

SEPA ENVIRONMENTAL CHECKLIST

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

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an 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 a 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 nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT 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

1. Name of proposed project, if applicable:
Hicks RV Park
2. Name of applicant:
Samantha San Souci, ProjectManager/Fuller Designs
3. Address and phone number of applicant and contact person:
1101 Kresky Ave, Centralia WA 98532, (360) 807-4420

4. Date checklist prepared:
03/18/2022
5. Agency requesting checklist:
City of Chehalis Community Planning Dept.
6. Proposed timing or schedule (including phasing, if applicable):
Construction to begin Summer 2022
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
None are planned.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Geotechnical Report, Trip Generation Letter, Archeology Study, and Stream Buffer Enhancement plans have been prepared.
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 are pending.
10. List any government approvals or permits that will be needed for your proposal, if known.
Earthmoving, Utility Service, SEPA and civil site approval.
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.) This project proposes a 46 stall RV Park with a central restroom facility, children's play area, propane fill-up area, and nature trail. A storm water system will be installed following current Washington State stormwater requirements.
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.
0 Exhibitor Road Centralia WA, 98531 Section 17 Township 14N Range 02W

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)?

Flat to 1%. Riverbank on site is roughly 38%

- 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.

Lacamas silt loam

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No
- 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.
There will be 495 CY of cut on 2.68 acres of this proposal for grading purposes. There will be no fill.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion affecting surrounding properties is unlikely. Appropriate TESC measures will be in place prior to construction start. Once site is stabilized erosion is highly unlikely.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
38% of the site will be covered by impervious surfaces. A large portion of the site will be retained as enhanced stream buffer.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Erosion control measures will be in place and BMP's will be implemented. Measures include: silt fence, high visibility fencing, construction entrances, seeding, plastic covering, etc.. See TESC plan and SWPPP.

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. **During construction you will have emissions and dust from standard construction equipment. After construction standard residential emissions are expected.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None known
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Exhaust systems on construction equipment and de-watering for dust.

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, Salzer Creek flows through the south-east side of this project.
 - 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, construction is approximately 140' from ordinary high water mark. See civil construction plans and stream buffer enhancement plan for necessary mitigation.
 - 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 will be placed in or removed from the wetlands or surface water.
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
None will be withdrawn or diverted.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes. The entire site is within the 100-year floodplain. It is notated on the site plan.

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 discharges of waste materials to surface waters is proposed.

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 general description, purpose, and approximate quantities if known.

No. Domestic water will be provided by the City of Chehalis. Stormwater is expected to discharge to groundwater through infiltration systems after treatment. Storm discharge quantities can be found in the project drainage report.

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.

This project will connect to the City of Chehalis public sewer system. No waste is expected to be discharged to groundwater

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.

Rain water will be collected and treated through approved filter systems. An underground infiltration gallery will discharge storm to groundwater. See drainage report for quantities.

2) Could waste materials enter ground or surface waters? If so, generally describe. Approved treatment systems are to be installed with appropriate maintenance agreement. Waste contamination is unlikely.

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

No, this proposed project will not alter the drainage patterns in the vicinity of this site.

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

The proposed project plans to capture and infiltrate most site runoff. Enhanced stream buffer area will continue to drain directly to stream as it currently does.

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?
 Most grasses and shrubs outside of the enhanced stream buffer will be removed. Buffer will be enhanced with native vegetation. See landscape and buffer enhancement plans.
- 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:
 Native landscaping, as per mitigation, will be added to the stream buffer zone to enhance the natural vegetation. See landscaping and buffer enhancement plans.
- e. List all noxious weeds and invasive species known to be on or near the site.
 Scotch broom and blackberry vines exist on site. Invasive weeds and brush will be removed.

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:

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 that we know of.
- c. Is the site part of a migration route? If so, explain.
 This site is a part of the Pacific Flyway Route.
- d. Proposed measures to preserve or enhance wildlife, if any:
 Measures will be taken to prevent disruption of Salzer Creek. Native plants will be added back into the stream buffer area to enhance the native landscape.
- 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 provided at each RV stall as well as to the restroom facility and safety lighting throughout the project. A small propane fill facility will be located onsite. Electricity and propane will be used for heating, cooking and other typical RV functions.
- 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:
This project will follow the 2018 IBC and will comply with energy conservation requirements listed in the code.

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.
- No*
- 1) Describe any known or possible contamination at the site from present or past uses.
None known
 - 2) 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
 - 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.
Standard gasoline and oils used for equipment will be onsite during construction. Standard cleaning chemicals will be stored in the restroom. 200 gal propane tank will be onsite.
 - 4) Describe special emergency services that might be required.
Standard fire, police and ambulatory services may be required.
 - 5) Proposed measures to reduce or control environmental health hazards, if any:
Safely store all fuels for equipment. Implement source control BMPs. See SWPPP
- b. *Noise*
- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Standard traffic noise from the adjacent road, however not to a level which will affect the 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 noise will be typical of excavation equipment, delivery trucks, and new construction. Construction will be limited to daylight hours. Long term noise will be typical of RV Park related traffic.
 - 3) Proposed measures to reduce or control noise impacts, if any:
Construction will be limited to daylight hours.

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. Adjacent properties are retail/commercial as well as medical office facilities.

- 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 nonfarm or nonforest use?

No. None

- 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.

There are no structure currently on site.

- 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?

Commercial

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

Shoreline jurisdiction is not located on site. While Salzer Creek is a shoreline designated stream the shoreline designation ends at the Chehalis city limits per GIS mapping.

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

Wetlands, Salzer Creek, stream buffer, 100-yr floodplain, flood way, CARA Soils, and high liquefaction is shown on GIS maps. All development will occur on areas outside critical areas.

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

This is an RV park for temporary use only. No one will permanently reside on premises. Up to 2 people will be employed at the completed project.

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

None will be displaced.

- 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:
Project will be approved through, public meetings, and city staff approval processes.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None proposed

9. Housing

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

46 RV hookup spots will be provided. RV housing is considered temporary so no long term housing is anticipated. RVs served will be middle to high income.

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:

RV will be limited by Chehalis code and park restriction to temporary status only. RV older than 20 years will not be allowed.

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?

15 ft. Materials are to be masonry or hardiboard.

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

No views. None will be altered or obstructed.

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

None are proposed.

11. Light and Glare

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

None to minimal. Standard residential glare from reflective building materials like windows is expected. Glare could be expected during daylight hours.

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 will affect this proposal.

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

None are proposed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
The Southwest Washington Fairgrounds is adjacent to this site. Mini golf is approximately a mile south of the site. Nature walkways will be provided onsite in the enhanced buffer area.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
This proposal will not affect current recreational use.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None are proposed.

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.
Yes, The Southwest Washington Fairgrounds is adjacent to the site and is over 45 years old. Grand stand building was built in 1909.
- 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.
An archaeological study has been conducted on this site. Nothing was found. A copy of the report has been included with this submittal.
- 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.
An archaeological study had been conducted on this site. See report for specific methods employed. A copy of the report has been included with this submittal.
- 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.
During construction, if archaeological resources are unearthed, DAHP will be contacted immediately, and work will stop until an assessment can be made.

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.
The access will be from NE Exhibitor Road as well as N Scott Johnson Road. See attached plans.
- 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, Twin Transit serves the site and has 2 stops approximately 1/4 a mile north and south from the proposed project along Gold Street/National Avenue (Blue Route stops 17 and 18).
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
No parking spaces will be eliminated. 46 RV parking spaces and 46 standard parking spaces are proposed.

- 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).

None have required or proposed.

- e. Will the project or proposal 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 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?

This project proposes 46 RV spaces. Based on the ITE Trip Generation Manual 11th Edition Volume 1 this proposal would produce 9.66 a.m. peak hour trips and 12.42 p.m. peak hour trips. A trip generation letter requested by the City of Chehalis in the pre-application process has been provided.

- 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:

None are proposed.

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 protection as well as public transit increases are expected based on standard increases resulting from a 46 unit RV park . Park housing is temporary so schools and health care is expected to see minor or no increases.

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

None are proposed.

16. Utilities

- a. Circle utilities currently available at the site:

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

None are currently available.

- c. 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.

Electricity-LC PUD

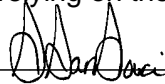
Water/Sewer-City of Chehalis

Garbage Disposal-LeMay

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: _____



Name of signee Samantha SanSouci

Position and Agency/Organization Project Manager

Date Submitted: 03/18/2022

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.