

## **SEPA ENVIRONMENTAL CHECKLIST**

MAR 26 2019 

### ***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**

1. Name of proposed project, if applicable:

**Jackson Highway Condos**

2. Name of applicant:

**Hubbard & Sons Construction, LLC**

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

**Applicant:**

**Kevin Hubbard, Hubbard & Sons Construction, LLC**

**PO Box 1125**

**Chehalis, WA 98532**

**360.880.7851**

**Contact:**

**Todd Mason, Mason Engineering, Inc.**

**PO Box 1009**

**Chehalis, WA 98532**

**360.740.6147**

4. Date checklist prepared:

**1/12/19**

5. Agency requesting checklist:

**City of Chehalis**

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

**Proposed construction start is spring 2019 with an estimated completion date in 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.

**A wetland report has been prepared.**

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.**

10. List any government approvals or permits that will be needed for your proposal, if known.  
**Building permit, stormwater approval, water & sewer connection, fill & grade permit and SEPA review.**

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 project proposes to develop an 12-unit residential condominium complex. The project will include associated driveway, parking, stormwater, and water & sewer connection on approximately 2 acres of property.**

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 project is located at 3040 Jackson Highway in the City of Chehalis Urban Growth area of Lewis County, Washington. The subject tax parcel number is 017840006000 located in Section 13, Township 13N, Range 02W.**

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

a. General description of the site  
(circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other: **gently sloping**

b. What is the steepest slope on the site (approximate percent slope)?  
**The steepest slope onsite is approximately 10%.**

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.

**Soils on the proposed development site are classified as Lacamas silt loam (#118) rated as Groups C/D soil per the NRCS Web Soil Survey.**

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

**No.**

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.

**Approximately 1,000 cy cut and 1,200 cy fill are proposed for the project. Fill will be from an approved source.**

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

**Erosion could occur as a result of clearing and construction activities. The erosion control plan will be utilized.**

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

**The completed project will have approximately 55% of impervious surfaces.**

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

**The Erosion and Sedimentation Control Plan on the civil plans will be utilized.**

## **2. Air**

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

**Dust and heavy equipment exhaust would be present during construction. Automobile exhaust as common to residential neighborhoods would be present after project completion.**

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

**No.**

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

**Dust control will be performed and construction will be limited to daylight hours.**

## **3. Water**

a. Surface Water:

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 wetland was delineated offsite to the southwest and an agricultural ditch was identified along the southern property boundary per the Wetland Delineation Report by Ecological Land Services, Inc.**

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.

**Yes, the condominiums will be constructed adjacent to the wetland.**

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 floodplain? If so, note location on the site plan.

**No.**

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 Water:

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.**

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 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.

**Stormwater will sheet flow to catch basins and will be conveyed to a detention pond then conveyed to an existing wetpond for treatment.**

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

**No.**

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

**No.**

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

**None.**

#### 4. Plants

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?

**Grass will need to be removed to construct the proposed project outlined in the plans.**

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

**There are no known 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:

**Proposed landscaping will utilize native plants and grasses.**

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

**There are no known noxious weeds or invasive species on or near the site.**

#### 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 and endangered species known to be on or near the site.

**There are no known threatened or endangered species on or near the site.**

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

**There is no evidence this site is part of a migration route.**

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

**Native plants, shrubs and grasses will be utilized in landscaping to enhance wildlife.**

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

**There are no known invasive animal species on or near the site.**

## 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 power, heating and lighting will be used to meet the completed project's energy 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:

**Proper insulation and high efficiency lighting are proposed. The completed project will meet or exceed Washington State energy codes and regulations.**

## 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.

**No.**

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

**None.**

- 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.**

- 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.

**None.**

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

**Fire, ambulatory and police services will be needed to serve the completed project.**

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

**None.**

## b. Noise

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

**The minimal traffic noise from Jackson Highway will not affect the project.**

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.

**Vehicle and equipment noise will be present during construction and will be limited to daylight hours. Automobile noise common to residential neighborhoods would be present throughout the day after project completion.**

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

**Construction operations for the proposed project will be limited to daylight hours. No measures are proposed after construction completion.**

### 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.

**The site is currently developed with a single family house on the eastern border with the remaining property extending southwest being undeveloped. The surrounding properties around the site are mostly single-family residences. There are multi-family residential units under the same ownership to the north of this project. The Newaukum Valley Golf Course is located to the southwest and Jackson Highway is located on the northeastern property line.**

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?

**No.**

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.

**A single-family house is located in the eastern portion of the property.**

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

**No. The existing house will remain.**

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

**R-UGA.**

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

**Urban Growth Area Residential.**

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

**N/A.**



h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
**A wetland was delineated offsite to the southwest and an agricultural ditch was identified along the southern property boundary per the Wetland Delineation Report by Ecological Land Services, Inc.**

i. Approximately how many people would reside or work in the completed project?  
**Approximately 42 people would live in the condominiums.**

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 proposed project will adhere to all City and State guidelines and regulations.**

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:  
**None.**

## 9. Housing

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

**18 new middle-income units would be provided.**

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 tallest height of any of the proposed structures will be 35 feet and exterior building materials will be wood siding and roofing will be composition.**

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 with native vegetation will be utilized.**

#### 11. Light and glare

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

**There will be outdoor lighting on the buildings and in entrance and parking areas during the night for security purposes.**

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

**No.**

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:

**All lighting will be directed onsite.**

#### 12. Recreation

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

**The Newaukum Golf Course is adjacent to the southwest of the property.**

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:

**None.**

#### 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 located on or near the site? 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.

**There is no evidence of any landmarks or features.**

- 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.

**The Department of Archaeology and Historic Preservation's website database was utilized.**

- 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.

**If any resources are encountered during construction, construction will be suspended until resolved.**

#### 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.

**Jackson Highway serves the site and access is proposed from the southeast corner of the property as shown on the plans.**

- 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?

**The site is not currently served by public transit. The closest Twin Transit bus stop is located approximately 1.4 miles going north on Jackson Highway at the intersection with Rush Road.**

- 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 will have approximately 42 parking spaces. No parking will be eliminated.**

- 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).

**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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

**Approximately 105 vehicular trips per day with peak hours being 7-9 AM and 4-6 PM would be generated by the completed project. This is based on information from the Institute of Transportation Engineers (ITE) Trip Generation manual. No commercial or nonpassenger vehicles are anticipated.**

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.**

h. Proposed measures to reduce or control transportation impacts, if any:  
**None.**

**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.

**Yes, an increased need would be generated for police, fire, health care and schools.**

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

**An increased tax base will reduce impacts on public services.**

**16. Utilities**

a. Circle utilities currently available at the site:

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

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

**Electricity – Lewis County PUD**

**Water – City of Chehalis**

**Sewer – City of Chehalis**

**Telephone – CenturyLink**

**Cable/Internet – Comcast**

**Refuse Service – LeMay Inc.**

**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: \_\_\_\_\_

Name of signee \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_

Date Submitted: \_\_\_\_\_

**MAR 26 2019**