

SEPA Environmental Checklist – 2016 Version

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 of compensatory mitigation measure will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

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 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 the 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 non-project proposals: [\[help\]](#)

For non project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NON PROJECT 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: [\[help\]](#)

Awesome Chevrolet Buick

RBE Project No.20125

2. Name of applicant: [\[help\]](#)

Heidi Pehl - HJP Investments

3. Address and phone number of applicant and contact person: [\[help\]](#)

*PO Box 1227
Chehalis, WA 98532*

4. Date checklist prepared: [\[help\]](#)

August 12, 2021

5. Agency requesting checklist: [\[help\]](#)

City of Chehalis

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Permits 2021; Site construction spring 2022; Building construction 2022, fall occupancy. Timing for construction of the Detail shop is undetermined.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Geotechnical Report has been prepared by Krazan & Associates; a Cultural Resources Assessment by SWCA prepared for the airport levee widening and other studies associated with commercial development within the Chehalis Airport lands; traffic analysis was prepared for the commercial development associated with the airport circa 2005; a critical areas report and wetland study was prepared by Habitat Technologies prior to the wetland fill approval (NWP#30) in 2006; a SWPPP in support of Construction Stormwater General Permit (NPDES);

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. [\[help\]](#)

No

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

This project will include the following permits: Fill&Grade, Site Development Permit, Utility Connections and right of way access.

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

Proposed is the construction of a new auto dealership and service center. The service/sales center building is roughly 23,000 SF with a 3000 SF separate detail building. Site improvements include utility connections, paved parking and display areas, site lighting and landscaping.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the

range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Property Address(s) is 2050 & 2080 NW Louisiana Ave, Chehalis WA 98532, Parcel No.(s) 021612011022 & 021612011023, Section 19, Township 14N, Range 02W, W.M., PT NE4 LT1 SP 3483142, PT NE4 LT2 SP 3483142, PT NE4 LT3 SP 3483142.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#) (select one): Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Pads have been filled with average surface grades of 1%; steepest slopes on outboard fill slopes are approximately 50% (2:1 H:V).

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. [\[help\]](#)

Per NRCS Soil Data Survey the following soils are present onsite: 1 - Alvor silty clay loam and 172 - Reed silty clay loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. [\[help\]](#)

The bulk filling of this site is complete. Grading for construction of the dealership & site improvements will include removal of the upper 6-12" of unsuitable topsoils (~2,800 cy) and placement of compacted base and top course material for building slab and paved surfaces (~5,400 cy). Material will be from a local DNR approved mining operation.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Yes, However a Stormwater Pollution Prevention Plan (SWPPP) will be prepared that outlines appropriate Best Management Practices to control and contain any sediment migration within the project limits

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

Approximately 73 percent of the property will be covered with impervious surface

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Best Management Practices will be used to prevent and contain erosion onsite during construction. The projects SWPPP requires that a Certified Erosion and Sediment Control Lead (CESCL) monitoring the site during construction.

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. [\[help\]](#)

Normal emissions associated with construction equipment combustion engine exhaust and possible dust emissions will be generated during the construction phase of the project. Once the project is completed, public and commercial vehicle emissions will be generated.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

The project SWPPP will include a BMP to control dust that is appropriate for the size and scope of the project.

3. Water

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

DNR Stream Classification Mapping Website <https://fpamt.dnr.wa.gov/default.aspx>

- 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. [\[help\]](#)

Airport Lake is in the general vicinity. It is a regional stormwater facility that serves the surrounding development areas. NWI data indicates wetland areas on the eastern border of both parcels and to the north of parcel #021612011023. These perimeter drainages are a part of the airport's regional drainage system and are not delineated. Critical area wetlands for this site were identified and mitigated under original SEPA 06-130 for the bulk filling. The Chehalis River is located about 1/4 mile to the west.

- 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. [\[help\]](#)

No.

- 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. [\[help\]](#)

No wetland or stream fill, nor work within waterways is proposed.

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

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Yes. However the filled portion of the site has been filled to above the FIRM base flood elevation, and the proposed building(s) will be constructed to be 2 feet above the flood of record (2007).

- 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. [\[help\]](#)

No.

b. Ground Water:

- 1) Will ground water 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 ground water? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

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. [\[help\]](#)

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. [\[help\]](#)

The project will create new impervious surfaces that will generate stormwater runoff. The runoff will be conveyed to the regional stormwater facility west of the site. This facility has been sized for this site and the majority of the surrounding commercial properties. Runoff from the regional facility is treated thorough wetlands and discharged by metered release to the downstream surface waters. Discharged stormwater will eventually reach the Chehalis River outside of the airport flood containment dike.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Unlikely, as surface runoff must flow initially through treatment areas prior to release.

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

No. This site will continue to drain as it does currently with the exception of new on-site collection.

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

The project will incorporate a SWPPP and stormwater design that provides water quality and flow control facilities to mitigate the impacts to surface and ground waters.

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

- 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
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? [\[help\]](#)

Existing vegetation will be removed to construct this project. Vegetation include grasses, brush and volunteer vegetation along the outboard fill slopes.

- c. List threatened or endangered species known to be on or near the site. [\[help\]](#)

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

New landscaping will be installed along street frontages, within the parking lots, and on outboard fill slopes to improve aesthetics and reduce maintenance.

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

Scot's broom and blackberry are known to occur.

5. Animals

Washington Endangered Species Website <https://wdfw.wa.gov/conservation/endangered/>

- 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: [\[help\]](#)

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. [\[help\]](#)

None known.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes it is within the Pacific Flyway Migration Route.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None!

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

None.

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. [\[help\]](#)

Electricity will be used to provide lighting, heating, air-conditioning, etc. A 1000 gallon buried liquid petroleum gas tank is proposed for heating use in the service center.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

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: [\[help\]](#)

The project building design will utilize the latest IBC and Energy Codes to provide an energy efficient facility.

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. [\[help\]](#)

No.

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

None.

2) Describe existing hazardous chemical/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:

The service center will have a used oil recycle storage (estimated 100 gallon) along with new fluid for sales/service. Other cleaners/solvents may be used within service and detail areas. Storage of hazardous materials will be addressed in a Spill Response and Safety Plan as required by DOE. No fuel storage is proposed on site other than the bulk LP tank for heating use.

4) Describe special emergency services that might be required.

None.

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

Any drainage from service and detail centers will flow through an Oil/Water Separator prior to the sanitary sewer system. The O/W separator drain will have containment capacity to retain spills..

b. Noise

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

Traffic noise from Interstate 5 and airplane noise from the CCA.

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. [\[help\]](#)

Short Term: Construction noise from equipment and building construction.

Long Term: Public and commercial vehicles accessing the completed development.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction will be limited to Monday through Friday, 7:30AM to 4:30 PM

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. [\[help\]](#)

The site is currently vacant land. Adjacent properties consist of vacant land to the north, Interstate 5 to the east, auto repair facility to the south and vacant land to the west.

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 non-farm or non-forest use? [\[help\]](#)

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. [\[help\]](#)

No structures onsite.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No.

e. What is the current zoning classification of the site? [\[help\]](#)

The site is currently zoned General Commercial.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

City of Chehalis City Limits - Urban.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A.

h. Has any part of the site been classified as critical area by the city or county? If so, specify. [\[help\]](#)

No. Wetland impacts were mitigated concurrent with the bulk site filling in 2007. A Post Project Notification was filed with Corps of Engineers April 2007 following filling of wetlands under a NWP#39..

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Approximately 20-25 employees.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Provide a project design that meets the current City of Chehalis and Washington State land use regulations.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

N/A

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? [\[help\]](#)

Building will be 25'; certain banner portions of the façade will be ~35'.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The project will provide an attractive commercial / industrial look typical of existing Chevrolet / Buick dealerships.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None.

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

[\[help\]](#)

No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None.

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

None.

12. Recreation

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

[\[help\]](#)

The Centralia Chehalis Airport has walking trails around the perimeter of the airport, the Chehalis River is nearby and various City of Chehalis parks are in the area.

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

[\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None.

13. Historic and cultural preservation

State Historical Preservation Office (SHPO) WISAARD: <https://fortress.wa.gov/dahp/wisaardp3/>

- 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. [\[help\]](#)

None on or near the site.

- 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. [\[help\]](#)

The area has been extensively studied and documented for cultural resources. The specific site was included in a regional CR Assessment for the Chehalis Airport as a part of the CCA 60 ac Master Plan approval under SEPA #06-125. No specific resources were identified on the subject site and the site was subsequently filled.

- 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, archeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Detailed research and site exploration was performed per original CR Assessment for airport commercial master plan.

- 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.

The project poses no impacts to cultural resources as development will occur on previously disturbed (filled) land. No inadvertent discoveries are anticipated as earthwork will not occur in native soils.

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. [\[help\]](#)

The site is accessed off the major arterial, Louisiana Ave; site proposes two entrances.

- 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? [\[help\]](#)

No, nearest transit stop is 1/2 mile away near the Walmart entrance.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The project will provide parking for employees and customers (43 stalls including ADA stalls) in addition to 170 spaces for service, detail, new and used car inventory/display.

- 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). [\[help\]](#)

Frontage improvements to Louisiana Ave are not anticipated other than development of one new site entrance.

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

Site is near Chehalis 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 non- passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

The project will generate 58 AM peak hour trips and 74 PM peak hour trips based on the ITE manual. Pass-by or Captured trips from adjacent commercial notwithstanding, the dealership will generate 939 average daily vehicle trips based on total gross floor area of 28,169 sf (which includes the future Detail Shop).

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: [\[help\]](#)

The impact to Level of Service capacity for affected intersections is not known.

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. [\[help\]](#)

Increased need for fire and police protection, public transit and health care for future employees maybe needed.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None.

16. Utilities

a. Select utilities currently available at the site: [\[help\]](#)

- 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. [\[help\]](#)

Sewer Service - City of Chehalis
Water Service - City of Chehalis
Phone Service - Centurylink or Rainier Connect
Cable Service - Satellite Providers DirecTV or Dish Network.
Power - Lewis County PUD

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 signer:

Position and Agency/Organization: *Planning Manager RB Engineers*

Date Submitted: *8/12/21*