A. BACKGROUND

1. Name of proposed project, if applicable:

Interstate Honda

2. Name of applicant:

Joseph D O'Brien, Jr.
KEM Northwest LLC
c/o John Csenotta
1720 Simpson Ave.
Aberdeen WA 98520

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

Strotkamp Architects
P.O. Box 501
Burlington WA. 98233
Attn: David Estes, AIA
(206)-979-8320

4. Date checklist prepared:

February 02,2022

5. Agency requesting checklist:

City of Chehalis, WA

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

Construction start Spring 2022 with completion around year end 2022 or early spring 2023. Future expansion at this point is based on market demand and no specific schedule is planned

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

Yes, additional Service bays, approximately, 2,400 to 4,800 sq. ft. based on service requirements and teh build out of office area/storage on the second floor, approximately 2,800 sq. ft.

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

Environmental review and decisions were issued under SEPA-06-123, 06-125, and 06-126 for (respectively) the placement of 369,000 cyds of fill, the development of a 60 acre binding site plan, and extension of roughly 1,400 feet of roadway, utilities and culverts within the Chehalis Airport development area. The subject site (Tract 9) was included in these reviews which included traffic evaluation, wetlands and critical areas, and utility expansion to service the master plan area.

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.

Building Permit for retaining wall was applied for and being reviewed separately (Wall is included in this SEPA review). Fill and Grade Permit for bulk fill of Tract 9 was reviewed and approved June 2021 by City of Chehalis. NPDES coverage was obtained for the fill & grade project and will be maintained through the site development.

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

Formal Design Review Committee Site Plan approval and SEPA determination (for building), Grading Permit, Right of Way Access Permit, and Building Permits as required by the city of Chehalis.

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

The project is for the construction and operation of an automotive dealership comprising of sales, service, and parts. with related site improvements for parking and vehicle display. The project contains the main dealership of approximately 24,500 sq. ft. on the main level with a second floor of 2,950 sq. ft. an auxiliary facility of approximately 1,700 sq, ft. is also being developed for automotive detailing. The wo structures have a footprint of approximately 26,200 sq. ft.
The site is approximately 4.5 acres with the majority to be asphalt paving and required landscape areas.
In the future, based on the needs for service additional service bas may be developed in the form of an addition.
This SEPA review includes the construction of a segmental concrete (Kelly Block) retaining wall on the east perimeter of the project site. The wall is roughly 880 feet long and 10 feet tall, supporting parking areas above the flood elevation. The wall will be set at the building setback of 10' off property line.

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.

1850 NW Louisiana Ave. Chehalis WA
Located in SE4 SE4 & NE4 SE4 SEC. 1 T14N R2W WM Located in Lewis County WA

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

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

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

The site has been filled and in those areas the slope is less than 2%. Permanent and temporary fill slopes at the south and east sides of a slope of 2:1 (proposed retaining wall would eliminate that slope). The north side edge of the fill has temporary slopes of approx. 1:10; those slopes to be finalized with civil engineering design.

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 prime farmland.

The site has been filled and compacted with local material generally meeting WSDOT Section 9-03 for General Borrow. Recent and pending bulk fill completion (spring 2022) were performed with third party testing and oversight. Underlying endemic soils included silty sand topsoils, with silty sand outwash and sandy silt subsoils. Portions of the insitu topsoil and surface vegetation located under the proposed building pad location were excavated and removed prior to bulk filling.

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

None known.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The concurrent bulk filling (SEPA 06-123) involved placement of roughly 139,000 cubic yards. Filling for this site development will include placement and compaction of base material for paved areas as well as excavation and compaction of footing areas and placement of capillary break and subbase for floor slabs. Estimated fill for site development is roughly 11,500 cu. Yds of granular material from local gravel supplies.

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

Erosion potential exists on outboard fill slopes until permanent stabilization measures are installed. Completed site will have little or no erosion potential.

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

Nearly 90%

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

As necessary, temporary erosion control measures may include, but are not limited to, silt fences, straw waddles, gravel check dams, and sedimentation ponds for the purposes of construction. However, the proposal is providing on-site measures for the purpose of the project. Under NPDES coverage for the fill and grade permit these items have been implemented on site.

2. **Air**

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Dust, vehicle emissions during installation of utilities and construction of the project. The facility is going to be an auto dealership that will have some emissions from them, but this use is allowed in this area and will be managed to stay under the allowed emission requirements.

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

The facility is located in a commercial zone that is surrounded by similar uses and has been considered during planning purposes.

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

If necessary, watering with water trucks for dust control during the development. Emission levels will be monitored as according to law.

3. **Water**

a. Surface:

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 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.

The site has been filled to levels above the Base Flood Elevation (BRE) for the Chehalis River. Proposed building elevation will be 2' or more above the BFE.

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:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

2)

All stormwater on site will be collected on site and drain to the Port of Chehalis regional detention and treatment facility.

3) 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.

4)

No discharges proposed. Site will utilize City sewer.

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.

Storm water and roof runoff will be collected with a series of catch basins and be treated per jurisdictional requirements prior to being transferred to the regional detention facility See preliminary Drainage Study attached.

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

No. The sites parking lot water could potentially carry typical wastes associated with parking lot runoff. However, all stormwater will be treated as required prior to release. Any runoff from automotive service areas will be routed through oil-water separators prior to disposal in sewer system.

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

All stormwater facilities will be designed and constructed to meet the City of Chehalis Development Standards.

4. **Plants**

a. Check or circle types of vegetation found on the site:

_____ deciduous tree: alder, maple, aspen, other
__X__ evergreen tree: fir, cedar, pine, other
__x__ shrubs
__x__ grass
_____ pasture
_____ crop or grain
_____ 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?

Grasses and some small trees. However, that material is being removed under a separate fill and grade permit as part of the modification to the 2006 Binding site plan.

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

None.

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

Landscaping will be provided. The landscape plan is provided in the application material.

5. **Animals**

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, **songbirds**, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

None known.

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

No.

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

n/a

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 from Lewis County PUD and natural gas from Cascade Natural Gas.

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:

Project will be designed to meet or exceed the current energy codes.

7. **Environmental health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire an explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No.

1) Describe special emergency services that might be required.

n/a

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

n/a

b. **Noise**

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

There will be construction traffic during the building process and typical commercial business traffic thereafter. Operations noise will be typical retail noise during normal business hours.

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.

Minor construction noise during the hours of 7:00 am and 7:00 pm during the construction phase. Normal business traffic thereafter.

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

n/a

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties?
b.

The property is vacant. All sides surrounded by commercial uses.

b. Has the site been used for agriculture? If so, describe.

Site was agricultural prior to development of the Chehalis-Centralia airport in the 1940's.

c. Describe any structures on the site.

None

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

NA

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

General Commercial District per City of Chehalis zoning map. (G-C) used for project design.

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

General Commercial District (G-C)

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 an "environmentally sensitive" area? If so, specify.

No.

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

45

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

none

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:

Application and development of this proposal has been submitted and reviewed based on the city development regulations and comprehensive plans.

9. **Housing**

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

b.

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:

n/a

10. **Aesthetics**

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

b.

Thirty feet, the height is regulated by county zoning and building codes. The exterior of the building will be constructed of tilt-up concrete.

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

None.

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

The developer will provide aesthetics for their benefit and surrounding property owners.

11. **Light and glare**

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

Typical vehicle lights for the purpose of construction. After construction, there will be lights for the auto lot and security lighting on the building.

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:

The developer will take the surrounding properties into consideration to minimize impacts.

12. **Recreation**

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

All of those found in the Lewis County area. Swimming, boating, fishing, water sports, etc. via Columbia River and surrounding rivers and lakes. Site is 1/4mile from the Riverside Golf Course.

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:
n/a

13. **Historic and cultural preservation**

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

b. Generally, describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Extensive cultural resource evaluation has been done for the airport development area as a part of earlier SEPA reviews. The site is within an area of moderate to high potential for occurrence of markers and evidence by endemic populations. The subject site did not have specific resources identified. The proposed site development will not disturb any unidentified resources (will occur on prior fills).

c. Proposed measures to reduce or control impacts, if any:
n/a

14. **Transportation**

a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.

Louisiana Ave is the main access to the project. From that main street access to I-5 is available both north and south of the site. The chambers avenue intersection, south of the site is the closest freeway access

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stops?

Yes. Roughly 2 blocks south.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Site is being developed for an auto dealership. Approximately 3.5 acres of the site will be for auto parking/sales. Approximately 300 vehicle spaces will be on site providing customer, service, employee, vehicle display and inventory storage. Required parking spaces will be striped but the display and storge spaces will not be striped.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveway? If so, generally describe (indicate whether public or private).

A small Section of Arkansas Street north of the project will be redeveloped based on a property line adjustment with I-5 Toyota and the city over alignment of the extension East of the existing roundabout.

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

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The binding site plan included an overall traffic study and impact analysis see existing SEPA file 06-125 per the original CCA Retail 60 Acre Masterplan approved in 2006. See Attachment A for analysis and review of PM peak traffic volumes and this project's relation to the approved traffic volumes. Per ITC manual the average PM peak volume for new automotive dealerships is 2.43 PM peak trips per 1,000 gross sq. ft. The 06-125 SEPA included a planned average PM peak traffic volume of 2.59 PM peak trips per 1,000 gross sq. ft. This project will generate 80.19 PM peak trips per day and is within the approved SEPA. No further analysis or mitigation is required.

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

None, LOS issues and interchange improvements and part of the CCA 60 Acre Master plan have been implemented, no further improvements or mitigation is required.

15. **Public services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The proposal is within the city of Chehalis and part of a binding site plan. This was addressed as part of the SEPA 06-125

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

None.

16. **Utilities**

a. Circle utilities currently available at the site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer**, septic system, other.
And cable television.

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.

All those listed above in question 16a.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: .....

Date Submitted: 02 Feb 2022