

# SEPA ENVIRONMENTAL CHECKLIST

## *Purpose of checklist:*

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## *Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## *Instructions for Lead Agencies:*

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## *Use of checklist for nonproject proposals:*

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. Background** [\[HELP\]](#)

1. Name of proposed project, if applicable: **UPS Kelso Permitting**
2. Name of applicant: **United Parcel Service, Inc.**
3. Address and phone number of applicant and contact person: **Rugnetta, Heather**

**Heather Rugnetta**  
**6235 N. Basin Ave.**  
**Portland, OR 97217**

**(503) 826-3214**  
**hrugnetta@ups.com**

4. Date checklist prepared: **1/20/2021**
5. Agency requesting checklist: **City of Kelso**
6. Proposed timing or schedule (including phasing, if applicable):

**Upon permit submittal and approval, with construction intending to begin Fall/Winter 2021.**

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

**No.**

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

**Critical Areas Report, Bank Use Plan, and JARPA.**

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 government applications pending for other proposals.**

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

**SEPA, City of Kelso engineering/stormwater approval, building permit approval, and NPDES/SWPPP Permit.**

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

**The proposed use of the subject property is for a parcel distribution center, including an approximately 0.544-acre (23,714 sq. ft.) building and 2.65 acres (115,463 sq. ft.) of total site development for building, vegetated stormwater detention basin, and parking lot.**

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 site of the UPS Distribution Warehouse is located within Cowlitz County Tax Parcel 243530100. The approximately 5.47-acre project area is located south of 1699 South 13th Avenue in Kelso, Washington, near the intersection of 13th Avenue South and Hazel Street. A vicinity and Site map have been included with this application (Sheet 1).**

***B. Environmental Elements*** [\[HELP\]](#)

**1. Earth** [\[help\]](#)

a. General description of the site:

(circle one):  Flat,  rolling,  hilly,  steep slopes,  mountainous, other \_\_\_\_\_

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

**Most of the site consists of an approximately 1-3 percent slope.**

**The western property boundary is formed by a steep slope immediately adjacent to a drainage slough associated with the local diking district (Consolidated Diking Improvement District #3 – South Kelso) (See Sheet 2 in accompanying Bank Use Plan).**

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.

**The Natural Resources Conservation Service (NRCS) designates soils onsite as Clato silt loam, 0 to 3 percent slopes, and Caples silty clay loam, 0 to 3 percent slopes (Sheet 3).**

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

**Site soils have potential for liquefaction.**

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.

**The developed portion of the site (approximately 2.6 acres) will undergo 3,800 CY of topsoil striping and 11,000 CY of imported embankment fill from local commercial gravel pit sources.**

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

**The geotechnical investigation indicates that the hazard is low in flat areas which is where the development is to occur.**

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

**Approximately 48% of the proposed development site will be covered with impervious surfaces after project construction.**

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

**Installation of silt fences, temporary seeding of disturbed areas, and spreading straw over disturbed areas will be used as necessary to control erosion.**

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

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

**Minor air impacts are associated with running gasoline powered construction equipment and trucks. These impacts will be temporary. Best management practices will be implemented to reduce impacts to air quality, if necessary, such as making a water truck available to limit dust creation.**

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:

**Construction equipment will have properly functioning exhaust systems.**

a. **Water** [\[help\]](#)

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

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

- **A Category 4 emergent and depressional wetland is located in the central portion of the proposed project site (Wetland A).**
- **A remnant drainage slough associated with the local diking district (Consolidated Diking Improvement District #3 – South Kelso). No obvious outlets to the slough**

were found, and it does not appear to drain into nearby streams such as the Coweeman River. No connection between the slough and onsite hydrology was observed.

Critical Area	Category <sup>1</sup> /Cowardin Class <sup>2</sup> /HGM Class <sup>3</sup> /Type <sup>4</sup>	Size (onsite)	Habitat Score	Buffer Width <sup>5,6</sup>
Wetland A	IV/Emergent/Depressional	1.410 acres (61,419 sq. ft.)	3	40 feet
Slough Remnant	Jurisdictional	N/A	N/A	N/A

<sup>1</sup>Hruby 2014

<sup>2</sup>Cowardin et al. 1979

<sup>3</sup>NRCS 2008

<sup>4</sup>KUDC 17.26.050(B)

<sup>5</sup>KUDC 17.26.050 Table 1-A

- 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.

**The proposed project will involve development within the wetland described above, a proposed site plan is attached to this form (Sheet 3). The eastern portion of Wetland A will partially be converted into impervious asphalt surfaces. No development will occur in or adjacent to the remnant slough.**

- 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.

**Fill will be procured from an approved location and/or native onsite cut material may be used if it meets the required structural specifications set forth by the geotechnical engineer. Dump trucks, excavators, bull dozers, graders, and rollers will be used to remove, place, level, and compact the fill material. The estimated amount of fill material will be approximately 2.5 feet across the fill area comprising approximately 11,000 cubic yards. No material will be placed in or adjacent to the slough.**

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

**There are no surface water withdrawals or diversions associated with this project. Stormwater generated as a result of the new development will be directed to the local municipal system.**

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

**The northwest corner of the subject property lies within a 100-year floodplain, however no development is proposed in this area.**

- 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 waste materials will be discharged to surface waters for the purposes of this project.**

b. Ground Water: [\[help\]](#)

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

**No groundwater will be withdrawn from a well for drinking water or other purposes. The proposed project will take place in an area with access to city water lines.**

- 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.

**Not applicable, no waste material will be discharged into the ground from septic tanks or other sources.**

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.

**Water runoff from this project site will include stormwater runoff from proposed building roof and parking lot pavements. Stormwater generated onsite as a result of the proposed development will be collected, treated, and discharged to City of Kelso municipal stormwater system, located along 13th Avenue South.**

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

**No waste materials are expected to enter ground or surface waters via implementation of this project. Waste materials generated within the building will be contained and treated prior to discharging to the municipal sanitary sewer collection. Stormwater generated as a result of proposed impervious surfaces will also be directed to the municipal system.**

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

**Drainage patterns are expected to be altered within the vicinity of the site. Stormwater generated as a result of this project (eastern portion of subject property) will be directed to the the proposed vegetated stormwater detention pond. Stormwater generated in other areas of**

**the property will be retained onsite to provide continued hydrology to undeveloped portions of the wetland.**

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

- **Limiting the amount of vegetation removed from and/or disturbed during construction.**
- **Seeding exposed construction with fast-growing, native ground cover.**
- **Covering exposed areas with two to four inches of straw.**
- **Historic runoff drainage patterns will be maintained.**

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

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

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

**Vegetation proposed for removal includes almost entirely invasive herbaceous grasses which comprise the majority of the site. Reed canarygrass (*Phalaris arundinacea*) and Himalayan blackberry (*Rubus armeniacus*) are the predominant species in the area, both of which are invasive. Scattered trees and shrubs along the western property boundary will not be altered.**

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

**WDFW and USFWS do not list any threatened or endangered species on or near the site.**

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

**Exposed construction areas will be immediately reseeded with fast-growing native ground cover such as a blue wild-rye (*Elymus glaucus*) seed mix. After construction, proposed landscaping per City of Kelso development code will be used as appropriate, including installation of native trees and shrubs to meet code requirements.**

- e. List all noxious weeds and invasive species known to be on or near the site.
- **Himalayan blackberry (*Rubus armeniacus*)**
  - **Reed Canarygrass (*Phalaris arundinacea*)**
  - **Purple Loosestrife (*Lythrum salicaria*)**

## 5. *Animals* [\[help\]](#)

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

**birds: hawk, heron, songbird, and potentially waterfowl species**  
**mammals: moles, mice, and other small rodents**  
**fish: not applicable**

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

**WDFW and USFWS do not list any threatened or endangered species known to be on or near the proposed project site.**

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

**Waterfowl potentially utilize wetland areas onsite as part of the Pacific Flyway migration route.**

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

**Construction will only occur during daytime-working hours to prevent wildlife impacts related to noise and light pollution. Trees present in the western portion of the property along the slough will be retained. The proposed development will be limited to the east portion of the subject property, away from native trees and shrubs which may potentially provide habitat to wildlife.**

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

**No invasive animal species are known to be on or near the site.**

## 6. *Energy and Natural Resources* [\[help\]](#)

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

**Electric power and gasoline will be used to power construction for this project. After construction, Electric and natural gas will be used for heat and power supply.**

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

**Not applicable, no sunlight will be blocked within adjacent properties through the completion of this project.**



- 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:

**Not applicable. Energy utilized onsite will not exceed energy expenditures commonly associated with industrial and commercial activities currently occurring in surrounding parcels.**

**7. Environmental Health** [\[help\]](#)

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

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

**No known potential sources of contamination are present within the proposed project area.**

- 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.

**There are no known hazardous chemicals/conditions at the site, however, Cascade Natural Gas has a buried natural gas utility main located in the public right of way and will be utilized to service the subject property.**

- 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.

**Gasoline will be used to power construction and grading equipment.**

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

**Local fire protection and emergency medical services will be available shall there be any accidental emergency during construction of after project completion.**

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

**Keeping equipment properly functioning and checking for fuel leaks at the beginning of each day of construction.**

*b. Noise*

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

**The proposed project is adjacent to several parcels which currently contain commercial and industrial activities. However, this is not expected to impact the proposed project, as it is consistent with the proposed use of the parcel.**

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.

**The location of the proposed project is currently zoned “Light Industrial” (LI) by the City of Kelso and regularly experiences significant noise related to such activities. Furthermore, noise currently generated from a nearby airport (within 1,500 feet) far exceeds any potential noise generated as a result of this project. Therefore, no significant impact to noise is expected to occur as a result of this project.**

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

**Noise generating activities will only occur during daytime working hours (8 AM to 5 PM) to reduce any potential noise related impacts to wildlife in the area.**

#### **8. Land and Shoreline Use [\[help\]](#)**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

**Commercial and industrial activities border the parcel on the northern and eastern side, and parcels immediately adjacent to the property on the southwest side mostly consist of empty lots with similar herbaceous vegetation. The southeast bordering parcel currently contains stored, fill material. Adjacent parcels to the northwest across Interstate-5 consist of single-family residences. All surrounding parcels are zoned “Light Industrial,” excluding western bordering properties, which have not been zoned by the City of Kelso.**

**Short term affects on neighboring parcels include construction machinery noise during daytime hours, typically 8 AM to 5 PM.**

**Long term affects include traffic related to package delivery cars entering and leaving the facility.**

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

**The property was likely used for agricultural purposes at some point in the past, as evidenced by a historic drainage ditch in the central portion of the property (Sheet 2 within accompanying Bank Use Plan). Additionally, historical imagery suggests the eastern portion of the property may have been hayed in the past, although not within the last few years. However, the property is not currently used for agriculture, and is zoned “Light Industrial” by Cowlitz County. Therefore, the existing zoning designation will not be altered, and the current land-use will be maintained.**

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:

**There are no working farm or forest lands within the vicinity of the proposed project.**

c. Describe any structures on the site.

**Existing development within the project area consists solely of concrete ecology blocks located along the southern property boundary.**

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

**No structures will be demolished as a result of this project.**

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

**The property is currently zoned Light Industrial (LI).**

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

**The existing land use is “Vacant” and the future land use is “Industrial” according to the City of Kelso comprehensive plan.**

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

**The City of Kelso Draft Shoreline Environmental Designation Map designates the subject property “Industrial.”**

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

**According to the City of Critical Areas Inventory, a small portion of the northwest corner of the property is located within a 100-year floodplain. No other critical areas are were identified by the city or county onsite.**

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

**Initially it is estimated that 25 employees would work at the completed project site. A 5-year forecast predicts that 59 people will work at the completed project site.**

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

**Not applicable, the subject property is vacant.**

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

**None proposed, displacement impacts nominal and/or non-existent.**

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

**The proposed project is consistent with the current zoning designation of the project site (Light Industrial).**

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

**No adjacent properties contain agricultural or forest lands. Furthermore, the nature of the proposed development corresponds with that of the city planned land use and is not anticipated to impact agricultural or forest lands.**

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

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

**There are no housing units proposed in this development.**

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

**There are no anticipated impacts to housing from the proposed development, no housing units will be eliminated.**

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

**Not applicable, no impacts to housing are expected.**

**10. Aesthetics** [\[help\]](#)

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

**The proposed structure will be approximately 25 feet tall. The maximum building height allowed in this zoning district is 35 feet.**

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

**No views in the immediate vicinity will be obstructed.**

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

**Existing vegetation in the western portion of the property near remaining portions of Wetland A will be retained. Forested areas along the western portion of the property will not be altered. Furthermore, the building will be designed in accordance with City of Kelso code requirements.**

**11. Light and Glare** [\[help\]](#)

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

**The proposed project activities will only take place during business hours (8 AM-5 PM). Thus, no additional light or glare will be produced by the project other than light commonly associated with the surrounding area. Additionally, the subject property is within the Airport Safety overlay and site lighting will therefore adhere to the city requirements of that district.**

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

**The subject property is within the Airport Safety overlay and site lighting will therefore adhere to the city requirements of that district.**

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

**Not applicable, project construction will occur during the day. There are no offsite sources of light or glare that are anticipated to affect the proposal.**

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

**Construction will only occur during working business hours (8AM to 5 PM), therefore no light impacts are expected.**

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

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

**There are city parks and fishing opportunities located nearby, although not in the immediate vicinity of the site. The project area is zoned "Light Industrial" and does not typically offer many recreational activities.**

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

**No recreational activities will be affected by the proposed project.**

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

**None proposed, no impacts to recreational activities will occur. The completed project involves retaining remaining portions of Wetland A, thereby potentially allowing birdwatching to take place in undeveloped portions of the property.**

**13. Historic and cultural preservation** [\[help\]](#)

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

**There are no buildings, structures, or sites within the project area associated with national, state, or local preservation 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.

**None have been identified at this time. A cultural resource assessment is included with this permit application.**

- 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.

**A cultural resource study was performed by Applied Archaeological Research, Inc. and National Register of Historic Places and Department of Archaeology + Historic Preservation.**

- 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.

**Soil disturbance will be limited to that necessary for implementation of project elements. If historic or potentially historic artifacts are discovered during additional site investigation or during construction, the department of historic preservation will be contacted.**

**14. Transportation** [\[help\]](#)

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

**The site will be accessed from 13th Avenue South in Kelso, WA. Highway access will be onto Interstate-5 approximately 1.8 miles to the south or 1.5 miles to the north. A vicinity map is included with this permit application.**

- 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?

**River Cities Transit Route 57 currently passes by the subject property.**

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

**The completed project would contain parking spaces to serve the use of the proposed facility (approximately 63). There are no existing parking spaces on the subject property.**

- 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).

**Approximately 350 linear feet of additional public pedestrian sidewalk are required to be extended along the street frontage (13th Avenue South) (Sheet 3 within accompanying Bank Use Plan).**

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

**The completed warehouse may potentially utilize existing air transportation given the close proximity to the Southwest Washington Regional Airport.**

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

**Average Weekday Trips (ADT) is approximately 79 based on the Traffic Scoping Letter provided by PBS.**

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

**Not applicable, the movement of agricultural and forest products on roads or streets in the area will not be affected.**

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

**Not applicable, as none are expected to occur as a result of this project.**

### **15. Public Services** [\[help\]](#)

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

**Public transit may see an increased use given the proximity of the River Cities Transit Route 57 to the project site. However the magnitude of this potential increase is minimal given current usage of surrounding parcels. There are no other known increased needs for public services as a result of this project, such as special fire protection requirements.**

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

**None proposed.**

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

a. Circle utilities currently available at the site:

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

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**City of Kelso municipal domestic water and wastewater services are proposed. Cowlitz PUD for electric service is currently available at the site and phone services are available. Cascade Natural Gas for natural gas service will need to be extended a couple hundred feet south on 13th Ave South in order to service the subject property.**

**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: Jacob McManus \_\_\_\_\_

Position and Agency/Organization: Biologist/Ecological Land Services \_\_\_\_\_

Date Submitted: 3/25/2021 \_\_\_\_\_



WASHINGTON



Latitude: 46.1271°  
Longitude: -122.9021°

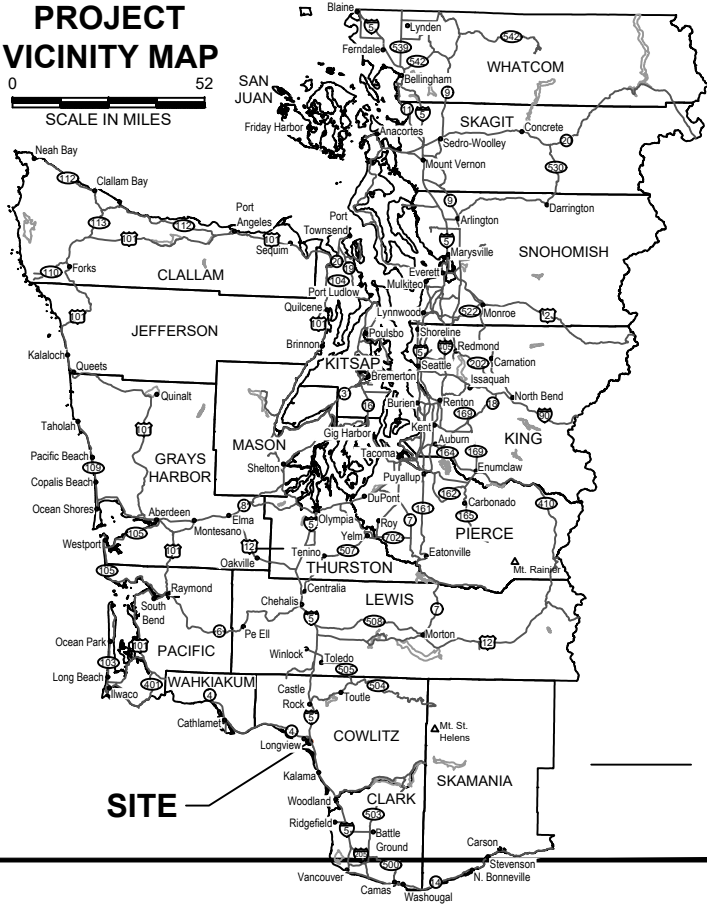
**LOCATION MAP**

R 2 W

8			1
31			36

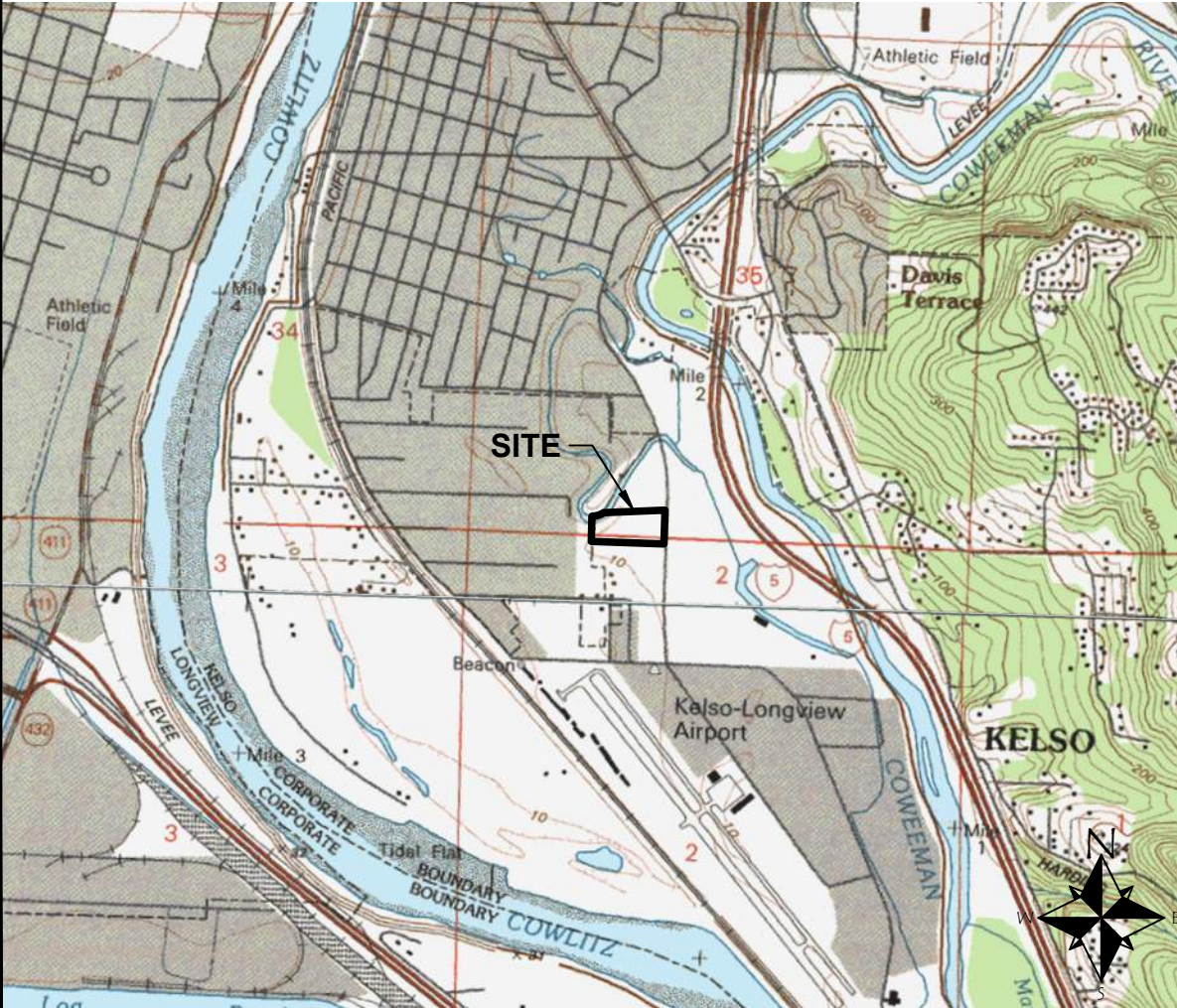
T 8 N

**PROJECT VICINITY MAP**



**SITE**

**NOTE:**  
Quadrangle topographic map from USGS.



**SITE**

**PROPOSED:** Wetland Fill

**IN Wetland**

**NEAR:** Kelso

**COUNTY:** Cowlitz **STATE:** WA

**SHEET 1 OF 6**

**DATE:** 5/25/21

**VICINITY MAP**

**APPLICANT:** Cushing Terrell

**PROJECT NAME:** UPS Kelso Delineation

**REFERENCE #:** Not Yet Assigned

**SITE LOCATION ADDRESS:**  
1699 S 13th Ave.

Kelso WA. 98626

**PURPOSE:** Commercial Building

**DATUM:** NAD83

**ADJACENT PROPERTY OWNERS:**

Corps Ref #: NWS-2020-865



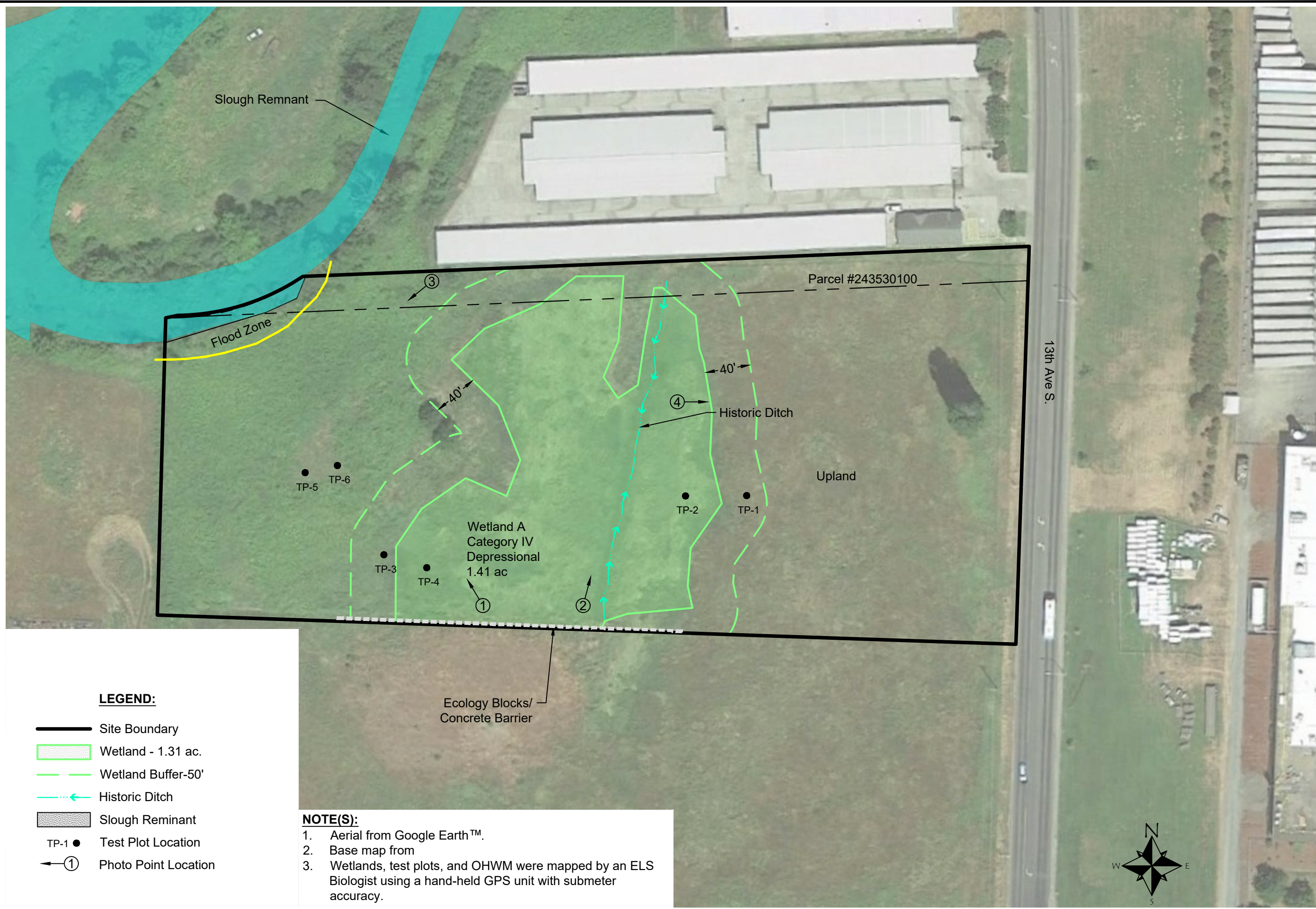
1157 3rd Ave., Suite 220A  
Longview, WA 98632  
Phone: (360) 578-1371



5/25/2021 9:43 AM C:\Users\CPayne\Box\ELSWA\Cowlitz\Kelso\3211.03-UPS Kelso Permittin\3211.03-Figures CAD Only\UPS\_DL.dwg Cpayne



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**LEGEND:**

- Site Boundary
- Wetland - 1.31 ac.
- Wetland Buffer-50'
- Historic Ditch
- Slough Remnant
- TP-1 ● Test Plot Location
- ① Photo Point Location

**NOTE(S):**

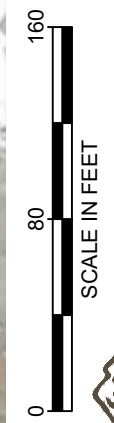
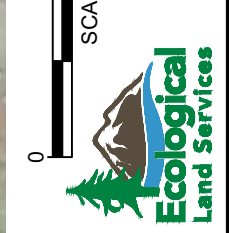
1. Aerial from Google Earth™.
2. Base map from
3. Wetlands, test plots, and OHWM were mapped by an ELS Biologist using a hand-held GPS unit with submeter accuracy.

**PROPOSED:** Wetland Fill  
**IN Wetland**  
**NEAR:** Kelso  
**COUNTY:** Cowlitz    **STATE:** WA  
**SHEET** 2 **OF** 6  
**DATE:** 5/25/21

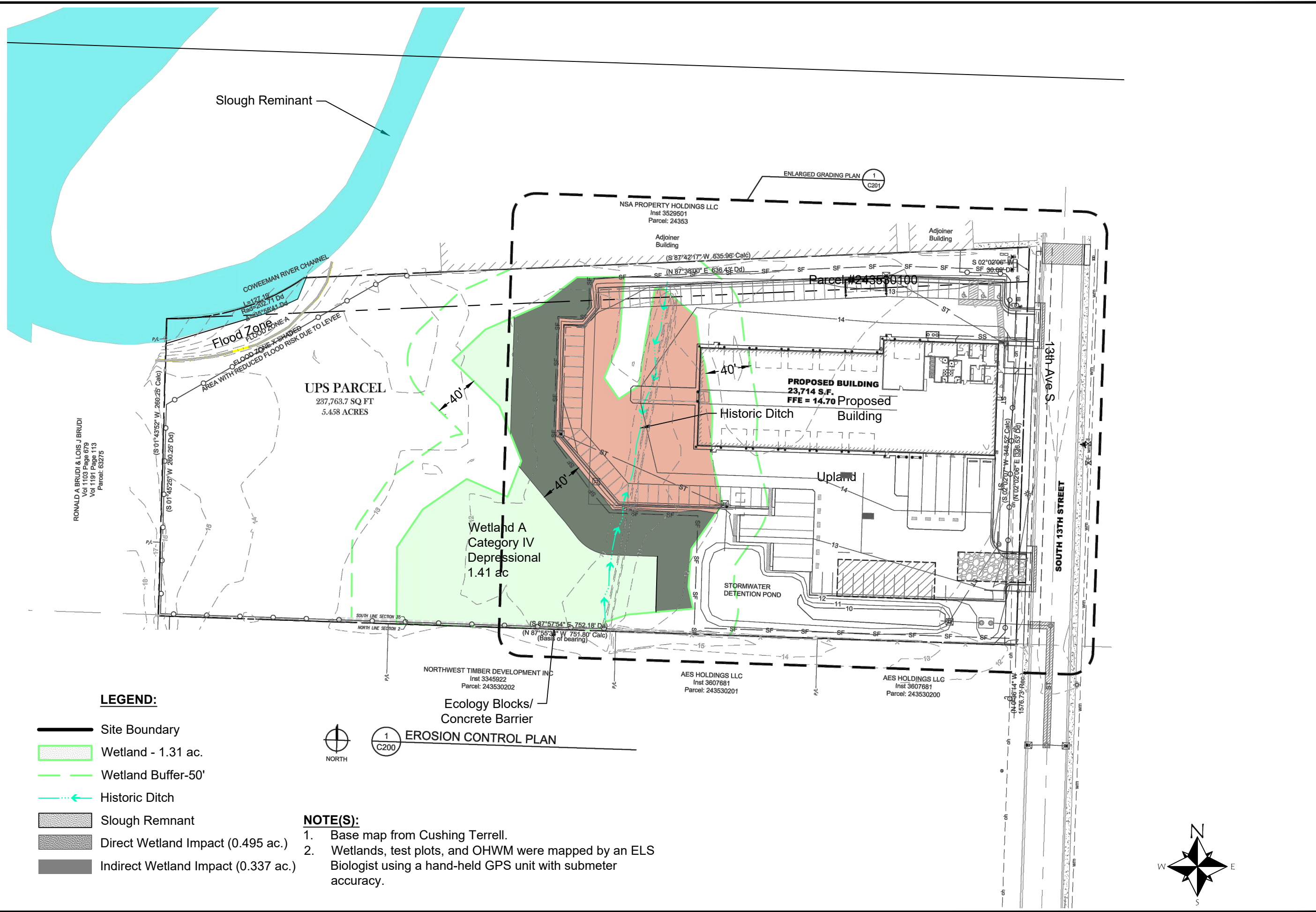
**EXISTING CONDITIONS SITE MAP**  
**APPLICANT:** Cushing Terrell  
**PROJECT NAME:** UPS Kelso Delineation  
**REFERENCE #:** Not Yet Assigned  
**SITE LOCATION ADDRESS:**  
 1699 S 13th Ave.  
 Kelso WA, 98626

**PURPOSE:** Commercial Building  
**DATUM:** NAD83  
**ADJACENT PROPERTY OWNERS:**  
 Corps Ref #: NWS-2020-865

1157 3rd Ave., Suite 220A  
 Longview, WA 98632  
 Phone: (360) 578-1371







**LEGEND:**

- Site Boundary
- Wetland - 1.31 ac.
- Wetland Buffer-50'
- Historic Ditch
- Slough Remnant
- Direct Wetland Impact (0.495 ac.)
- Indirect Wetland Impact (0.337 ac.)

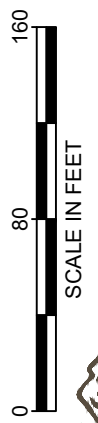
**NOTE(S):**

1. Base map from Cushing Terrell.
2. Wetlands, test plots, and OHWM were mapped by an ELS Biologist using a hand-held GPS unit with submeter accuracy.



EROSION CONTROL PLAN

<p><b>PURPOSE:</b> Commercial Building</p> <p><b>DATUM:</b> NAD83</p> <p><b>ADJACENT PROPERTY OWNERS:</b></p> <p>NSA PROPERTY HOLDINGS LLC Inst 3529501 Parcel: 24353</p> <p>NORTHWEST TIMBER DEVELOPMENT INC Inst 3345922 Parcel: 243530202</p> <p>AES HOLDINGS LLC Inst 3607681 Parcel: 243530201</p> <p>AES HOLDINGS LLC Inst 3607681 Parcel: 243530200</p>	<p><b>PROPOSED CONDITIONS SITE MAP</b></p> <p><b>APPLICANT:</b> Cushing Terrell</p> <p><b>PROJECT NAME:</b> UPS Kelso Delineation</p> <p><b>REFERENCE #:</b> Not Yet Assigned</p> <p><b>SITE LOCATION ADDRESS:</b> 1699 S 13th Ave. Kelso WA. 98626</p>	<p><b>PROPOSED:</b> Wetland Fill</p> <p><b>IN Wetland</b></p> <p><b>NEAR:</b> Kelso</p> <p><b>COUNTY:</b> Cowitz</p> <p><b>STATE:</b> WA</p> <p><b>SHEET 3 OF 6</b></p> <p><b>DATE:</b> 5/25/21</p>
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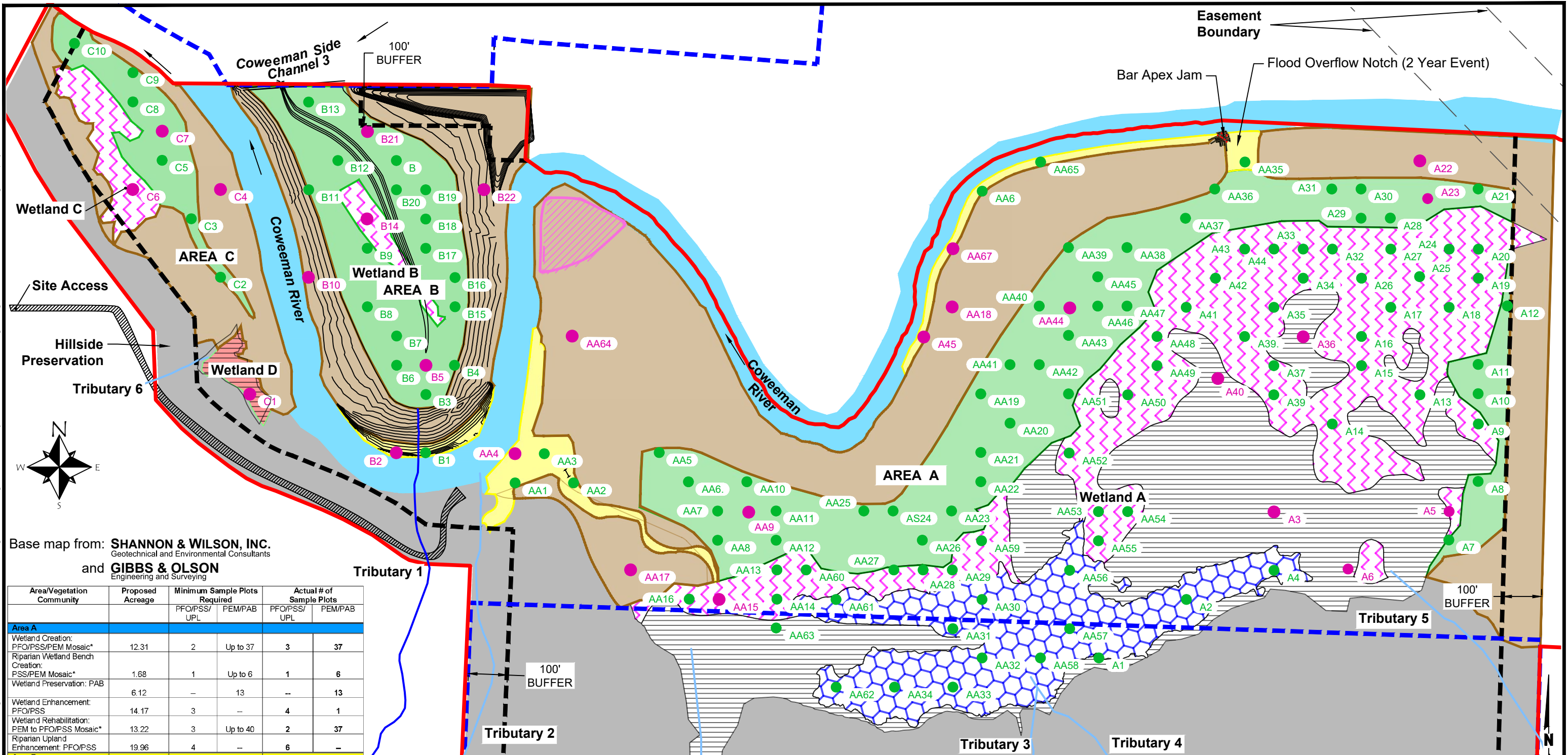
1157 3rd Ave., Suite 220A  
Longview, WA 98632  
Phone: (360) 578-1371







File: C:\Users\C Payne\Box\EL\SWA\Cowittz\Kelso\3211.03-UPS Kelso Permitting\3211.03-Figures CAD Only\Coweeman site design.dwg  
 Date: 05-25-2021  
 Login: C Payne



Base map from: **SHANNON & WILSON, INC.**  
 Geotechnical and Environmental Consultants  
 and **GIBBS & OLSON**  
 Engineering and Surveying

Area/Vegetation Community	Proposed Acreage	Minimum Sample Plots Required		Actual # of Sample Plots	
		PFO/PSS/UPL	PEMPAB	PFO/PSS/UPL	PEMPAB
<b>Area A</b>					
Wetland Creation: PFO/PSS/PEM Mosaic*	12.31	2	Up to 37	3	37
Riparian Wetland Bench Creation: PSS/PEM Mosaic*	1.68	1	Up to 6	1	6
Wetland Preservation: PAB	6.12	-	13	-	13
Wetland Enhancement: PFO/PSS	14.17	3	-	4	1
Wetland Rehabilitation: PEM to PFO/PSS Mosaic*	13.22	3	Up to 40	2	37
Riparian Upland Enhancement: PFO/PSS	19.96	4	-	6	-
<b>Area B</b>					
Wetland Creation: PFO/PSS/PEM Mosaic*	5.28	1	Up to 16	2	16
Riparian Wetland Bench Creation: PSS/PEM Mosaic*	0.32	1	Up to 1	1	1
Wetland Rehabilitation: PEM to PFO/PSS Mosaic*	0.44	1	-	1	-
Riparian Upland Enhancement: PFO/PSS	5.34	1	-	2	-
<b>Area C</b>					
Wetland Creation: PFO/PSS/PEM Mosaic*	1.74	1	Up to 6	1	6
Wetland D Enhancement: PSS/PEM to PSS/PFO	0.36	1	-	1	-
Wetland C Rehabilitation: PEM to PSS/PFO	1.02	1	-	1	-
Riparian Upland Enhancement: PFO/PSS	3.59	1	-	1	-
<b>Total Plots</b>		21	Up to 119	26	117

\* In mosaic habitats, both woody and emergent vegetation will be intermingled in irregular patterns. Enough potential plot coordinates will be generated to meet the minimum sampling requirements for both woody (PFO/PSS) and emergent vegetation (PEM). Each individual plot will be assigned to a vegetation stratum (PFO, PSS, PEM) at the time of monitoring based on as-built plantings. If both emergent and woody vegetation are present in the vicinity of the same plot center then a PEM plot may be nested within the larger woody vegetation sampling plot. Some PEM plots will transition to woody vegetation-dominated over time.  
 \* One plot will be located in non-creditable buffer area.

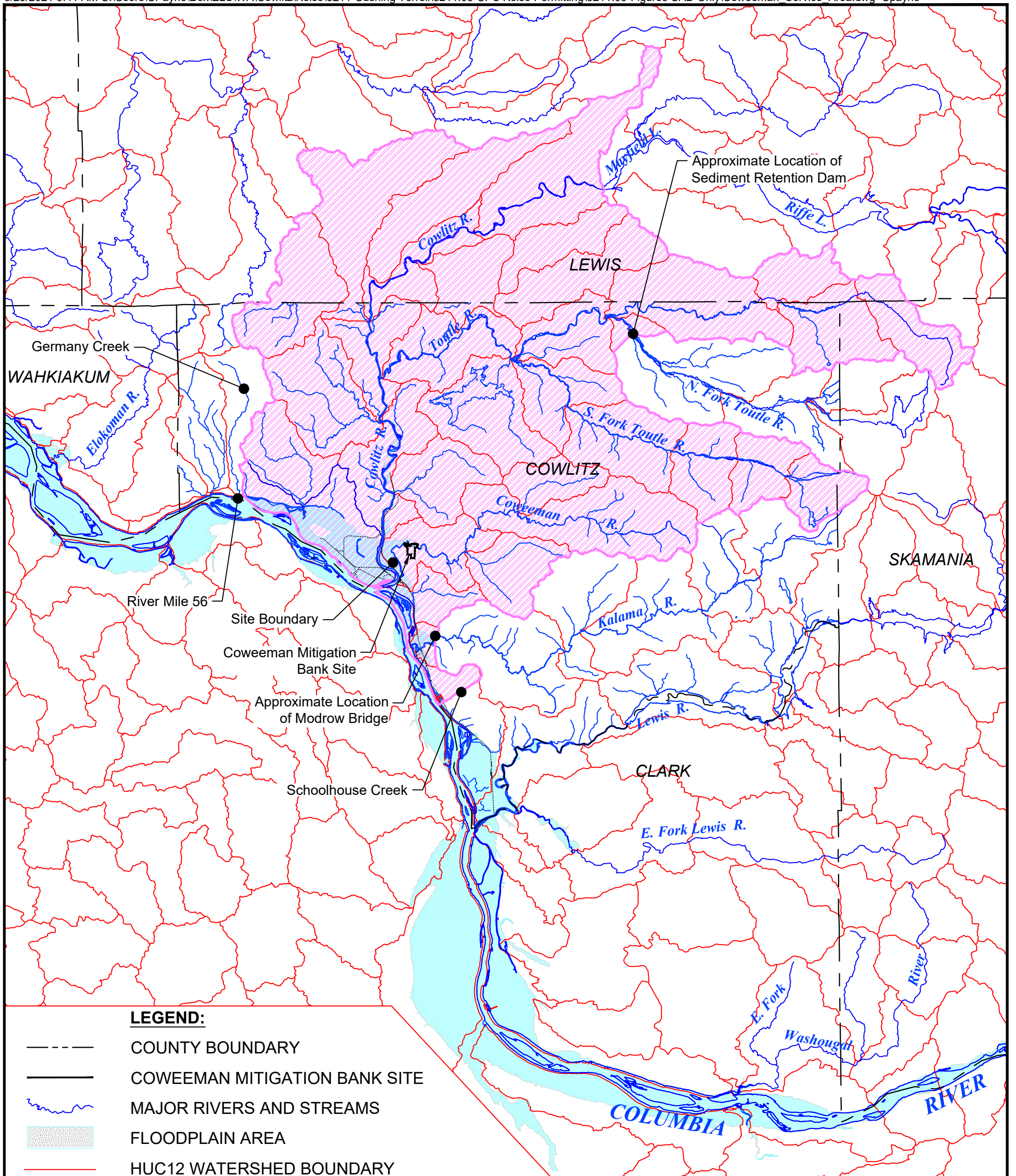
**LEGEND**

- Existing Contour 1'
- Existing Contour 5'
- Bank Site Boundary
- GAS - Underground Gas
- Fiber Optic
- Easement
- Existing Wetland
- Stream
- 100' Bank Buffer
- Area to Remain Undisturbed
- Riparian Upland Enhancement
- Wetland Creation (PFO/PSS/PEM Mosaic)
- Riparian Wetland Creation (PSS/PEM)
- Existing Wetland/Wetland Enhancement Area
- Hillside Preservation
- Existing PAB Preservation
- Existing PFO/PSS/PEM Enhancement
- Existing PEM Rehabilitation
- City of Kelso Jurisdictional Boundary
- PEM/AB Monitoring Plot
- PFO/PSS/UPL Monitoring Plot

Scale in Feet: 0, 250, 500  
  
 1157 3rd Ave., Suite 220A  
 Longview, WA 98632  
 Phone: (360) 578-1371  
 Fax: (360) 414-9305  
 www.eco-land.com

<b>PURPOSE:</b> Commercial Building <b>DATUM:</b> NAD83 <b>ADJACENT PROPERTY OWNERS:</b> Corps Ref #: NWS-2020-865	<b>COWEEMAN MITIGATION BANK SITE DESIGN</b> <b>APPLICANT:</b> Cushing Terrell <b>PROJECT NAME:</b> UPS Kelso Delineation <b>REFERENCE #:</b> Not Yet Assigned <b>SITE LOCATION ADDRESS:</b> 1699 S 13th Ave. Kelso WA. 98626	<b>PROPOSED:</b> Wetland Fill <b>IN Wetland</b> <b>NEAR:</b> Kelso <b>COUNTY:</b> Cowlitz STATE: WA <b>SHEET 5 OF 6</b> <b>DATE:</b> 1/21/21
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**LEGEND:**

- COUNTY BOUNDARY
- COWEEMAN MITIGATION BANK SITE
- MAJOR RIVERS AND STREAMS
- FLOODPLAIN AREA
- HUC12 WATERSHED BOUNDARY
- COWEEMAN MITIGATION BANK DSAY SERVICE AREA\*

**SERVICE AREA LIMITATIONS:**

COLUMBIA RIVER UPSTREAM LIMIT: BETWEEN RIVER MILE 77 & 78 AT SHOOLHOUSE CREEK  
COLUMBIA RIVER DOWNSTREAM LIMIT: RIVER MILE 56 NEAR STELLA  
COWLITZ WATERSHED: ALL OF WRIA 26 BELOW MAYFIELD DAM EXCEPT FOR ABOVE SEDIMENT RETENTION STRUCTURE (SRS) ON THE NORTH FORK OF THE TOUTLE RIVER



**NOTES:**

1. STATE, COUNTY, RIVERS, AND STREAM BOUNDARIES FROM ECOLOGY WEBSITE: <http://www.wsdot.wa.gov/mapsdata/geodatacatalog/default.htm>
2. FLOODPLAIN DATA FROM J. BURKE, UNIVERSITY OF WASHINGTON.
3. HUC12 WATERSHED BOUNDARIES FROM USGS WEBSITE: <http://www.water.usgs.gov/wsc/cat/17080001.html>.
4. BASE MAP PREPARED BY ECOLOGICAL LAND SERVICES, INC., FEBRUARY 2015.

\*For details on DSAY use for specific fish species within the DSAY Service Area Boundary, please refer to the service area limitations and boundaries for certain species contained in section E.3 of Appendix E.

0 2000 4000

SCALE IN FEET



**PURPOSE:** Commercial Building

**DATUM:** NAD83  
**ADJACENT PROPERTY OWNERS:**  
 Corps Ref #: NWS-2020-865

Coweeman Mitigation Bank Service Area  
**APPLICANT:** Cushing Terrell  
**PROJECT NAME:** UPS Kelso Delineation  
**REFERENCE #:** Not Yet Assigned  
**SITE LOCATION ADDRESS:**  
 1699 S 13th Ave.  
 Kelso WA. 98626

**PROPOSED:** Wetland Fill  
**IN Wetland**  
**NEAR:** Kelso  
**COUNTY:** Cowlitz **STATE:** WA  
**SHEET 6 OF 6**  
**DATE:** 5/25/21