



SEPA ENVIRONMENTAL CHECKLIST

Secure Toy Storage LLC

RBE Project No. 23036

November 2023

Prepared by:

RB Engineering



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A. Background

1. Name of proposed project, if applicable:

Secure Toy Storage LLC

RBE Project No. 23036

2. Name of applicant:

Ron Travers

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

122 Sturdevant Rd
Chehalis, WA 98532

4. Date checklist prepared:

November 6, 2023

5. Agency requesting checklist:

City of Chehalis

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

Site filling and grading will begin in Spring 2024.

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

No.

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

South Sound Soils prepared a Geotechnical Report for this project.

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, Site Plan Review, Grading and Civil permits.

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 consists of a new mini-storage facility with standard enclosed units, as well as covered parking for larger vehicles. The site also contains an office building, parking areas, and a covered wash bay.

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 110 Sturdevant Rd, Chehalis WA 98532, Parcel No.(s) 017703004001, Section 9, Township 13N, 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 less than 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.**

Per NRCS Soil Data Survey the following soils are present onsite: Lacamas silt loam, Prather silty clay loam and xeronthents, spoils.

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 1,690 cy of cut and 23,200 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)?**

85 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.

N/A

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 eventually reach Dillenbaugh Creek.

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 4 acres of vegetation will be removed to construct this project. Vegetation include: grasses, brush

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 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 power to future mini-storage buildings.

- 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 household chemicals might be stored in storage units.

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

None.

- d. Proposed measures to reduce or control environmental health hazards, if any.

b. Noise

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

Traffic noise from Interstate 5 will generate noise but will not affect this storage unit 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: Private vehicles accessing storage units.

- 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 is currently a single family residence. Adjacent properties consist of various commercial / industrial businesses and storage units.

- 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.**

A 884 SF single family residence, a two storage sheds measuring 960 SF and 864 SF.

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

All structures will be demolished.

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

The site is currently split zoned with the west half zoned General Commercial and east half zoned Light Industrial.

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?

Not applicable.

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

Yes

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

None.

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

None. The existing building is vacant.

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

N/A

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.

Not applicable.

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

One low-income single family residence will be eliminated.

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

None.

10. Aesthetics

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

The future storage units will be designed to current building practices and use modern materials. The tallest building height would be 16 feet and steel exterior building material is proposed.

- 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 storage units.

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?**

Newaukum Golf Course and Chehalis Schools are within 2.2 miles from 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.**

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 indicates the single family residence onsite was built in 1920, however it is not listed on DAHP WISAARD registry.

- 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.**

Bishop Road currently serves as access to site. Project is proposing removing that access and creating new access off of Sturdevant Road.

- 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?**

Yes, according to Twin Transit bus route, a bus stop is located at the intersection of Bishop and Sturdevant Road.

- 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).**

No.

- 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 4 AM peak hour trips and 4 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.**

Yes. Fire and police services might be needed.

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

None.

16. Utilities

a. Check utilities currently available at the site:

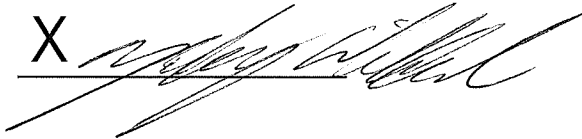
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: _____

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 and Comcast
Cable Service - Dish Service and 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, EIT

Position and agency/organization: Engineer-in-Training / RB Engineering

Date submitted: