

SEPA Environmental Checklist – 2014 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 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: [\[help\]](#)

Preliminary Plat of Alderwood Terrace

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

Chad O'Mealy & Helene Pettibon

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

*2118 Jackson Highway
Chehalis, WA 98532
800-766-4885*

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

November 2021

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

City of Chehalis

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

Site construction would begin in Summer of 2022 and finish by Fall of 2022; Residential development of individual lots would begin concurrent with final platting and utility availability.

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. [\[help\]](#)

Soils and Geotechnical Reports prepared by Insight Geologic.

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. [\[help\]](#)

The proposed platting is dependent on successful completion of a Boundary Line Adjustment for the commercial portion of the site and Rezoning under City initiated comprehensive plan change.

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

This project will include the following permits: NPDES Construction Permit, Grading Permit, Site Development Permit, Utility Extension Permit, 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.) [\[help\]](#)

Plat will consist of a 1.4 ac C-G zoned commercial lot, and a 13.79-acre single family residential development supporting 20 lots on private streets, with public water and sewer service.

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 2118 Jackson Highway, Chehalis
Parcel No.(s) 005605069022, 005605069024, and Parcel 017492009000 within the
Chehalis UGA, located all in Section 04, Township 13 N, Range 02 W, W.M.

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

1. Earth

- a. General description of the site [\[help\]](#) (select one): Flat, rolling, hilly, steep slopes, mountainous, other: Areas adjacent to Jackson Hwy are level, all other areas are steep.

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

Undeveloped native slopes across the site are 20-25%; developed portions of the site are 3-5%

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

Galvin Silt Loam, Scamman Silty Clay Loam, and Centralia Loam.

- d. Are their 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. [\[help\]](#)

Development of access and building sites on this plat will involve detailed cut & filling. The estimated site grading will be roughly 8,000 cy of cut and 4,500 cy of fill. Graded materials for streets 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 Storm Water 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)? [\[help\]](#)

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

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

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. [\[help\]](#)

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. [\[help\]](#)

None

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

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. [\[help\]](#)

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 surface that will generate storm water runoff. The runoff will be conveyed to stormwater detention and treatment facilities before being discharged to the natural drainage course.

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

No

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

No

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

The project will incorporate a SWPPP and storm water 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? [\[help\]](#)

13 acres of vegetation will be removed to construct this project. Vegetation includes: grasses, brush, and small deciduous trees. Substantial retention of existing trees is unachievable due to the site grading required on individual lots to accommodate single family development.

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: [\[help\]](#)

Native plantings and grasses will be used for the site landscaping.

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 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: *crow, bluejay*
- 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. [\[help\]](#)

No T&E species identified in the PSH database with Dept of Fish & Wildlife.

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

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

The new residential units will be heated with electricity.

- 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 2015 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:

Typical household cleaning supplies.

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

First Aid, Fire and Police.

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

None

b. Noise

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

Typical noise associated with residential traffic.

- 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: Vehicular traffic typical of residential neighborhood.

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

Construction will be limited to Monday through Friday, 7:30 AM 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 current use of the site includes a commercial building and office with associated storage; and a single-family residential structure having access to Jackson Hwy. The balance of the site is undeveloped.

Many properties north of the site are developed with single family homes. Parcels to the west and east are currently undeveloped or have single family homes. Existing uses along Jackson Hwy include commercial, light manufacturing, single family residential and church use.

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

An existing single-family residence and garage.

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

No. One existing residence will remain on a titled parcel.

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

The two eastern parcels inside the city limits are zoned General Commercial; the west parcel is Chehalis UGA zoned Residential Urban Growth.

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

Commercial/Residential UGA

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. Lewis County has wetlands mapped offsite that do not impact the project.

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

Fifty people based on 2.5 occupants per unit.

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

None, the current house occupants will remain.

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: [\[help\]](#)

Commercial development on the 20-25% native slopes of this site would be more impactive to the surrounding residential uses. A BLA and rezone of the balance of the site to a residential use will result in a more compatible final development.

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

None

9. Housing

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

Nineteen new single-family residential lots will be created, with one retained mobile home.

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

No units will be eliminated.

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

Project will provide covenants governing the aesthetic requirements of proposed residential construction to ensure a homogenous neighborhood.

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? [\[help\]](#)

Twenty-five feet.

- 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 proposed aesthetics will be designed to current residential building design trends.

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. All exterior light fixtures will have cut-off luminaires to reduce spillage of light off site.

- 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:

Building lighting will be directed downward and placed on the buildings. No parking light lighting is proposed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The site is within a mile of Chehalis Recreation Park, and WFWest High School.

- 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

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

There are no existing structures on the site that are listed by City records as having historic value.

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

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

Search of Washington State Historical 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. [\[help\]](#)

Jackson Highway borders the site. Two driveways are proposed to private streets.

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

Yes, the nearest transit stop is 1/4-mile northeast on Jackson Highway.

- 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 completed project will have a total of forty parking spaces (2 per lot) plus garage stalls on the individual lots. No extra dedicated parking is proposed for visitors. No parking is being demolished.

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

No frontage improvements are anticipated for Jackson Highway. New internal private streets will have curb, gutter, and sidewalk (one side) meeting City standard. Streets will have utility easements and reciprocal access easements established.

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

No

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

The residential project will generate 189 daily trips based on a total of 20 residential units. AM Peak hours and PM peak hours are calculated to be 15 trips and 20 trips respectively. Existing trips generated by commercial building should not change.

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

Provide each residential lot with individual parking stalls and develop private access to city 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. [\[help\]](#)

The project will bring an increase to the use of fire protection, police protection, health care and schools proportionate to the proposed residential use.

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

None, the area is currently served. Additional property taxes will be generated.

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 - Rainier Connect
Cable Service - Comcast
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 signee: Robert Balmelli, PE

Position and Agency/Organization: Project Engineer / RB Engineering

Date Submitted: 11/15/21.....

