

## SEPA Environmental Checklist – 2016 Version

### **Purpose of checklist:**

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization of compensatory mitigation measure will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### **Instructions for applicants:** [\[help\]](#)

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

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period 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 analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once the threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### **Use of checklist for non-project proposals:** [\[help\]](#)

For non project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NON PROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words “project,” “applicant,” and “property or site,” should be read as “proposal,” “proponent,” and “affected geographic area,” respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

## **A. BACKGROUND** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

*Blue Sky I.M.P.*

*RBE Project No. 20114*

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

*Rusty Gill - Blue Sky Properties, LLC*

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

*PO Box 416  
Chehalis, WA 98532*

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

June 23, 2022

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

*City of Chehalis*

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

*Building permits for phase 1 construction by fall 2022; phasing of subsequent building construction within 2-3 years*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

*No.*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

*Trip generation estimate; Critical Area Report*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

*None known.*

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

*This project will require the following permits: Site Plan/DRC approval; Fill & Grade permit; NPDES Construction Permit, Utility Extension Permit, Right of Way Permit; Boundary Line Adjustment/Lot Consolidation.*

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

*Construction of a three-building warehouse industrial development totalling 225,000 s.f. Site improvements include private drive access road, paved parking areas, loading/unloading areas, site lighting, landscaped perimeters, along with water main, fire hydrants and sewer extension.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Property Address(s) is 0 Hamilton Rd, 211 & 215 Hamilton Rd N, Parcel No.(s) 017725005010, 017896006009, 017896006010, 017896006011, 017896006016 & 017897017000, Section 15, Township 13N, Range 02W, W.M.

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

### 1. Earth

- a. General description of the site [\[help\]](#) (select one):  Flat,  rolling,  hilly,  steep slopes,  mountainous, other:

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

*Steepest slope onsite is approximately 5%.*

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

*Per NRCS Soil Data Survey the following soils are present onsite: Chehalis Silty Clay Loam, Lacamas Silt Loam, Olequa Silt Loam and Reed Silty Clay Loam. Site has been extensively used for stockpiling materials.*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

*No*

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. [\[help\]](#)

*The site will include approximately 6,000 cy of cut and 40,0000 cy of fills including base and top courses for paving and slab underlayment. Gravels and imported borrow material will be from local approved sources.*

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

*Potential for erosion is minor, 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)? [\[help\]](#)

*75 percent of the property will be covered with impervious surface (Gross site= 872,500sf, Paved/Gravels= 425,340sf, Bldg= 225,000sf, Open/LS= 222,160sf)*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

*Best Management Practices will be used to prevent and contain erosion onsite during construction. The projects SWPPP requires that a Certified Erosion and Sediment Control Lead (CESCL) monitoring the site during construction.*

## 2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

*Normal emissions associated with construction equipment combustion engine exhaust and 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. [\[help\]](#)

No

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

*The project SWPPP will include a BMP to control dust that is appropriate for the size and scope of the project.*

## 3. Water

- a. Surface Water: [\[help\]](#)

DNR Stream Classification Mapping Website <https://fpamt.dnr.wa.gov/default.aspx>

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

*Drainage bordering the south of the site is a man-made ditch designated Type F by WDNR. A 50' grading setback is proposed. This conveyance drains westerly and connects to the Newaukum River roughly 2,000 ft downstream.*

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Yes

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

*No impacts to drainage ways or critical areas is proposed.*

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

*The southern most portion of the site is mapped FEMA flood area (panel 5301021781) This area is associated with the drainage ditch. Portions of the north and west part of the site is also mapped flood area, but grades in this area have been raised with stockpiling activity. Base flood elevation for the site is 211.4'. Building slabs will be a minimum of 2 ft 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. [\[help\]](#)

No.

b. Ground Water:

- 1) Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

*The project will create new impervious surface that will generate 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.*

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

No.

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

*No. Drainage patterns will be maintained.*

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

*The project will incorporate a SWPPP and stormwater design that provides water quality and flow control facilities to mitigate the impacts to surface and ground waters.*

#### 4. Plants [\[help\]](#)

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

- deciduous tree: alder, maple, aspen, other: *ash, cottonwood*
- evergreen tree: fir, cedar, pine, other:
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other:
- water plants: water lily, eelgrass, milfoil, other:
- other types of vegetation:

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

*The site is highly disturbed with previously approved stockpiling activity. Roughly 5 acres of the site for stormwater facilities will require clearing of grasses and low brush.*

c. List threatened or endangered species known to be on or near the site. [\[help\]](#)

*None Known.*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

*Perimeter landscaping may be required by code.*

e. List all noxious weeds and invasive species known to be on or near the site:

*None known*

#### 5. Animals

Washington Endangered Species Website <https://wdfw.wa.gov/conservation/endangered/>

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site: Examples include: [\[help\]](#)

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

b. List any threatened or endangered species known to be on or near the site. [\[help\]](#)

*None known*

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

*Yes, Pacific Flyway Migration Route.*

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

*Maintain 50 foot grading setback from drainage conveyance.*

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

*Electricity will be used to provide heating and lighting for the industrial site.*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

*No*

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

*The project building design will utilize the 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 as a result of this proposal? If so, describe. [\[help\]](#)

*No*

- 1) Describe any known or possible contamination at the site from present or past uses:

*None*

- 2) Describe existing hazardous chemical/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity:

*The northwest portion of the site is encumbered by a electrical transmission right of way for Bonneville Power Administration.*

- 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:

*None proposed.*

4) Describe special emergency services that might be required.

*No special services.*

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

*Uses within the BPA right of way may require use agreement modifications. No buildings are proposed under the power lines.*

**b. Noise**

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

*I-5 is near the project site but traffic noise does not impact this 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. [\[help\]](#)

*Short Term: Construction noise from equipment and building construction.  
Long Term: Public and commercial vehicles accessing the completed project*

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

*Construction will be limited to Monday through Friday, 7:30AM to 7:30 PM*

**8. Land and shoreline use**

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

*The site is currently vacant land. Adjacent properties consist of vacant land, and commercial / industrial businesses adjacent to Hamilton Road.*

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use? [\[help\]](#)

*Not in the last 40 years.*

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how:

*No.*

c. Describe any structures on the site. [\[help\]](#)

*No permanent structures exist on the site.*



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

*No*

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

*The site is within the Urban Growth Area for City of Chehalis. Parcels to the west and south are zoned RDD-20 (unincorporated Lewis County).*

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

*Commercial.*

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

*The drainage ditch is likely under the flow criteria for consideration within the SMP.*

h. Has any part of the site been classified as critical area by the city or county? If so, specify. [\[help\]](#)

*National Wetland Inventory (NWI per LCGIS) indicates wetlands through the center of the site which do not exist.*

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

*The warehouse facilities may employ as many as 100 full time employees on-site.*

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

*None*

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

*None*

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

*Warehousing is a permitted and compatible use within the commercial zones for Chehalis.*

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

*None. Site has been permitted for stockpiling materials.*

## 9. Housing

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

*None*

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

*None*

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

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

*Estimated 35 ft, single story metal warehouse.*

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

*Project will not impact views.*

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

*Compliance with Chehalis zoning and building standards.*

#### 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

*None*

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

*No*

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

*None*

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

*None*

#### 12. Recreation

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

*Newaukum Valley Golf Course and Napavine Schools are within 3.6 miles from project site*

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

*No.*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

*None*

### 13. Historic and cultural preservation

State Historical Preservation Office (SHPO) WISAARD: <https://fortress.wa.gov/dahp/wisaardp3/>

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

*Research of available public resources did not produce any structures over 45 years old.*

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries, Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

*Research of available public resources did not produce any known registers.*

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archeological surveys, historic maps, GIS data, etc. [\[help\]](#)

*Review of the online search engine WISAARD on the Washington State Department of Historic Preservation website. A site specific Archaeological investigation was not performed as this site has been extensively disturbed for stockpiling materials for many years..*

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

*None.*

### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

*Hamilton Road N is currently used to access site and will remain after site development.*

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

*No, nearest transit stop is 2.0 miles away.*

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

*Project will require 225 stalls (1/1000 sf). Site plan proposes 411 at full build-out.*

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

*No public streets or frontage improvements are proposed.*

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

*No*

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

*The project will generate 38 AM peak hour trips and 43 PM peak hour trips based on the ITE manual.*

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

*No.*

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

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

*Yes, fire, police and health care services maybe needed by future industiral businesses.*

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

*Install new Fire Hydrants and access for fire department.*

#### 16. Utilities

- a. Select utilities currently available at the site: [\[help\]](#)

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

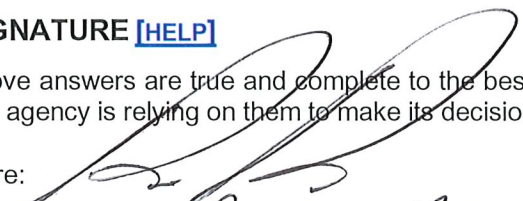
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

*Sewer Service - City of Chehalis  
Water Service - City of Chehalis  
Phone Service - Centurylink  
Power - Lewis County PUD*

**C. SIGNATURE** [\[HELP\]](#)

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

Signature:



Name of Signee: ..... *ROBERT B. MELLI* .....

Position and Agency/Organization: ..... *Project Engineer* .....

Date Submitted: ..... *8/1/22* .....