

Development Review Committee Agenda

Chehalis Building and Planning Department

October 11, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM AC-23-032; 26 NE Median Street

The applicant is proposing to construct a self-storage facility. The property is zoned CG, Commercial General. Lewis County Parcel ID# 005605100002, totaling 1 acre.

9:30 AM ST-23-0008; 1268 NW State Street

Applicant proposes to construct a new 6,000 square foot veterinary hospital, 2 future commercial buildings, and associated parking and stormwater facilities. The property is zoned IL, Light Industrial. Lewis County Parcel ID# 004333003000 totaling 1.73 acres.

10:00 AM UGA-ST-23-0003; 205 N Hamilton Rd

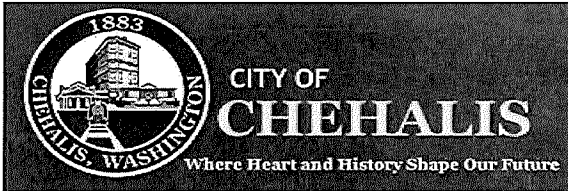
Applicant proposes to place a new 1,920 sf office building and additional model units onsite. The lot is going to be used as a showroom for new prefabricated houses. The property is in the UGA and is zoned CG, Commercial General. Lewis County Parcel ID# 017896007000 totaling 2.010 acres

10:30 AM SEPA-23-004; 0 NE Kresky Ave

Develop 86 apartment units on a 10-acre parcel and construct 1300 linear feet of new public road and utility extensions that include sewer, water, gas, streetlights and storm water. Construct a new 5600 square foot commercial office building. The property is zoned CG, Commercial General. Lewis County Parcel ID# 021629002000 and 021630003000.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUIlYm0rTkt6SHZCZjkxUTRlVDBUUT09>



Return your conference application to Community Development Department
 1321 S Market Blvd. Chehalis, WA 98532
 (360) 345-2229
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

JOB SITE ADDRESS: 260E Meridian St. PARCEL #: 005605100002

APPLICANT / CONTACT PERSON:

NAME: Katherine Cowin
 ADDRESS: 121 23rd St. SE
 CITY/ST/ZIP: Puyallup, WA 98372
 PHONE#: (253) 922-1100
 EMAIL: Katherine @bulldog plumbing.com

CONTRACTOR / ENGINEER / SURVEYOR:

COMPANY NAME: _____
 CONTACT NAME: _____
 ADDRESS: _____
 PHONE #: _____
 EMAIL: _____
 CONTRACTORS L&I #: _____

Not a contractor

Is the property owner the same as the contact person? Yes No

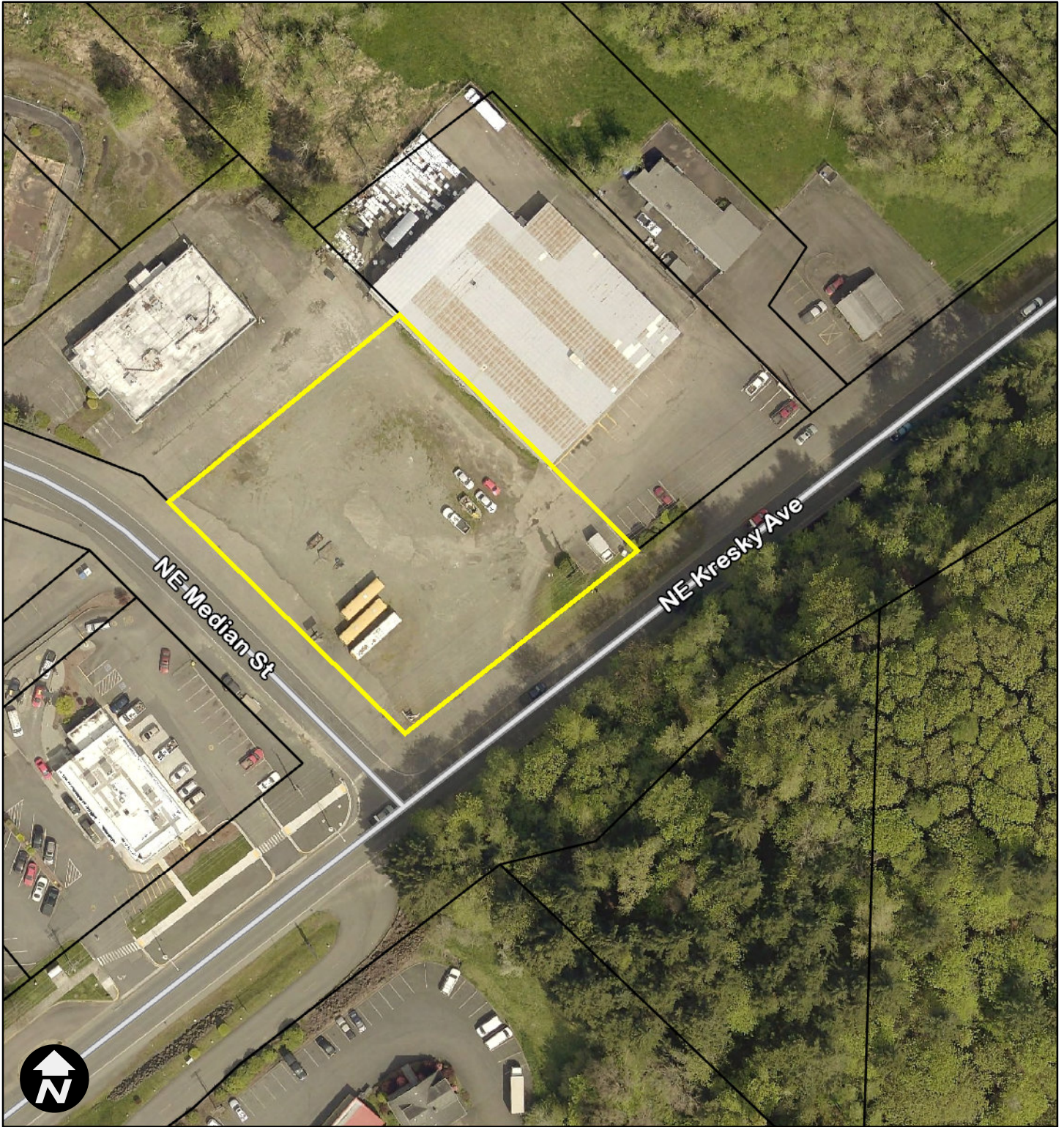
DETAILED PROJECT DESCRIPTION:

Storage Facility Feasibility Study.

Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, I grant permission for City of Chehalis employees to enter and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

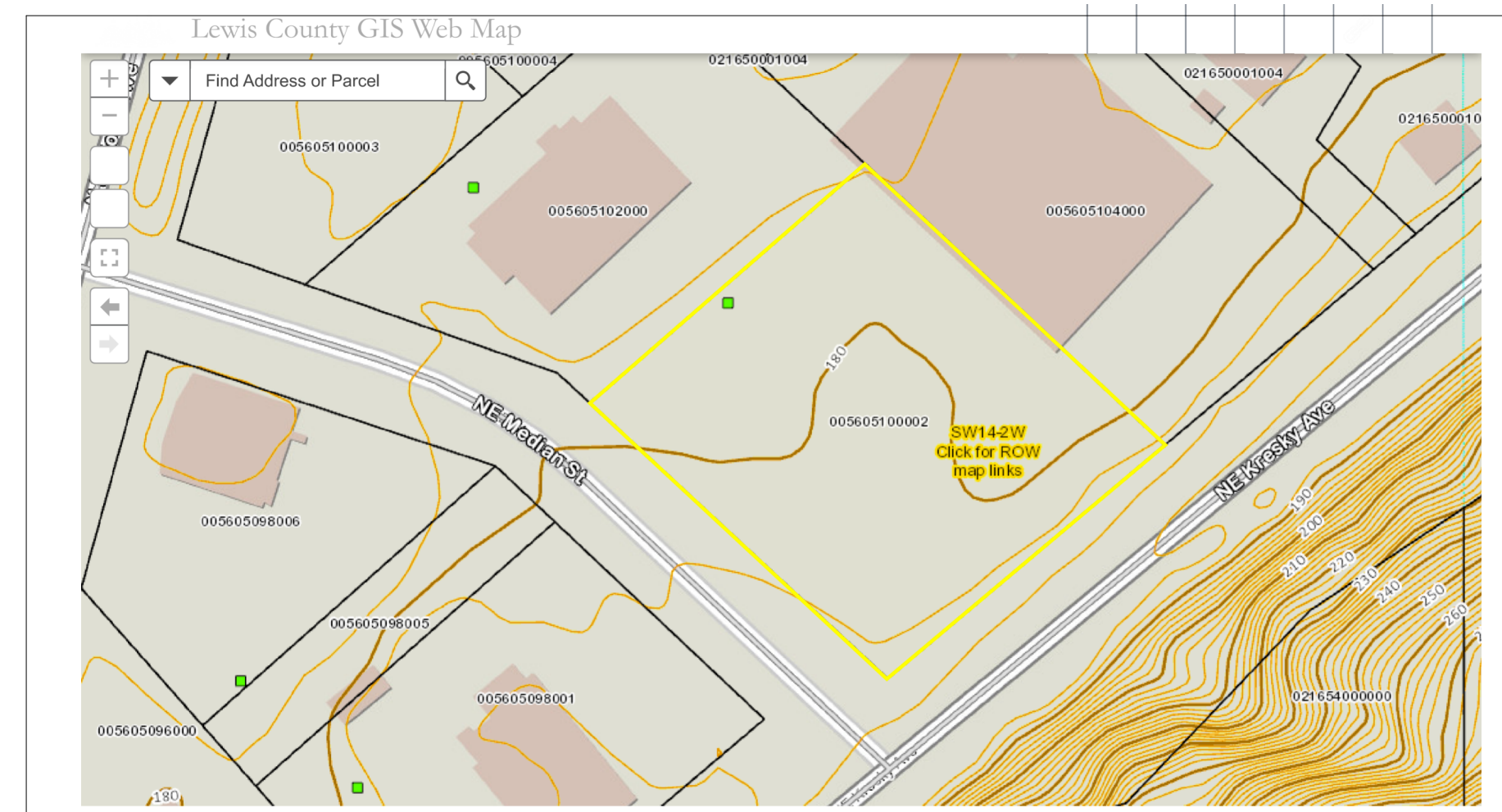
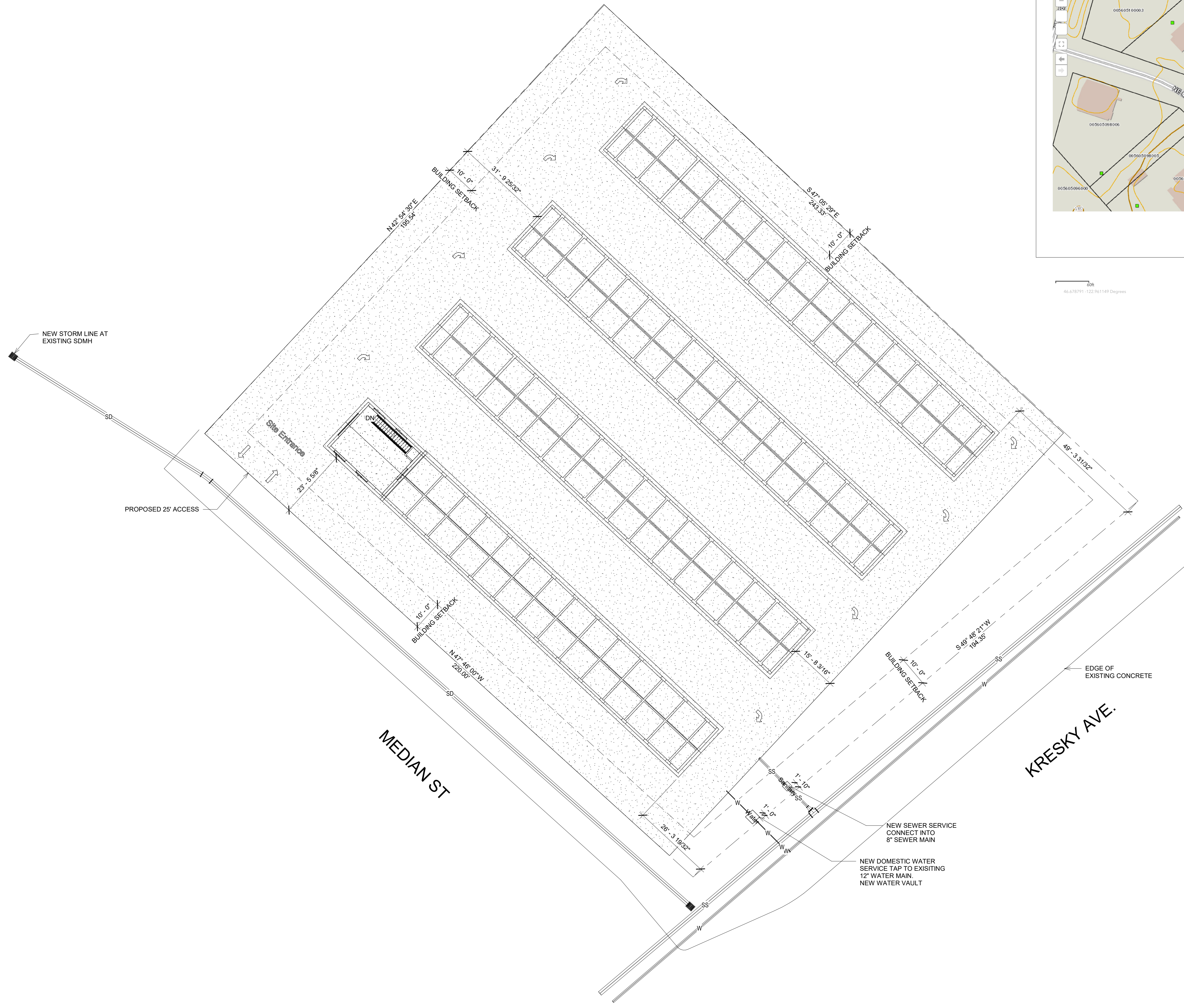
Signature: 	Date: <u>9/22/2023</u>
Name (print): <u>Katherine Cowin</u>	Telephone #: <u>(253) 922-1100</u>

Office use only	
Received by: <u>LF</u>	Date Received: <u>9/25/2023</u>
Parcel #: <u>005605100002</u>	
Permit #: <u>AC-23-032</u>	
Zoning: <u>CG</u>	
Flood Zone: <input checked="" type="radio"/> Yes <input type="radio"/> No	
Zone Classification: <u>X500</u>	



Vicinity Map for AC-23-032
26 NE Median Street
self storage facility

1. UTILITY LOCATIONS BASED ON LEENA COMMERCIAL SITE PLAN ASBUILT



VICINITY MAP

PROJECT INFORMATION:

PARCEL #: 00560510002
 SITE ADDRESS: 26 NE MERIDIAN ST. CHEHALIS, WA 98532
 ZONING: CG - GENERAL COMMERCIAL
 SITE AREA: 1.0 AC
 PARKING: REQUIRED: 1 STALL/1,000 BLDG SQ FT PROPOSED:
 SOILS: 247 - XERORTHENTS
 SANITARY SEWER: CITY OF CHEHALIS
 WATER: CITY OF CHEHALIS
 FIRE: LEWIS COUNTY

SURVEY INFORMATION:

LEGAL DESCRIPTION:
 SECTION 20 TOWNSHIP 14N RANGE 02W PT SE4 SE4 N MEDIAN & N & W KRESKY

VERTICAL DATUM:
 NGVD 29

BASIS OF BEARING:
 BEARINGS BASED ON RECORD OF SURVEY V. 6 AT P. 298, LEWIS COUNTY, WA

==W== WATER MAIN
 ==SS== SANITARY SEWER
 ==SD== STORM MAIN



FORRY CONCEPTS & DESIGN

Chehalis

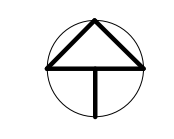
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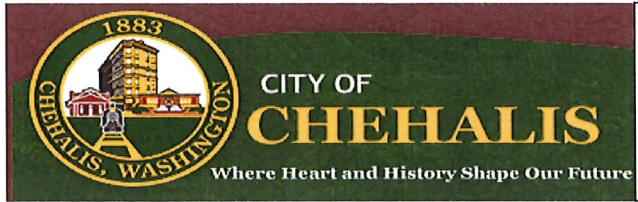
No.	Description	Date

Site Plan	
DD	
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A0

Scale 1/16" = 1'-0"





Return your permit application to Community Development Department
 1321 S Market Blvd. Chehalis, WA 98532
 (360) 345-2229
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

Job address: 1268 NW State Ave

Parcel #: 004333003000

Applicant/Contact person

Name: Brandy Fay

Mailing address: 370 Hamilton Rd

City, State, and Zip: Chehalis, WA 98532

Phone #: 360.748.3121

Email: (required) drfaydvm@gmail.com

Contractor/Engineer/Surveyor

Contact Name: Zachary Wirkkala

Company/Firm Name: RB Engineering

Mailing address: PO Box 923

City, State, and Zip: Chehalis, WA 98532

Phone #: 360.740.8919

Email: (required) zachw@rbengineers.com

Contractor's L&I #:

Project Description: (Create a project narrative on a separate page if there is not enough room to completely describe your project below.)

The construction of a new 6,000 SF veterinary hospital, 2 future commercial buildings, and associated parking and stormwater facilities.

Current market value of proposed work:

(Fair market labor and materials)

Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, you grant permission for any City of Chehalis employee the right to access and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

Signature:

Date:

5/25/23

Print Name:

Zachary Wirkkala, EIT

Office use only

Received by: LF

Date Received: 5/25/2023

Parcel #: 004333003000

Permit #: SEPA-23-002

Zoning: IL

Flood Zone: yes no Zone Classification: X500



Vicinity Map for ST-23-0008

1268 NW State Street

new 6,000 SF vet hospital, 2 future commercial buildings, and associated parking



SEPA ENVIRONMENTAL CHECKLIST

River Bend Hub Development

RBE Project No. 22034

May 2023

Prepared by:

RB Engineering



Table of Contents

Section A	Background.....	Page 3
Section B	Environmental Elements.....	Page 5
Section C	Signature.....	Page 16

A. Background

1. Name of proposed project, if applicable:

River Bend Hub Development

RBE Project No. 22034

2. Name of applicant:

Brandy Fay

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

370 Hamilton Rd, Chehalis WA 98532

4. Date checklist prepared:

5.24.23

5. Agency requesting checklist:

City of Chehalis

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

Phase 1 will begin when possible given permit approval and weather, likely Fall of 2023 or Spring of 2024.

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

Yes, there are 2 future commercial buildings proposed for the site. The exact timing has not been determined, and will depend on economy, business, and need for expansion.

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

A Geotechnical Report has been prepared by South Sound Geotechnical.

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.

This project will include the following permits: NPDES Construction Permit, Grading, Site Development Permit, Floodplain Development Permit, Utility Extension Permit.

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

The project includes the construction of a 6,000 sf veterinary hospital, 2 future commercial buildings roughly 4,000 sf each, and associated parking and stormwater facilities.

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.

Property address(s) is 1268 NW State Ave, Chehalis WA 98532, Parcel No.(s) 004333003000, Section 30, Township 14N, Range 02W, W.M.

B. Environmental Elements

1. Earth

a. General description of the site:

Site is an open field with minimal remains of previous residential buildings.

Flat, Rolling, Hilly, Steep slopes, Mountainous,
other: _____

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

Steepest slope onsite is approximately 3%.

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.

Per NRCS Soil Data Survey Lacamas silt loam is present onsite.

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

There is no indication of history of unstable soils in the immediate vicinity.

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 site will include approximately 1,160 cy of cut and 3,420 cy of fill. Material will be from a local DNR approved mining operation.

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

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)?

66 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.

Best Management Practices will be used to prevent and contain erosion onsite during construction. The project's SWPPP requires that a Certified Erosion and Sediment Control Lead (CESCL) monitors 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.

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.

No

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

None

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.

No.

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.

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.

None.

4. Will the proposal require surface water withdrawals or diversions? Give a 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 a 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 (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.**

The project will create new impervious surface that will generate stormwater runoff. The runoff will be conveyed to the stormwater facility. The stormwater facility will discharge runoff by metered release in the the existing stormwater system in NW Sitka St.

- 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.

- 4. 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

- 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?

Approximately 1.5 acres of vegetation will be removed to construct this project. Vegetation include: field grass and shrubs.

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

None known.

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

Landscaping will consist of native drought resistant plantings.

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

None

5. Animals

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

None.

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

Yes, Pacific Flyway Migration Route.

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

None.

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

None known.

6. Energy and Natural Resources

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

Electricity will be used to provide power to future development.

- 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.**

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 because of this proposal? If so, describe.**

No.

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

None.

- a. 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.

- b. 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.**

Typical medical supplies and chemicals will be stored inside the future veterinary hospital building.

- c. Describe special emergency services that might be required.**

None.

- d. **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)?**

Railroad tracks are to the east of the project site and I-5 is to the west. Both present vehicle and train noise but does not affect this 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)?**

Short Term: Construction noise from equipment and building construction.

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

3. **Proposed measures to reduce or control noise impacts, if any.**

Construction will be limited to Monday through Saturday, 7:30 to 4:30pm.

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 vacant land and gravel parking lot. Adjacent properties consist of various commercial / industrial businesses and a veterinary clinic.

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

No existing structures onsite.

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

No.

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

The site is currently zoned IL / CG - Light Industrial / General Commercial.

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

Urban

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.

No.

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

Between 12 and 15 daily employees.

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.

None.

m. Proposed measures to reduce or control impacts to 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.

None.

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

None.

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

None.

10. Aesthetics

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

To be determined.

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

None.

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

Current design standards and materials will be used for the future veterinary hospital.

11. Light and Glare

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

None.

- 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.**

None.

12. Recreation

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

Various shopping facilities are within one mile from site, Westside Park is 0.7 miles and Alexander Park is 2.7 miles from site, and Riverside Golf Course is 1.7 miles away.

- 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? If so, specifically describe.**

Research of available public resources did not produced any structures over 45 years old.

- 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.**

Research of available public resources did not produce any known registers.

- 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.**

Review of the online search engine WISAARD on the Washington State Department of Historic Preservation website.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None

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.**

NW State Ave is currently used to access project site and will provide access for future development along with a new secondary access on NW Sitka St.

- 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?**

No, nearest transit stop is 0.6 miles away.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Yes, frontage improvements to include sidewalks and gutters will be made along property line of NW State Ave and NW Sitka St.

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

No.

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

The project will generate 23 AM peak hour trips and 24 PM peak hour trips based on the ITE manual.

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

No.

- g. **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.**

Fire, police, public transit services maybe needed.

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

The project adds tax base to the City via sales tax.

16. Utilities

a. Check utilities currently available at the site:

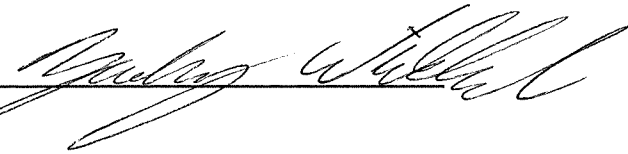
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: _____

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.

Sewer Service - City of Chehalis
Water Service - City of Chehalis
Gas Service - Puget Sound Energy
Phone Service - Lumen, Rainier Connect, Comcast
Cable Service - Dish Service, Comcast
Power - Lewis County PUD

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.

X 

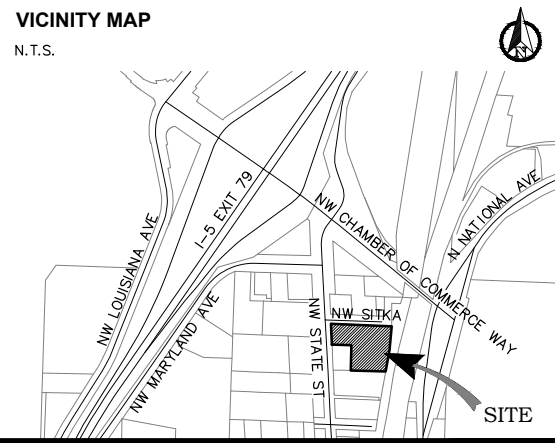
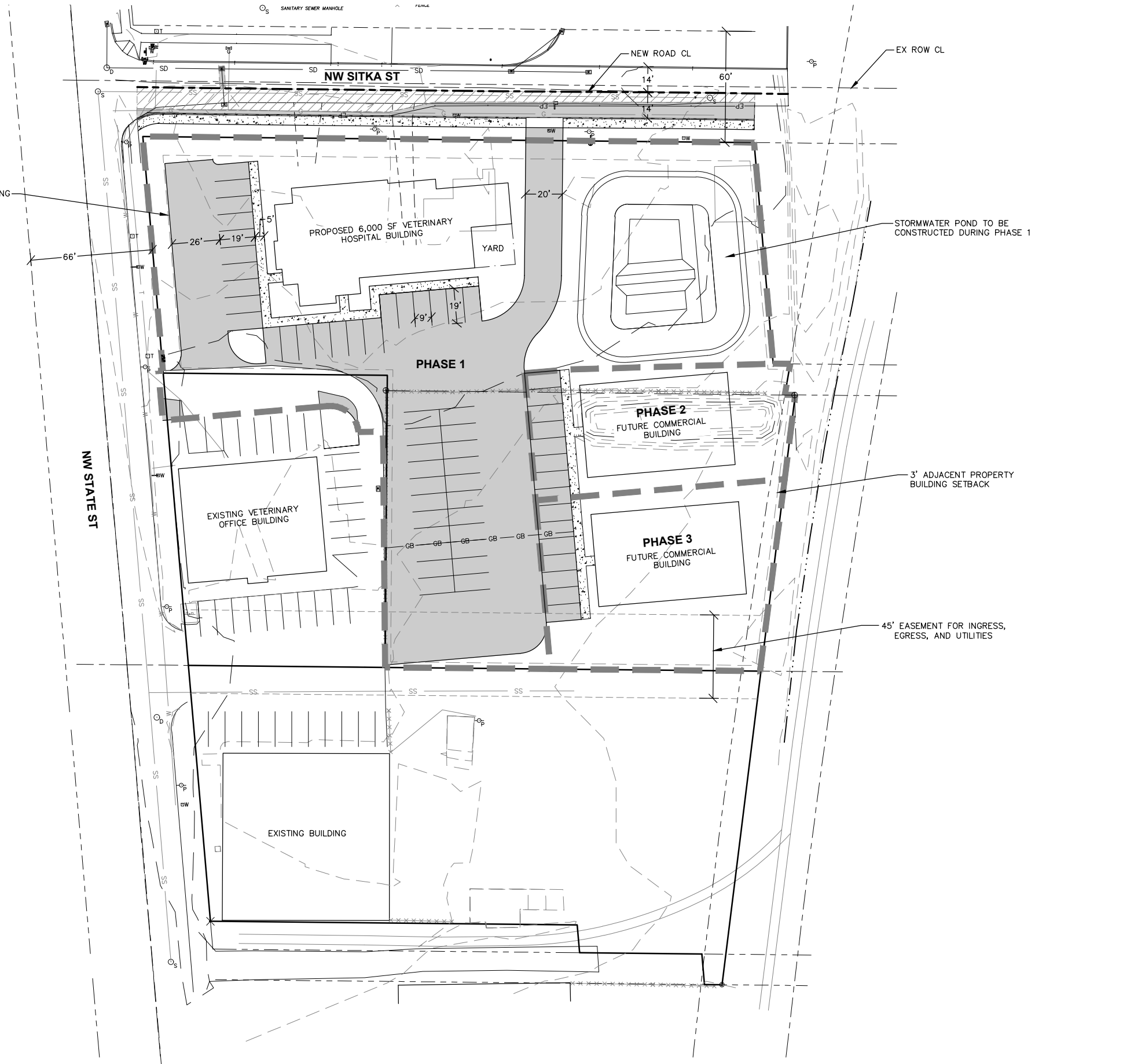
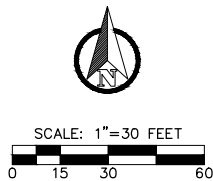
Type name of signee: Zachary Wirkkala

Position and agency/organization: EIT / RB Engineering

Date submitted: 5.25.23

RIVER BEND HUB DEVELOPMENT

SECTION 30, TOWNSHIP 14 NORTH, RANGE 02 WEST, W.M.
LEWIS COUNTY, WASHINGTON

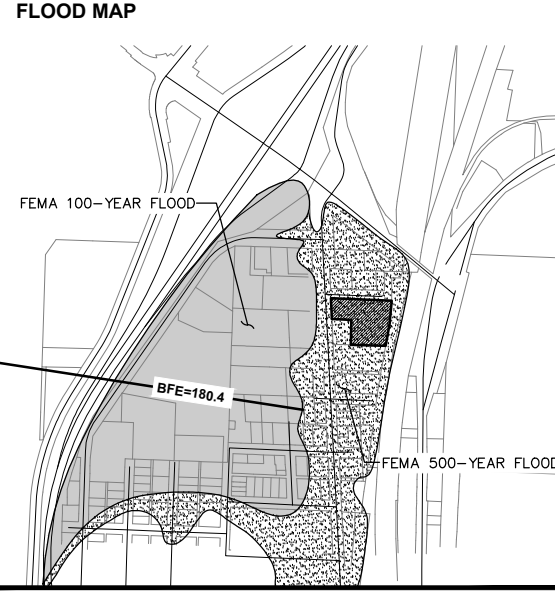


PROJECT INFORMATION

APPLICANT:	BRANDY FAY 370 HAMILTON RD CHEHALIS, WA 98532 (360) 748-3121 DRFAYDVM@GMAIL.COM
PARCEL NOS:	004333003000
SITE ADDRESS:	1268 NW STATE ST CHEHALIS, WA 98532
ZONING:	IL/CG
SITE AREA:	1.73
GRADING:	1160± CY CUT 3420± CY FILL
BUILDING AREA (SF):	5,000 (EXISTING) 6,000 (PHASE 1) 8,000 (FUTURE) 19,000 (TOTAL)
REQUIRED PARKING:	3/ 1,000 SF BUILDING AREA 57 SPOTS
PROVIDED PARKING:	23 SPOTS (EXISTING) 60 SPOTS (NEW) 83 SPOTS (TOTAL)
SOILS:	LACAMAS SILT LOAM
SANITARY SEWER:	CITY OF CHEHALIS
WATER:	CITY OF CHEHALIS
FIRE DISTRICT:	LEWIS COUNTY

SHEET INDEX

P0.1	PRELIMINARY SITE PLAN
P1.1	PRELIMINARY GRADING AND DRAINAGE PLAN
P1.2	PRELIMINARY UTILITY PLAN
P1.3	PRELIMINARY DETAILS AND NOTES



NO.	DATE	REVISION

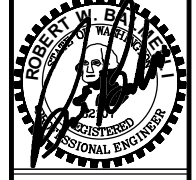
DESIGNED BY: ZRW	CHECKED BY: R/WB	DATE: 5/25/23	SCALE:
DRAWN BY: ZRW			

RIVER BEND HUB DEVELOPMENT

WA.

PRELIMINARY SITE PLAN

CHEHALIS



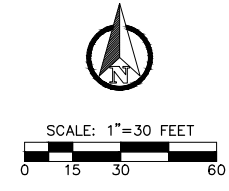
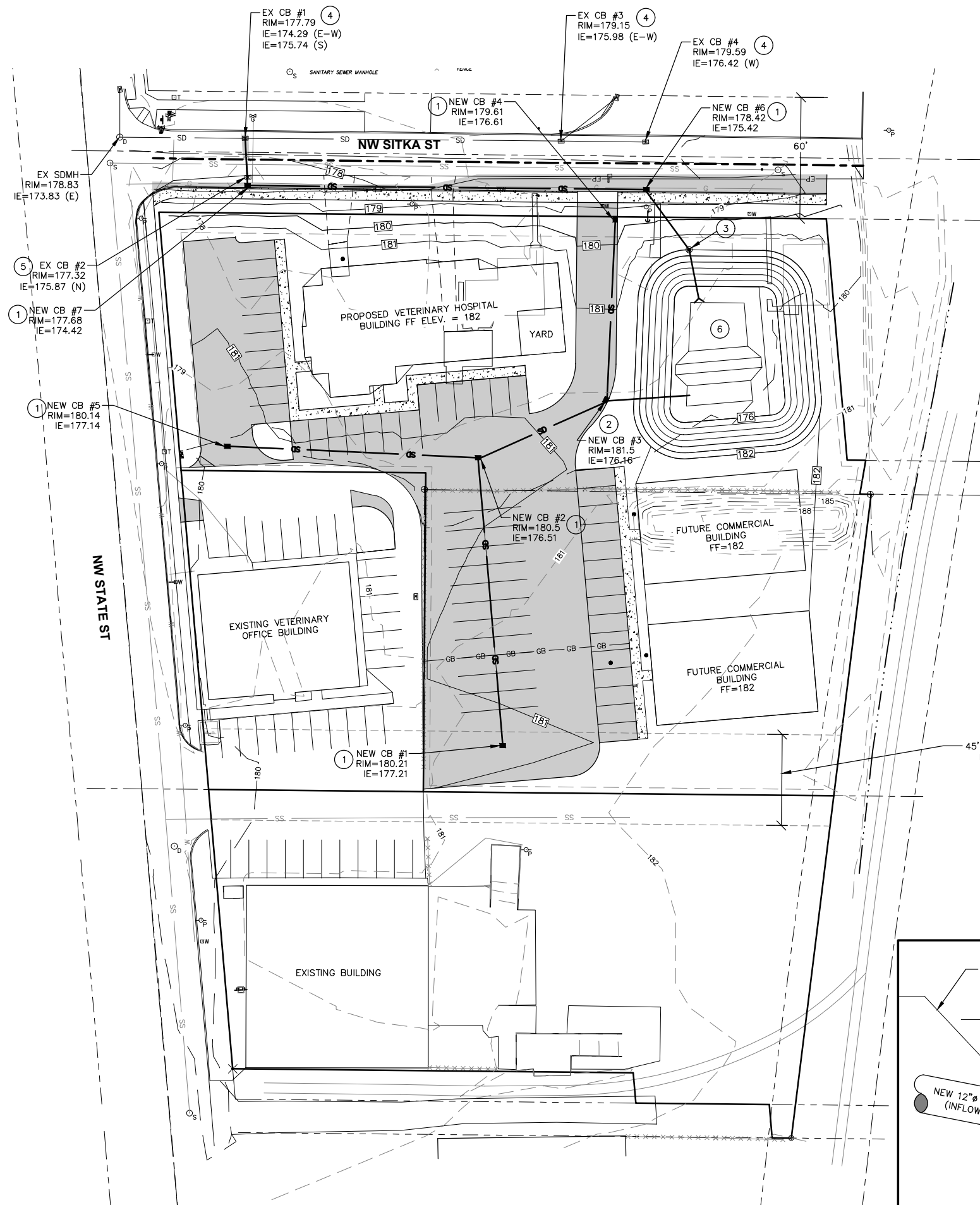
RB Engineering
DESIGN → PERMIT → MANAGE

OFF: (360) 740-8819
EMAIL: Chief@rbengineering.com

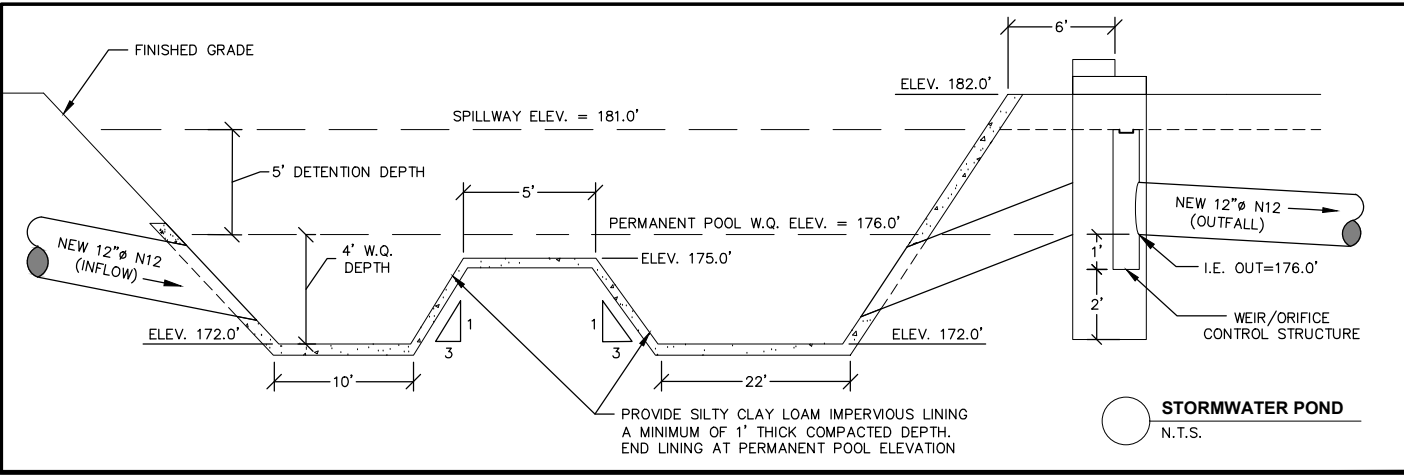
P.O. Box 523
CHEHALIS, WA 98532

811 Know what's below. Call 811 before you dig.

JOB NUMBER	22034
DRAWING NAME	22034_PSP
P0.1	
1 OF 4	



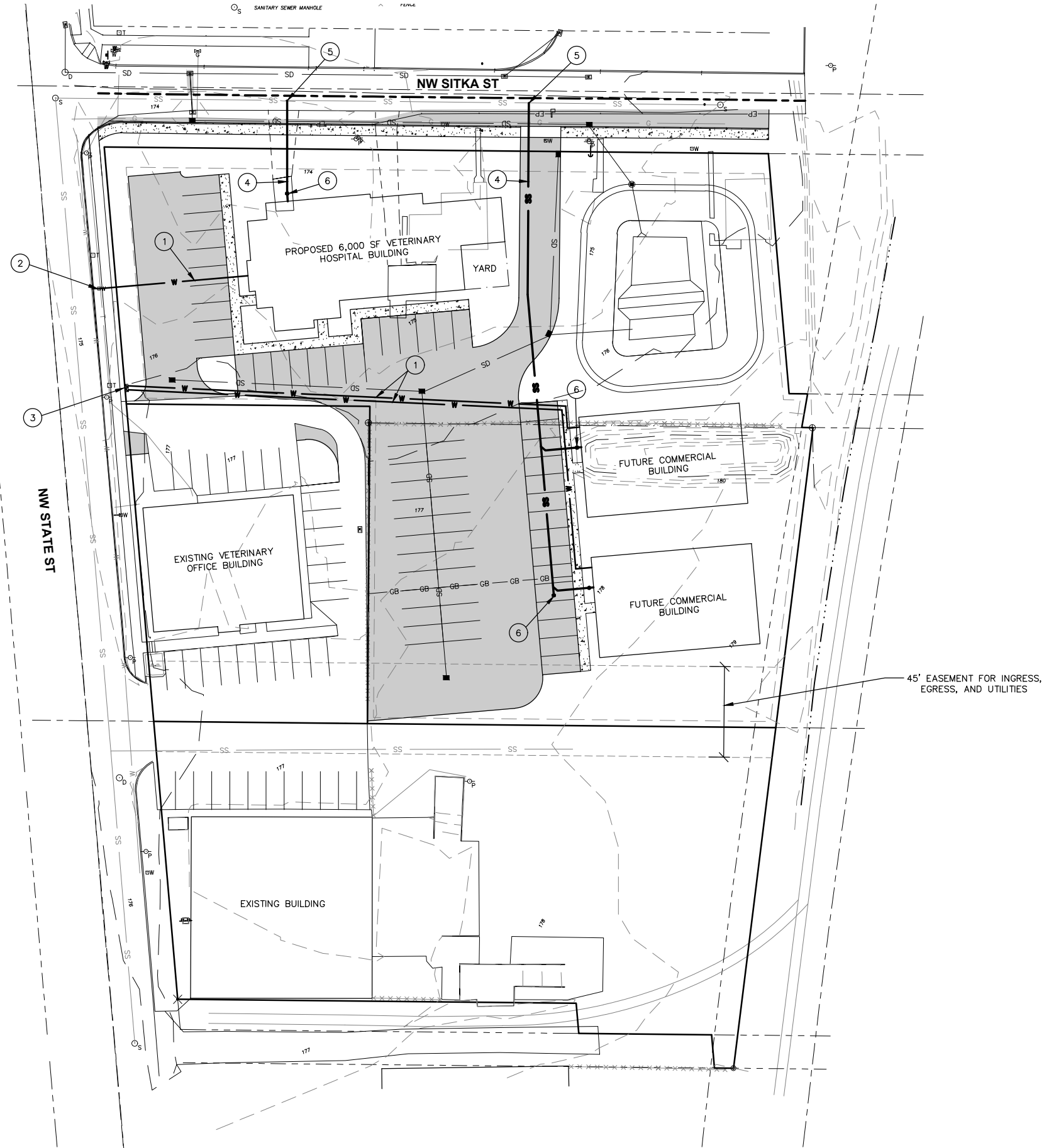
- GRADING CONSTRUCTION NOTES:**
- 1 NEW TYPE 1 CATCH BASIN
 - 2 NEW TYPE 2 CATCH BASIN
 - 3 NEW OUTLET CONTROL STRUCTURE
 - 4 EXISTING CATCH BASIN TO REMAIN
 - 5 EXISTING CATCH BASIN TO BE REMOVED
 - 6 NEW STORMWATER POND



NO.	DATE	REVISION
DESIGNED BY: ZRW	DRAWN BY: ZRW	CHECKED BY: R/WB
DATE: 5/25/23	SCALE:	
RIVER BEND HUB DEVELOPMENT		
PRELIMINARY GRADING AND DRAINAGE PLAN		
RB Engineering DESIGN → PERMIT → MANAGE OFF: (509) 740-8819 P.O. Box 523 CHEHALIS, WA 98532 EMAIL: info@rbengineering.com		
JOB NUMBER: 22034 DRAWING NAME: 22034_PGDPL P1.1 2 OF 4		



SCALE: 1"=30 FEET
 0 15 30 60



UTILITY CONSTRUCTION NOTES:

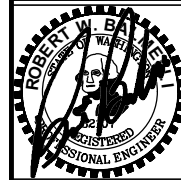
- ① INSTALL NEW 2" SCH. 40 PVC WATER LINES FOR SERVICE TO NEW BUILDINGS.
- ② CONNECT NEW VETERINARY HOSPITAL TO EXISTING WATER METER.
- ③ INSTALL NEW 3/4" WATER METERS FOR FUTURE COMMERCIAL BUILDINGS.
- ④ INSTALL NEW 6" SEWER LATERALS FOR SERVICE TO NEW BUILDINGS.
- ⑤ CONNECT NEW SEWER LATERALS TO EXISTING SEWER MAIN.
- ⑥ INSTALL NEW SEWER CLEANOUTS AT LOCATIONS SHOWN.

NO.	DATE	REVISION

DESIGNED BY: ZRW
 DRAWN BY: ZRW
 CHECKED BY: RWB
 DATE: 5/25/23
 SCALE: WA.

RIVER BEND HUB DEVELOPMENT
 CHEHALIS

PRELIMINARY UTILITY PLAN



RB Engineering
 DESIGN → PERMIT → MANAGE
 P.O. Box 523
 CHEHALIS, WA 98532
 OFF: (509) 740-8819
 EMAIL: info@rbengineering.com



JOB NUMBER: 22034
 DRAWING NAME: 22034_PUTPL
P1.2
 3 OF 4



Return your permit application to Community Development
 Department
 1321 S Market Blvd. Chehalis, WA 98532
 (360) 345-2229
 www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

Job address: 205 N Hamilton Rd

Parcel #: 017896007000

Applicant/Contact person

Name: Kevin Klumper - Hamilton Road Adventures LLC

Mailing address: 790 S Market Blvd

City, State, and Zip: Chehalis, WA 98532

Phone #: 360.520.7015

Email: (required) dcislim@qwestoffice.net

Contractor/Engineer/Surveyor

Contact Name: Robert Balmelli, PE

Company/Firm Name: RB Engineering

Mailing address: PO Box 923

City, State, and Zip: Chehalis, WA 98532

Phone #: 360.740.8919

Email: (required) robertb@rbengineers.com

Contractor's L&I #:

Project Description: (Create a project narrative on a separate page if there is not enough room to completely describe your project below.)
 See attached project narrative.

Current market value of proposed work: \$120,000
 (Fair market labor and materials)

Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, you grant permission for any City of Chehalis employee the right to access and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

Signature:

Robert Balmelli PE

Digitally signed by Robert Balmelli
 PE
 DN: C=US,
 E=robertb@rbengineers.com,
 O=RB Engineering, OU=President,
 CN=Robert Balmelli PE
 Date: 2023.06.20 11:27:55-07'00'

Date: **6.20.23**

Print Name:

Office use only

Received by: [Signature]

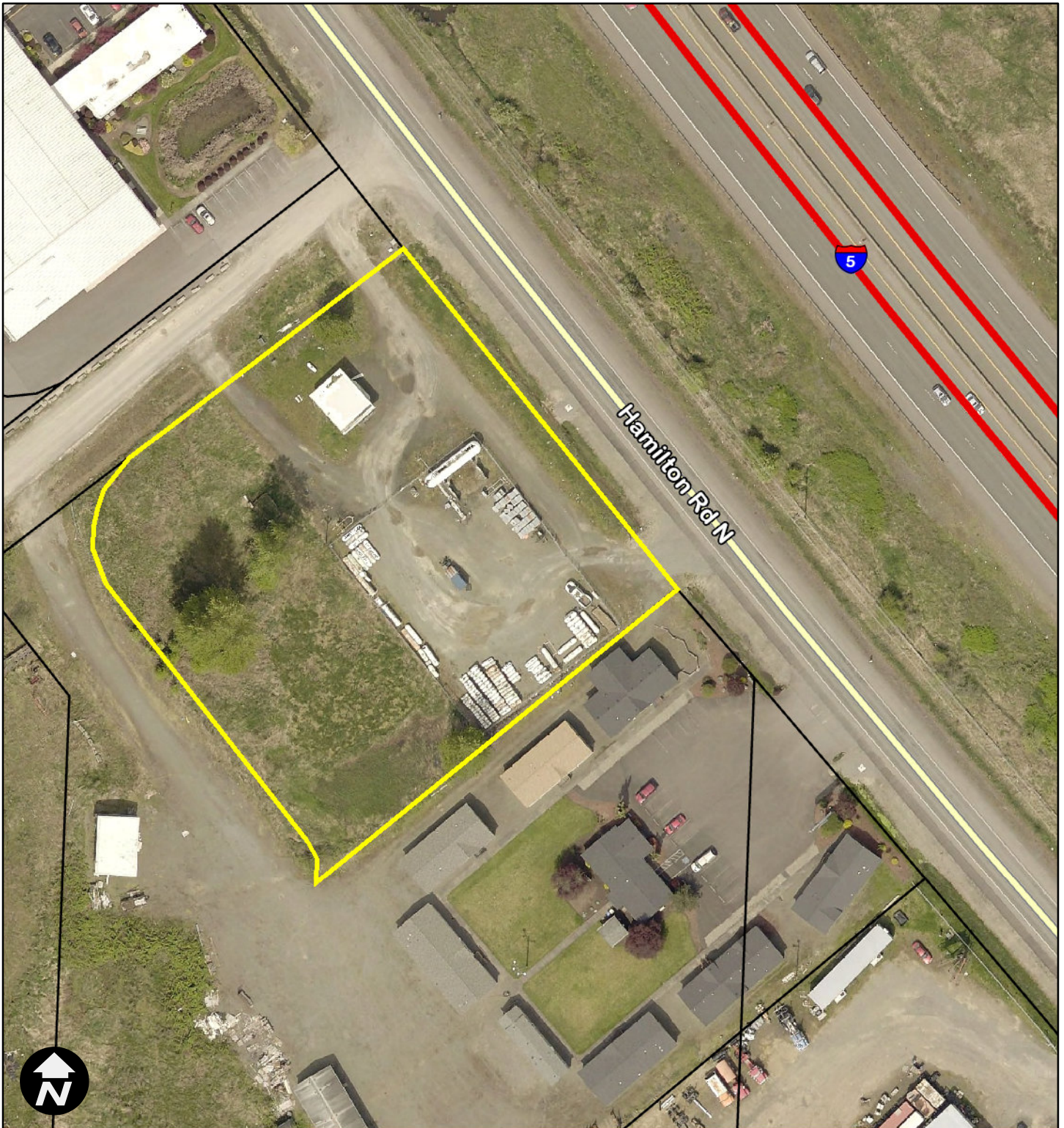
Date Received: 6/20/23

Parcel #: 017896007000

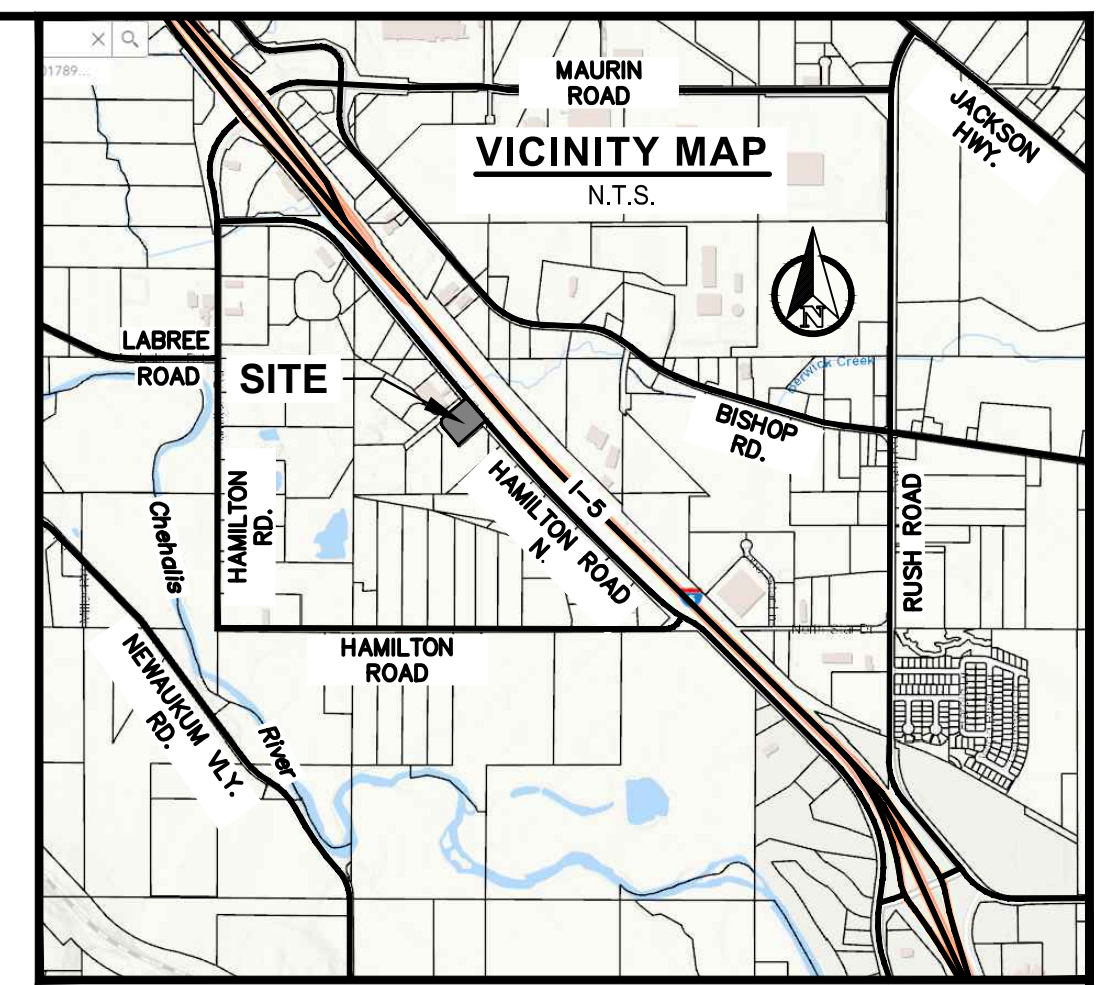
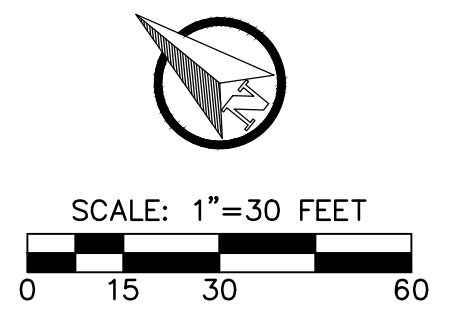
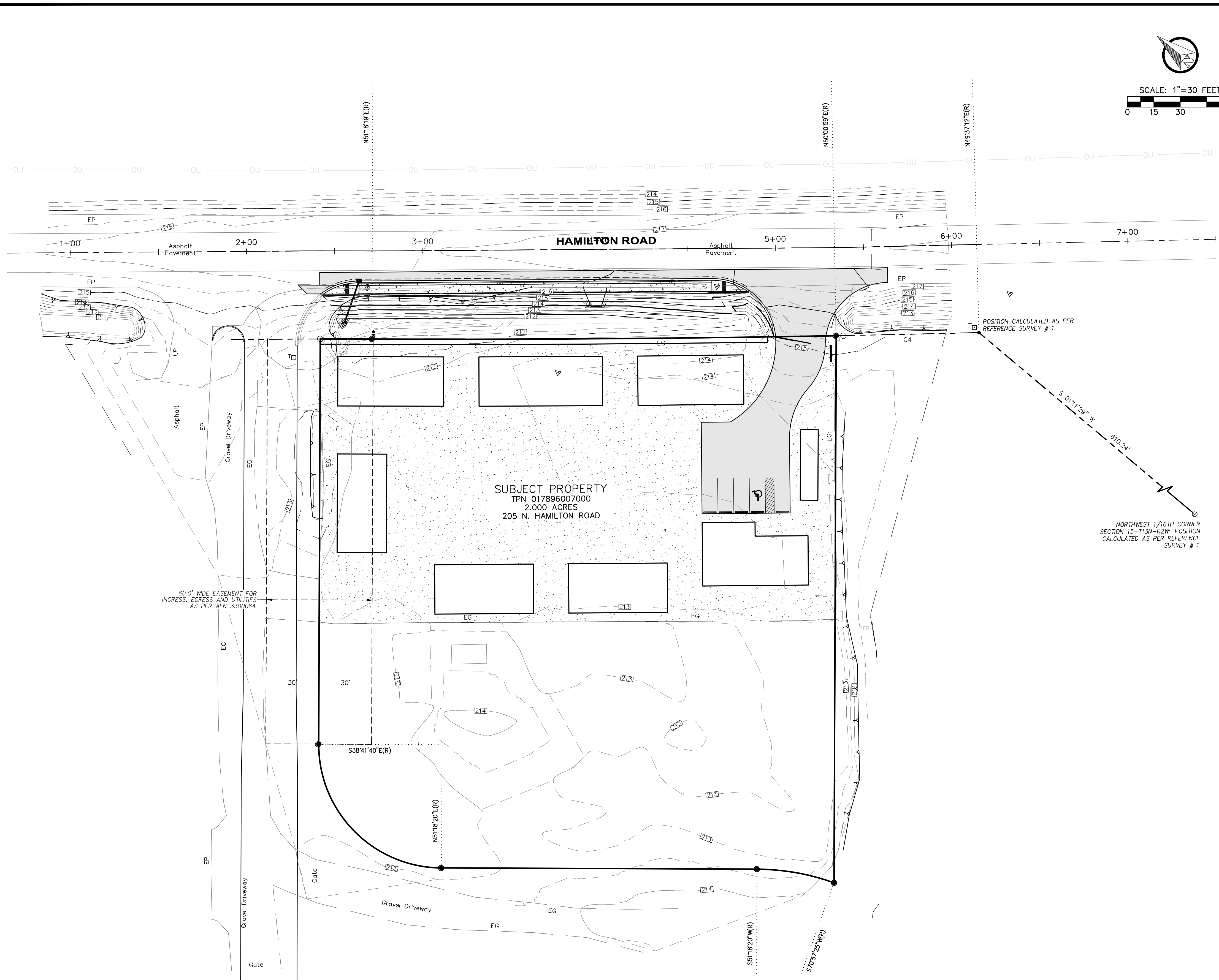
Permit #: UGA-ST-23-0003

Zoning: UGA-C6

Flood Zone: yes no Zone Classification:



Vicinity Map for UGA-ST-23-0003
205 N. Hamilton Rd new 1,920 sf office
building and additional model units



PROJECT INFORMATION

APPLICANT:	HAMILTON RD. ADVENTURES 790 S. MARKET BLVD. CHEHALIS, WA 98532
PARCEL NOS:	017896007000
SITE ADDRESS:	205 HAMILTON RD. CHEHALIS, WA 98532
ZONING:	COMMERCIAL INDUSTRIAL
SITE AREA:	2.01 ACRES
GRADING:	120± CY FILL
SOILS:	118 - LACAMAS SILT LOAM
SANITARY SEWER:	CITY OF CHEHALIS
WATER:	CITY OF CHEHALIS
FIRE DISTRICT:	CITY OF CHEHALIS

SHEET INDEX

C0.1	CIVIL COVER SHEET AND SITE PLAN
C1.1	EXISTING SITE CONDITIONS AND UTILITIES
C2.1	GRADING AND DRAINAGE PLAN
C2.2	DRAINAGE DETAILS AND NOTES
C3.1	WATER AND SEWER SERVICE PLAN
C3.2	SEWER DETAILS AND NOTES
C3.3	WATER DETAILS AND NOTES
C4.1	FRONTAGE IMPROVEMENT PLAN AND PROFILE
C4.2	FRONTAGE IMPROVEMENT DETAILS AND NOTES
L1.1	LANDSCAPE AND IRRIGATION PLAN
L1.2	DETAILS AND NOTES

LEGEND

EXISTING	PROPOSED	
— W —	— W —	WATER MAIN
— SS —	— SS —	SANITARY SEWER MAIN
— FM —	— FM —	FORCE MAIN
— SD —	— SD —	STORM MAIN
— RD —	— RD —	ROOF DRAIN
— G —	— G —	FOOTING DRAIN
— UGP —	— UGP —	GAS LINE
— T —	— T —	POWER LINE
— TV —	— CATV —	TELEPHONE LINE
— — —	— — —	CABLE TV LINE
— — —	— — —	ROADWAY CENTERLINE
— — —	— — —	RIGHT-OF-WAY LINE
— — —	— — —	EASEMENT LINE
— — —	— — —	FRONT/BACK OF CURB
— — —	— — —	EDGE OF GRAVEL SHOULDER
— EP —	— — —	EDGE OF PAVEMENT

*BOUNDARY & TOPOGRAPHIC SURVEY
a portion of the Northwest Quarter of the Northwest Quarter of Section 15,
Township 13 North, Range 2 West, W.M., in Lewis County, Washington.*

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
DIRECTOR OF PUBLIC WORKS

APPROVAL EXPIRES: _____ PW# _____

DESIGNED BY: CES DRAWN BY: CES CHECKED BY: RWB DATE: 6.19.23 SCALE: 1" = 30'	REVISION NO. DATE WA. LEWIS COUNTY HAMILTON ROAD ADVENTURES CIVIL COVER SHEET AND SITE PLAN
RB Engineering DESIGN → PERMIT → MANAGE OFF: (360) 740-8819 EMAIL: Civil@RBEng.com P.O. Box 923 CHEHALIS, WA 98532	
JOB NUMBER 21137 DRAWING NAME 21137_C0.1_COVR C0.1 1 OF 11	



DESIGN → PERMIT → MANAGE

June 20, 2023

Tammy Baraconi
City of Chehalis Community Development
1321 S Market Blvd
Chehalis, WA 98532
comdev@ci.chehalis.wa.us

Re: Hamilton Road Commercial – Site Plan Review
RBE NO. 21137

Dear Tammy:

Attached are the documents for Site Plan Review for the above referenced project. Please review the project information below regarding different aspects of the proposal:

Land Use

The property is zoned UGA, CG per the current zoning map. The site is bordered by Hamilton Rd North on the northeast, and other commercially zoned parcels on the remainder. Proposed is to place of a new 1,920 sf office building and additional model units onsite. The lot is going to be used as a “showroom” for new prefabricated houses. Temporary units will be located on the large gravel parking area for showing purposes. A critical area report is being conducted for the wet area on the west side of the lot.

Access

The lot will be accessed from Hamilton Road North. Frontage improvements, including curb, gutter, and sidewalk, are proposed along the lot frontage.

Utilities

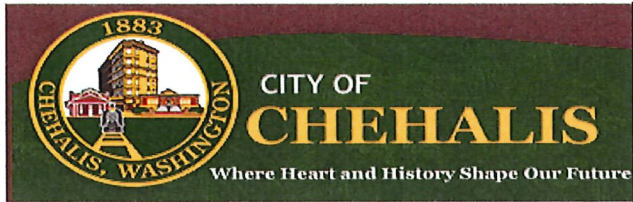
Water, sewer, and power services will be provided for the new office building only. The temporary show units will not be connected to any utilities.

Stormwater

The site is currently impervious gravel and will include new paving on the gravel surface for parking. The new impervious surface includes the new curb, gutter and sidewalk at 1,134 SF. No stormwater treatment or flow control has been provided. A new catch basin will collect curb flow into the existing road ditch system.

Sincerely,

Robert Balmelli PE
Principal Engineer



Return your permit application to Community Development Department
 1321 S Market Blvd. Chehalis, WA 98532
 (360) 345-2229
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

Job address: 2501 NE Kresky Ave

Parcel #: 021629002000, 021630003000

Applicant/Contact person

Name: John Braun / Raindrop Properties

Mailing address: PO Box 1224

City, State, and Zip: Chehalis, WA 98532

Phone #: 360.508.6540

Email: (required) johnbraun@braunnorthwest.com

Contractor/Engineer/Surveyor

Contact Name: Chris Alddrich

Company/Firm Name: RB Engineering

Mailing address: PO Box 923

City, State, and Zip: Chehalis, WA 98532

Phone #: 360.740.8919

Email: (required) chrisa@rbengineers.com

Contractor's L&I #:

Project Description: (Create a project narrative on a separate page if there is not enough room to completely describe your project below.)

Develop 86 apartment units on a 10 acre parcel and construct 1300 linear feet of new public road and utility extensions

that include sewer, water, gas, street lights and storm water. A new 5600 SF commercial office building.

Current market value of proposed work: \$12,000,000
 (Fair market labor and materials)

Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, you grant permission for any City of Chehalis employee the right to access and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

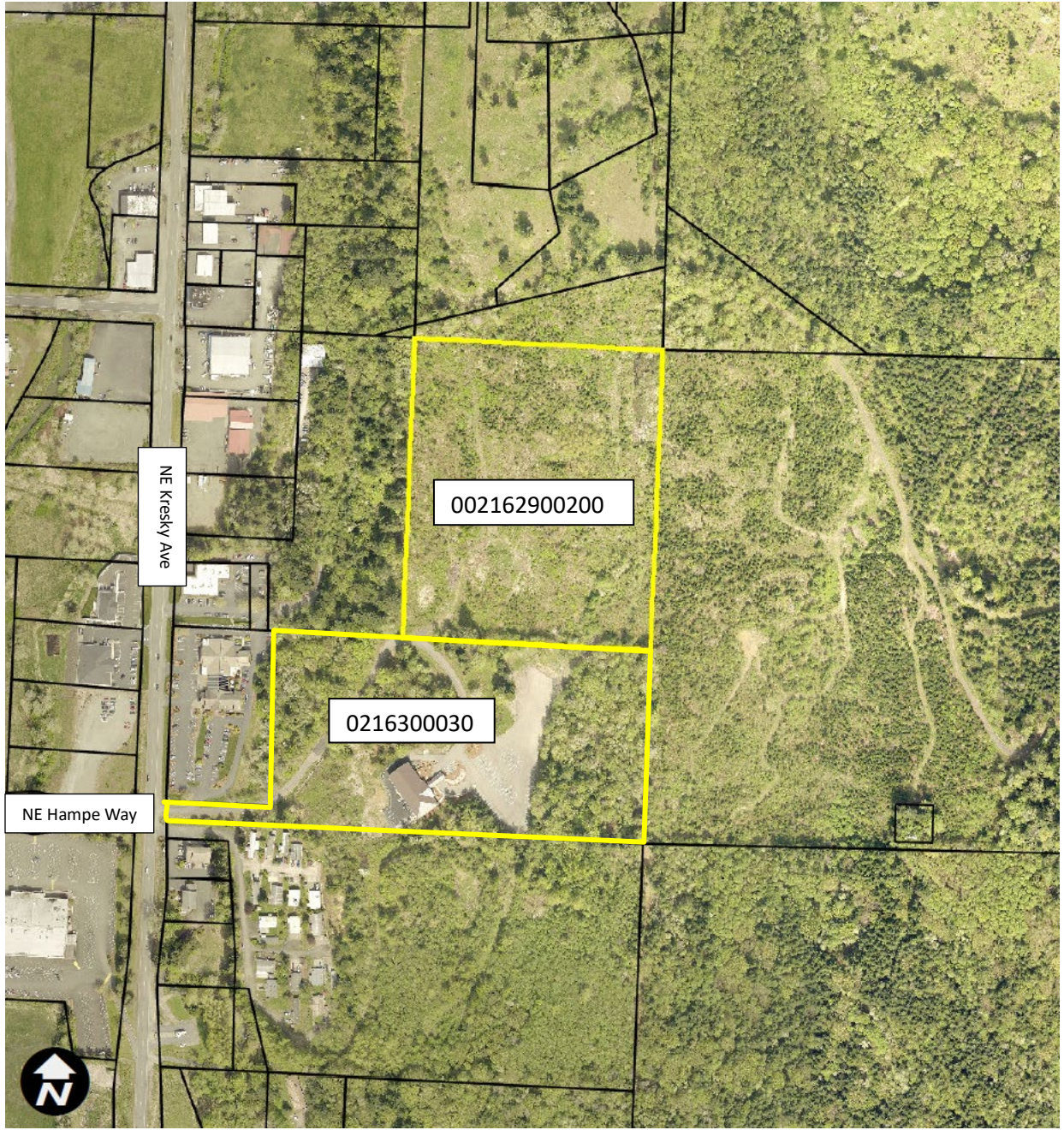
Signature: 

Date: 8.31.23

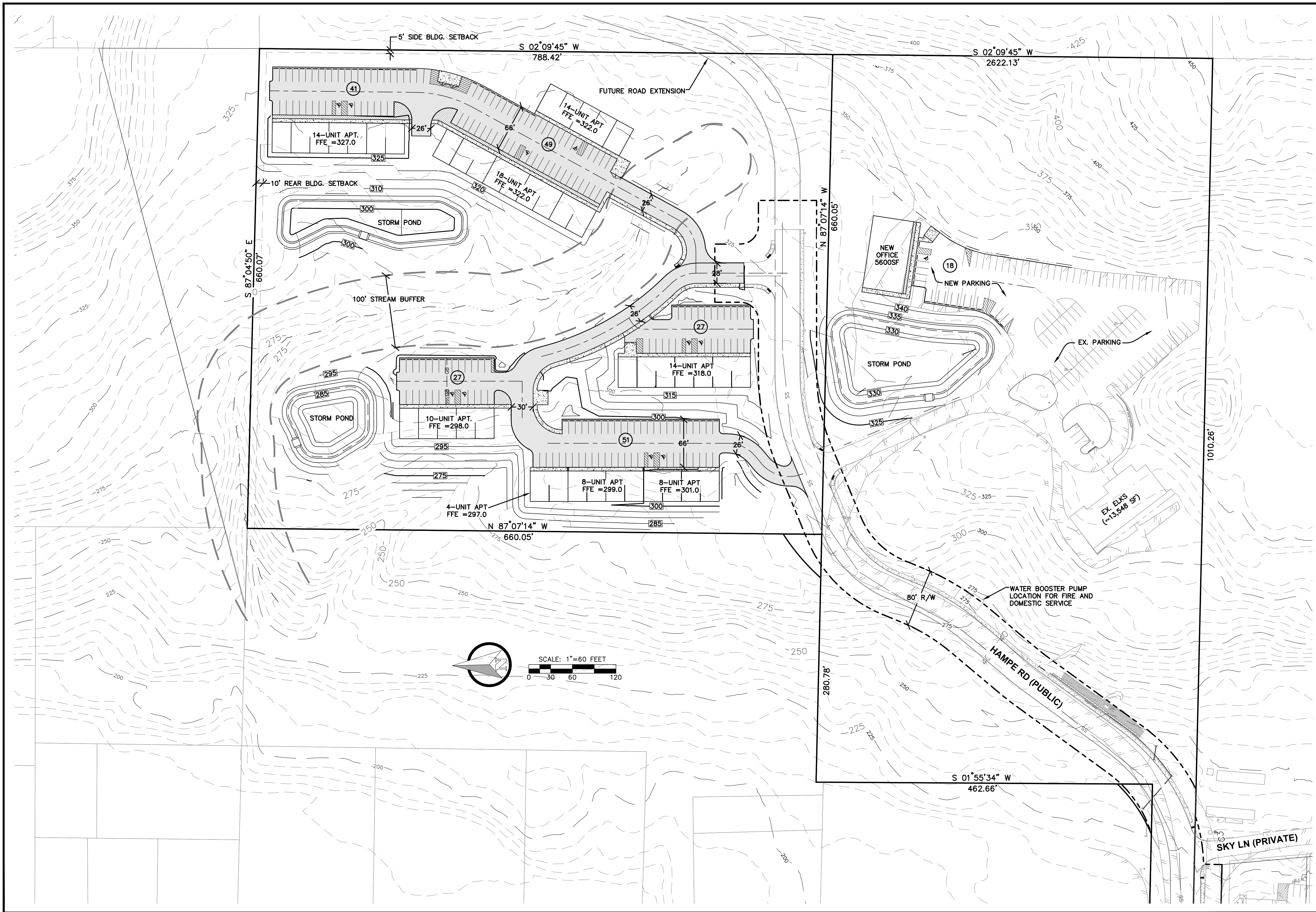
Print Name: Robert Balmelli, PE

Office use only

Received by:	Date Received:
Parcel #:	
Permit #:	
Zoning:	
Flood Zone: yes no Zone Classification:	



Vicinity Map for SEPA-23-004
Hampe Way Multi Family
Development



DESIGNED BY: <u>RWB</u>	REVISION
DRAWN BY: <u>ALE</u>	NO.
CHECKED BY: <u>RWB</u>	DATE
DATE: <u>08/25/2023</u>	
SCALE: <u>1" = 60'</u>	

HAMPE WAY MULTI-FAMILY DEVELOPMENT

PRELIMINARY MULTI-FAMILY AND ELKS SITE PLAN

ROBERT W. BAUMANN
 REGISTERED PROFESSIONAL ENGINEER

RB Engineering
 DESIGN → PERMIT → MANAGE

P.O. Box 923
 CHEHALIS, WA 98532
 OFF: (360) 740-8819
 EMAIL: info@rbengineers.com

811 Know what's below. Call 811 before you dig.

JOB NUMBER
 19081

DRAWING NAME
 19081_P1.1_PSTPL

P1.1
 2 OF 4



SEPA ENVIRONMENTAL CHECKLIST

Hampe Road and Utility Improvement

RBE Project No. 19081

August 1, 2023

Prepared by:

RB Engineering



Table of Contents

Section A	Background.....	Page 3
Section B	Environmental Elements.....	Page 5
Section C	Signature.....	Page 16

A. Background

1. Name of proposed project, if applicable:

Hampe Road and Utility Improvement

RBE Project No. 19081

2. Name of applicant:

John Braun - Raindrop Properties

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

PO Box 1224

Chehalis, WA 98532

4. Date checklist prepared:

July 31, 2023

5. Agency requesting checklist:

City of Chehalis

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

Project is a single phase. Construction starting 2024.

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

Yes, proposed road will be extended up the hill to serve property owned by the applicant.

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

A Geotechnical Report is being prepared by South Sound Geotechnical. Critical Areas Report is being prepared by Loowit Consulting. Traffic impact analysis for the proposed housing has been prepared by Jake Traffic.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

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

This project will include the following permits: NPDES Construction Permit, Grading, Site Development Permit, Conditional Use Permit, Utility Extension Permit, Right of Way permit for street work connecting at Kresky Ave.

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

Project will include extending City utilities to serve the project's existing structure and future residential and commercial development east of the site. A new access road built per City standards will be constructed along with a new water system booster pump.

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.

Property address(s) is 0 & 2501 NE Kresky Ave Ste A, Chehalis WA 98532, Parcel No.(s) 021630003000 & 021629002000, Section 20, Township 14N, Range 02W, W.M.

B. Environmental Elements

1. Earth

a. General description of the site:

Flat, Rolling, Hilly, Steep slopes, Mountainous, other: _____

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

Steepest slope onsite is approximately 50%.

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.

Per NRCS Soil Data Survey the following soils are present onsite: Buckpeak silt loam and Melbourne loam.

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

Yes, the Elks Lodge had previous slope stability issues that have been resolved and remedied through stabilization.

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 site will include approximately 20,880 cy of cut and 33,500 cy of fill. Material will be from a local DNR approved mining operation.

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

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)?

28.8 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.

Best Management Practices will be used to prevent and contain erosion onsite during construction. The project's SWPPP requires that a Certified Erosion and Sediment Control Lead (CESCL) monitors 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.

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.

No.

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

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:

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

Yes, there is an unnamed non-fish bearing stream that runs across one of the parcels.

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 Critical Area Report recommends a 100 ft stream buffer in accordance with City ordinance.

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.

A stream crossing with culvert is proposed on-site.

4. Will the proposal require surface water withdrawals or diversions? Give a 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 a 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 (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.

The project will create new impervious surface that will generate stormwater runoff. The runoff will be conveyed to the stormwater facility. The stormwater facility will discharge runoff by metered release to the downstream drainage system. Discharged stormwater will be routed to an unnamed stream on-site which conveys to Salzer Creek about 1,000 ft west of the site west of Kresky Ave.

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.

Existing drainage patterns on the site will be maintained.

4. 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

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?

The site has been formerly logged under DNR permit. Approximately 7 acres of vegetation will be removed to construct this project. Vegetation include: grasses, brush, deciduous and coniferous trees.

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

None known.

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

Landscaping will consist of both ornamental and native drought-resistant plantings. All disturbed areas will be revegetated.

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

None known.

5. Animals

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

None known.

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

Yes, Pacific Flyway Migration Route.

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

None.

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

None known.

6. Energy and Natural Resources

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

Electricity will be used to provide energy for the completed project.

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.**

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 because of this proposal? If so, describe.**

No.

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

None.

a. **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.

b. **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.**

Household chemicals typical of residential apartment use.

c. Describe special emergency services that might be required.

None.

d. 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)?

None.

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

Short Term: Construction noise from equipment and building construction.

Long Term: Public, private and commercial vehicles accessing the completed project.

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

Construction will be limited to Monday through Friday, 7:30 to 4:30pm.

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 currently has a multi-unit office building. Adjacent properties consist of designated forest and vacant land, and various commercial buildings. Two parcels within City of Centralia jurisdiction north of the project are owned by the applicant but are not proposed for development.

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

The site was logged in 2007. The property has not been historically used for farmland.

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.

The multi-unit office building has 6 units for a total of 13,548 SF.

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

No.

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

CG - General Commercial

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

Rural

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

No shoreline jurisdiction.

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

Yes, the County designated the site critical areas due to hydric soils and steep slopes.

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

Based on 3 occupants per home, approximately 258 people may reside at completed development.

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

None.

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

None.

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

The project requires a conditional use permit to develop multifamily residential use within the zone. Residential use in this area would be consistent with the Comprehensive plan for Chehalis.

m. Proposed measures to reduce or control impacts to 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.

58 medium income market rate apartment units are proposed.

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.

Provide market rate housing within the City limits.

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 future commercial businesses and homes will be designed to current building practices and use modern materials. The tallest building height would be roughly 25 feet for the two-story apartments.

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

The development will not block existing views.

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

Current design standards and materials will be used for the apartment buildings.

11. Light and Glare

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

None.

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.

None.

12. Recreation

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

Various informal shopping and Southwest Washington Fairgrounds are within a mile of project site.

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.

The site will provide open spaces and passive walking within the site.

13. Historic and Cultural Preservation

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

There are no historic structures on 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.

DAHP predictive model suggests the site is in a moderate to low area for cultural resources.

- 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.**

Review of the online search engine WISAARD on the Washington State Department of Historic Preservation website.

- 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.**

Specify inadvertent discovery protocols during earthwork. The site has been highly disturbed during timber production and road maintenance.

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.**

An access road off of NE Kresky Ave is currently used to paccess the project site. This access will be improved to a city standard supporting the planned traffic from future development to the east and improved to a dedicated street. The project will access the public street in two locations.

- 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?**

No, nearest transit stop is .2 miles away.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Improvements will be made to provide a public street access through the site.

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

No.

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

The combined multifamily residential use and commercial uses will generate 44 AM peak hour trips and 56 PM peak hour trips according to the TIA prepared by JTE.

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

No.

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

Improvements to the Hampe Way street extension will be required to meet access requirements. The access will be designed to city street standards.

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. Fire, police, health care and school services maybe needed for future residents.

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

The project will meet code requirements for fire protection, access, and public infrastructure. Future property owners will provide added tax base to the area.

16. Utilities

a. Check utilities currently available at the site:

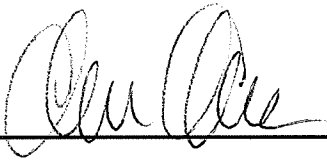
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: _____

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.

Sewer Service - City of Chehalis
Water Service - City of Chehalis
Gas Service - Puget Sound Energy (verify)
Phone Service - Lumen, Rainier Connect, Comcast
Cable Service - Dish Service, Comcast
Power - Lewis County PUD

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.

X  _____

Type name of signee: Chris Aldrich

Position and agency/organization: RB Engineers

Date submitted: 8-16-23