of the roof will be, but it is not likely that it will be greater than a 5:12 pitch. That would keep the maximum height of the building under the 35' requirement. It is anticipated that the principal exterior building material will be mostly metal with some potential rock wainscoting.

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

None.

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

Landscaping will be required for this proposal. This will provide some mitigation for the aesthetic impacts.

11. Light and Glare

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

Streetlights may be installed in the parking area which will be shielded to meet City of Kelso code. In addition, lighting may be placed on the structures. The lighting will mainly occur during the evening hours.

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

Not anticipated.

- 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:

Lights in the parking area and on the proposed building will be shielded to meet City of Kelso requirements.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None known.
- 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:
It is anticipated that approximately 9,000 sf of the proposed building will be used for recreational purposes such as a soccer field, baseball facility, or other sporting endeavors.

13. Historic and Cultural Preservation

- 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.
- 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. There are no know material evidence, artifacts, or area of cultural importance on or near the site.
- 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, however, a geotechnical evaluation was completed for the site and it was identified that a substantial amount of fill material has been placed across the site. Furthermore, nearly the entirety of the site has been disturbed multiple times and no artifacts are known to have been observed.

- 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 proposed, however, the final construction drawings will contain a note indicating that if any historic artifacts are discovered during construction, site work will stop immediately, and appropriate local and state agencies will be notified.

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.
The property is accessed via S. 13th Avenue. Two separate driveways will be constructed to access the site. The southernmost driveway is an existing driveway that will be shared between this site and the existing site to the south. Site circulation will be provided to allow emergency access vehicles to navigate through the site.
- b. Is the site or affected geographic area currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes, the site is served by River Cities Transit Route 57. The nearest stop is located at Walnut and 11th Avenue.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
There will be no parking spaces eliminated and there will be 49 parking spaces provided when the project is done.
- d. Will the proposals 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.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
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?

It is anticipated that this project will generate approximately 335 vehicle trips per day. These volumes were generated assuming 21,000 sf of General Light Industrial (ITE Code 110), two soccer fields (ITE Code 488), and a 225 sf drive-thru only Coffee Shop (ITE Code 938). Peak volumes would likely occur during the normal morning and evening commuting hours associated with other places of employment (6:00 to 9:00 AM, 3:00 to 6:00 PM).

- 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.

No.

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

None proposed.

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.

There would most likely be an increased need for fire protection and police protection.

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

With the improvements to the site, the property owner will be required to pay additional property taxes to mitigate for the need for additional public services. In addition, each business will be paying taxes to mitigate for additional services required.

16. Utilities

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

Water, sanitary sewer, refuse service, and electricity.

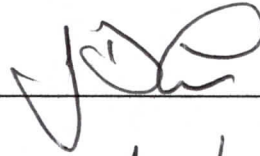
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site:

Power-Cowlitz PUD, Phone-AT&T or another local provider, Sewer-City of Kelso, Water-City of Kelso.

C. SIGNATURE

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: _____

A handwritten signature in black ink, appearing to be 'J. Lane', written over a horizontal line.

Date Submitted: _____

2/24/20