

HISTORIC SCHOOL HOUSING RENOVATION

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:
[Historic School Housing Renovation](#)
2. Name of applicant:
[Fuller Designs](#)
3. Address and phone number of applicant and contact person:
[1101 Kresky Ave Centralia WA 98531 - 360.807.4420](#)

4. Date checklist prepared:
5/12/2022 Cassie Fuller, Project Manager
5. Agency requesting checklist:
City of Chehalis
6. Proposed timing or schedule (including phasing, if applicable):
Once city approves we hope to get the project going. Late Summer of 2022
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No, there are no plans for future additions related to this proposal.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Geo Tech Report was prepared by Quality Geo.
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.
This property is currently being rezoned by the city.
10. List any government approvals or permits that will be needed for your proposal, if known.
The permits/approvals required for this proposal include City of Chehalis site plan and civil permit.
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 to adjust the property lines between the two parcels and renovate the existing historic schools, as well as construct a 151 stalled parking lot for tenants.
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.
233 South Market Blvd and 101 SW 2nd Street Chehalis WA 98532 - Parcels # 004236001000, 004236002000; Section 32 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)?

As surveyed, the parcels have approximately 3% slopes at its steepest.

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. No commercially significant soils for agriculture.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no indicators 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.
This project will require approximately 800 cubic yards of cut and 650 cy of fill. Suitable soils will be reused on-site, and additional fill materials as needed will be imported from an approved acceptable source.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
The site is relatively flat, surrounded by previous development and has excellent infiltration so stormwater discharges offsite are unlikely to occur
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 76% of the site will be covered with impervious surfaces after project construction. The site currently has 84% impervious coverage.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Drainage Report and SWPPP will be prepared to reduce the project's risk of erosion and other impacts to the earth. Additionally, erosion control BMP's will be included within the design documents for implementation by the contractor 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.
Air emissions during construction would consist of dust and heavy equipment exhaust. After construction this site will experience an increase in emissions due to vehicular traffic to and from storage units.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Unkown
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
During construction, vehicles and equipment would be turned off when not in use. During dry periods, water would be used to control potential dust impacts.

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.
Lewis County GIS identifies the Nuewaukum River as being roughly a half mile to the west of the parcel. However, there are no bodies of water on or in the immediate vicinity of the site.
 - 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.
N/A; there are no water bodies on site.
 - 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.
No fill material would be placed in or removed from surface water or wetlands.
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No, this proposal will not require surface water withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No this site does not lie within the 100-year floodplain.

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, this proposal does not involve the discharge of waste materials to surface waters.

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 groundwater will be withdrawn from a well for drinking water.

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.
No waste material will be discharged through the ground.

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.
Stormwater runoff will be generated by the site's impervious surfaces, including the rooftops and parking lot. Stormwater runoff produced from the project will be collected and conveyed to a stormwater facility on-site.

2) Could waste materials enter ground or surface waters? If so, generally describe.
No, While infiltration of storm water has been promoted with this design all waste will be property treated prior to entrance into the storm system.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
The proposed development does not intend to alter or affect drainage patterns in the project vicinity.

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

The project will comply with the City of Chehalis adopted stormwater requirements and will implement erosion control BMP's as required by the WA Department of Ecology within the design documents.

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?
 Site has been previously cleared and is covered in grass and small shrubs that will be removed.
- c. List threatened and endangered species known to be on or near the site.
 Unkown
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
 A preliminary landscaping plan will be provided.
- e. List all noxious weeds and invasive species known to be on or near the site.
 No noxious weeds identified on site.

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
- c. Is the site part of a migration route? If so, explain.
 Because Washington is within the Pacific Flyway route, migration routes may exist near the site. However, this proposal will not impact any migration routes.
- d. Proposed measures to preserve or enhance wildlife, if any:
 There are no anticipated impacts.
- e. List any invasive animal species known to be on or near the site.
 There are no known invasive species on the site.

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.
The completed project will use electricity for lighting and heating.
- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.
No, this project would not affect the potential use of solar energy by adjacent properties.
- 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:
Construction activities and the completed project will meet or exceed WA State Energy 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.
- 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 known
 - 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.
There are no toxic or hazardous chemicals to be stored or produced in relation to this proposal.
 - 4) Describe special emergency services that might be required.
There are no special emergency services that would be required for this proposal.
 - 5) Proposed measures to reduce or control environmental health hazards, if any:
There are no anticipated environmental health hazards.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Noise is currently produced by traffic along adjacent roadways, which will not effect this proposal.
- 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 would occur only during permitted hours. Long-term noise associated with this proposal includes noise associated with traffic and business operations, which already exist in the site's vicinity.
- 3) Proposed measures to reduce or control noise impacts, if any:
To minimize noise impacts, construction will take place during allowable hours. The noise produced from the completed project is expected to remain the same as what is already produced, so no additional measures are proposed.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
The site currently has two school buildings that are no longer in use. The adjacent properties along SW 2nd and 3rd Streets include residential homes. Commercial Properties along S Market Blvd - Chehalis Auto Center, Northwest Pediatric Center, Hearing Healthcare Center.
- 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, this site has not been used for agriculture.
- 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, this proposal will not affect or be affected by surrounding working farm or forest land normal business operations has not been used for agriculture.
- c. Describe any structures on the site.
The current conditions include two school buildings, small out buildings, and playground; one grass field and the other being a gravel pit and asphalt lot.
- d. Will any structures be demolished? If so, what?
The building structures will remain in place, however some of the playground space and small out buildings will be demolished for a new parking lot.
- e. What is the current zoning classification of the site?
This site is currently zoned for schools (EPF) and is in the process to be rezoned to R4.
- f. What is the current comprehensive plan designation of the site?
The current comprehensive plan designation for this site is EPF.
- g. If applicable, what is the current shoreline master program designation of the site?
There are no Shorelines within 200ft of the parcel boundaries.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Lewis County Geodata identified no wetlands or water bodies on site, and there are few steep slopes within the proposed vicinity.
- i. Approximately how many people would reside or work in the completed project?
Unknown at this time.
- j. Approximately how many people would the completed project displace?
No one will be displaced from the proposed project. This project will actually help with the housing issues.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None Known

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
 This proposal will be compliant with City of Chehalis zoning once the zoning is changed over later this year. comprehensive plan and building code regulations will also be followed.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
 None Known

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
 84 units will be provided when the project is finished.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
 No housing units will be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any:
 This project will help add to the housing in the area.

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?
 There are no proposed structures for this project. The structures on site are already in place and no new buildings will be built.
- b. What views in the immediate vicinity would be altered or obstructed?
 No views would be altered or obstructed as a result of this project.
- b. Proposed measures to reduce or control aesthetic impacts, if any:
 Landscaping will be provided.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
 This proposal includes parking lot illumination, which will produce a small amount of exterior lighting at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
 No, there will not be a safety hazard from light or glare when the project is complete, nor will it interfere with any views.
- c. What existing off-site sources of light or glare may affect your proposal?
 There are no off-site sources of light or glare that will affect this proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any:
 None known

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There are a few recreational opportunities within the immediate vicinity; Penny Playground and rivers located near by (Within a few miles).
- b. Would the proposed project displace any existing recreational uses? If so, describe.
The project may displace the existing recreational use behind Cascade on site, however the playground park will be designated to the city and is expected to remain or be updated.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
The remainder of the park and playground will be designated to the City of Chehalis.

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.
According to Washington Information System for Architectural and Archaeological Records Data (WISAARD), R.E. Bennett School on parcel 004236001000 is eligible for listing. This building will be listed on the National Historic Register.
- 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.
According to the WISAARD database, this site is within the boundary of the Confederated Tribes of the Chehalis Reservation; Yakima Nation, Nisqually, Samish, Quinault, Cowlitz, Squaxin. There are no cemeteries or areas of importance on or near the site.
- 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.
Washington Information System for Architectural and Archaeological Records Data (WISAARD)
- 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 site is located along S Market Blvd, the project proposes access on SW 2nd street and SW 3rd street.
- 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, the closest station within the project vicinity, serviced by Twin Transit red line, is at S Market Blvd and SW 1st street. Another location within the vicinity is S Market Blvd and 3rd street.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
This project would provide approximately 151 new parking spaces, no parking spaces will be eliminated. There is also an existing 45 parking spaces that will be used.

- 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).
2nd and 3rd street improvements are required. The proposed project intends to replace curb and gutter as well as 3' of existing concrete along 2nd and 3rd. The existing ADA ramps and 3' of asphalt will be replaced at the corner of 2nd and Market as well as 3rd and Market
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No, this project will not use or occur in the immediate vicinity of any water, rail or air transportation.
- 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?
Based on the Traffic Impact Analysis by Heath & Associates, INC the project is anticipated to generate 846 average weekday daily trips, 34 AM peak hour trips and 183 PM peak hour trips.
- 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, this project will not affect or be affected by the movement of agricultural and forest products during normal business operations.
- h. Proposed measures to reduce or control transportation impacts, if any:
Forecast 2027 conditions are shown to continue to operate satisfactory with LOS C or better conditions indicating no operational deficiencies. Therefore, there are no measures 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; this site is located within an existing area that is already served by public services such as fire and police protection and schools. The project would cause a small increase in the number of residents in the area. So there would be a small amount of impact to the Public Services in the area.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
There will be a small amount of impact but not enough to warrant any measures needed.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- 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.
The utilities proposed for this project include electricity provided by Lewis County PUD, sewer and water service will be provided by the City of Chehalis, and refuse service provided by LeMay Pacific Disposal.

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 Cassie Fuller

Position and Agency/Organization Fuller Designs

Date Submitted: 7/12/22

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.