

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:
[Powersports Northwest Commercial Development](#)
2. Name of applicant:
[JRHH Properties, LLC](#)
3. Address and phone number of applicant and contact person:
[300 S Tower Avenue, Centralia, WA 98531 - Attn: Jonathan Hubbert, 360.736.0166](#)

4. Date checklist prepared:
October 21, 2022
5. Agency requesting checklist:
City of Chehalis
6. Proposed timing or schedule (including phasing, if applicable):
Begin construction in Spring 2023, substantial completion in Fall 2023.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
There are currently no plans for future additions, expansion, or further activity related to or connected with this proposal.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A Geotechnical Report dated October 28, 2022, by South Sound Geotechnical Consulting, and a Cultural Resources Report dated October 5, 2022, by Antiquity Consulting have been prepared for the project and are enclosed for review.
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.
There are no known pending applications for governmental approvals of other proposals directly affecting the project site.
10. List any government approvals or permits that will be needed for your proposal, if known.
A City of Chehalis SEPA Determination, City of Chehalis Grading Permit, and City of Chehalis Building Permit will be needed.
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 proposes construction of a new +/- 30,600 sq. ft. motorcycle/ATV showroom & shop facility and +/- 8,000 sq. ft. warehouse on +/- 4.70 acres. The facility will include a new on-site parking lot, stormwater facilities, and underground utilities to serve the development.
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. The project is located at 197 N Hamilton Road, Chehalis, WA 98532 on Lewis County TPNs 017897011001 and 017896006014. Section 15, Township 13N, 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)?

The steepest on-site slope 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.

Based on data provided by the USDA Natural Resources Conservation Service (NRCS) Web Soil Survey, the site contains Lacamas silt loam (0-3% slopes), Olequa silt loam (0-5% slopes), and Reed silty clay loam. Lacamas silt loam is considered prime farmland if drained, is a hydric soil, Hydrologic Soil Group C/D, and is poorly drained. Olequa silt loam is considered prime farmland, is not a hydric soil, Hydrologic Soil Group C, and is well drained. Reed silty clay loam is prime farmland if protected from flooding or not frequently flooded during the growing season, is a hydric soil, Hydrologic Soil Group D, and is poorly drained.

A Geotechnical Report by South Sound Geotechnical Consulting has been prepared and is enclosed for review.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no known surface indications or history of unstable soils in the immediate vicinity.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
Approximately 2,500 CY of material cut and approximately 2,500 CY of material fill will be used to grade the site. Imported fill will be sourced from a local approved borrow pit.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, erosion is always a possibility during earthmoving activities. Best management practices (BMPs) will be utilized to reduce erosion impacts during grading and construction.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 73% of the site will be covered with impervious surfaces after project construction.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
BMPs such as a stabilized construction entrance, silt fencing, and covering exposed soils will be used to control erosion impacts. BMPs will be updated as needed to limit erosion.

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, emissions from heavy equipment will be occur but are expected to be minor. At completion, emissions trucks, autos, and motorcycles/powersports equipment will occur.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Off-site odors and emissions are created by vehicles on Interstate 5 and adjacent roadways, and from nearby commercial/industrial uses but they are not anticipated to affect the proposed project.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Construction equipment will not be allowed to idle for extended periods of time and dust will be controlled with water as needed during excavation and grading.

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.
Based on Lewis County GIS mapping, a tributary stream of Berwick Creek is located approximately 175 feet south of the project site. Per GIS mapping, the site also contains on-site wetlands. Previous site development activities by adjacent property owners has resulted in placement of import fill on and adjacent to the site; the wetlands indicated by GIS mapping are not present under existing conditions.
 - 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.
Work is proposed within approximately 175 feet from the previously mentioned nearby stream. The stream buffer has been interrupted due to placement of fill and site development activities by adjacent property owners.
 - 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 or dredge material will be placed in or removed from surface water or wetlands by the proposed project.
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No, the 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, per FEMA FIRM 5301021781C, the project is not located within a 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 discharges of waste materials to surface waters are proposed by the project. The facility will be connected to City of Chehalis sanitary sewer services.

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, the project will be connected to City of Chehalis municipal water services.

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 materials will be discharged into the ground from septic tanks or other sources. The project will be connected to City of Chehalis sanitary sewer services.

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.

On-site stormwater will be routed into an on-site detention facility before being released at pre-developed flow rates in accordance with the Stormwater Management Manual for Western Washington. Please refer to the enclosed Stormwater Report for additional information.

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

It is unlikely that waste materials will enter ground or surface waters. Refuse generated by the facility will be kept in covered receptacles/dumpsters prior to removal by a refuse service.

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

No, on-site generated stormwater runoff from the proposed project will be routed into an on-site detention facility prior to being released off-site at predeveloped flow rates. Historic off-site drainage courses will not be altered.

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

Stormwater will be detained and released at pre-developed flow rates in accordance with current City of Chehalis and Stormwater Management Manual for Western Washington standards to prevent drainage pattern impacts.

4. **Plants**

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

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

b. What kind and amount of vegetation will be removed or altered?
 Approximately 2-acres of existing grassy vegetation will be removed for site development.

c. List threatened and endangered species known to be on or near the site.
 Per the U.S. Fish & Wildlife IPaC mapping system, Golden Paintbrush and Kinkaid's Lupine are threatened flowering plants potentially on or near the site. There is no known on-site presence of the aforementioned species, however, we are noting the potential.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
 Landscaping will be installed to meet or exceed local minimum code requirements.

e. List all noxious weeds and invasive species known to be on or near the site.
 There are no known noxious or invasive species on or near the site. The site was previously cleared and is partially developed. Vegetation on the site has been routinely trimmed/mowed.

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: typical crows and raptors found in rural environments
 mammals: deer, bear, elk, beaver, other: coyotes, raccoons, opossums, moles, voles, and mice found in rural environments
 fish: bass, salmon, trout, herring, shellfish, other _____

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

Per the U.S. Fish & Wildlife IPaC mapping system, threatened species potentially on or near the site include the Marbled Murrelet, Streaked Horned Lark, Yellow-billed Cuckoo, and Bull Trout. Additionally, IPaC mapping indicates potential presence of the North American Wolverine, a proposed threatened species; the Monarch Butterfly is a candidate; and the Taylor's Checkerspot is endangered. There are no known presences of the aforementioned species on-site, however, we are noting the potential.

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

Yes, the site is located within the Pacific Flyway.

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

No measures to preserve or enhance wildlife are proposed.

e. List any invasive animal species known to be on or near the site.

There are no invasive animal species known to be present on or near 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.
Electricity will be used to meet the completed project's energy needs.
- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.
It is unlikely that the proposed project will 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:
The project will be designed to comply with current Washington Energy Codes. Energy conserving features such as LED lighting, building insulation, and central HVAC equipment may be used to control energy impacts.

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.
There are no known environmental health hazards that could occur as a result of the proposed project.
- 1) Describe any known or possible contamination at the site from present or past uses.
Based on a query of the Department of Ecology's What's In My Neighborhood: Toxics Cleanup map, there is no known contamination at the site from past or present uses.
 - 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.
There are no known existing hazardous chemicals or conditions that might affect project development and design. Per the National Pipeline Map System (NPMS) public viewer application, the nearest pipeline is located approximately 0.5 miles southeast of the site. There are no known liquid or gas transmission pipelines on or adjacent to the project site.
 - 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. Gasoline, diesel fuel, and oil/lubricants may be stored and/or used during construction activities. At completion, gasoline and oil/lubricants may be stored, used, and/or offered for sale by the powersports equipment dealership.
 - 4) Describe special emergency services that might be required.
No special emergency services are anticipated.
 - 5) Proposed measures to reduce or control environmental health hazards, if any:
Fuel and oil stored on-site during construction will be stored in approved containers and/or in accordance with manufacturer's recommendations. Fuels, oils, and lubricants stored, used, and/or offered for sale will be stored and used in accordance with manufacturer's recommendations.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Noise exists from traffic on nearby roadways and Interstate 5, and from adjacent commercial/industrial uses on neighboring properties but existing noise is not anticipated to affect the proposed 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 created from equipment and contractor's tools during construction. At completion, long-term noise will be created by powersports equipment and vehicles entering and exiting the completed dealership facility.
- 3) Proposed measures to reduce or control noise impacts, if any:
Construction equipment will be equipped with functional muffled exhaust systems and not allowed to idle for extended periods of time.

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 used as a manufactured home display and sales facility. Adjacent uses include N Hamilton Road and Interstate 5 to the east; a logging equipment storage and repair yard to the south; construction/heavy equipment storage and repair yard to the west; and a propane tank storage and distribution facility to the north. The proposal is not anticipated to affect current land uses on adjacent or nearby properties.

- 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?

The site has not been used as working farmlands or working forest lands. No agricultural or forest land of long-term commercial significance will be converted to other uses by the proposed project.

- 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, the proposal will not affect or be affected by surrounding working farm or forest land normal business operations.

- c. Describe any structures on the site.

Existing on-site structures include an existing +/- 1,848 sq. ft. office, +/- 864 sq. ft. pole building, and a well pump house. There are also several manufactured homes setup on-site for display purposes.

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

The office building, well pump house, and manufactured homes will be removed for project development.

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

The subject parcels are located within the City of Chehalis Urban Growth Area (UGA) and are currently zoned CG - General Commercial by the City of Chehalis.

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

The City's comprehensive plan designates the site as Commercial.

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

Not applicable, the site is not within a shoreline master program designation.

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

Yes, per Lewis County GIS mapping, the site is located within a Category 1 Critical Aquifer Recharge Area (CARA). The site is mapped to contain hydric soils, wetlands, shoreline environment associated with the mapped wetlands. The southwest corner of the site is located within a FEMA 500-year floodplain. On-site wetlands were previously filled for site development, however, we are noting the critical areas mapped by GIS layers.

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

Approximately 26 people will work in the completed project. No people will reside in the completed project.

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

No people will be displaced by the completed project.

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

No displacement impacts are anticipated, no measures are proposed.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The project will be submitted for permit review and approval under jurisdiction of the City of Chehalis to ensure compatibility with the City's existing and projected land uses and plans.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
No impacts to agricultural and forest lands of long-term commercial significance are anticipated, no measures are proposed.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
No housing units will be provided by the project.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No housing units will be eliminated by the project.
- c. Proposed measures to reduce or control housing impacts, if any:
No housing impacts are anticipated, no measures are proposed.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The tallest height of the proposed structures will not exceed the 50' height maximum permitted in the General Commercial zone. The principal exterior building materials are to be determined.
- b. What views in the immediate vicinity would be altered or obstructed?
No views in the immediate vicinity will be altered or obstructed.
- b. Proposed measures to reduce or control aesthetic impacts, if any:
The project will be designed to meet or exceed current City of Chehalis design guidelines and requirements for construction.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The project will produce light from exterior signs and luminaires primarily during evening hours. Glare may be produced during daytime hours by light reflection off exterior glass doors and windows.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
It is unlikely that light or glare from the finished project will create safety hazards or cause view interference. Low-glare exterior lighting and positioned shielding will be used to minimize safety impacts.
- c. What existing off-site sources of light or glare may affect your proposal?
Off-site light is created by luminaires and signs on nearby structures, streetlights, and from vehicles on adjacent roadways but none of these light sources are anticipated to affect the proposed project.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Low-glare lighting and positioned shielding will be utilized to reduce light and/or glare impacts to neighboring properties and roadways.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There are no designated recreational activities in the immediate vicinity of the site. The project is located within an area of existing commercial, industrial, and transportation uses.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No, the proposed project will not displace any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
No impacts to recreation are anticipated, no measures 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. Based on a query of the Department of Archaeology and Historic Preservation's Washington Information System for Architectural and Archaeological Records Data (WISAARD) application, there are no buildings, structures, or sites currently located on or near the site that are eligible for listing in preservation registers.
- 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. There are no known landmarks, features, or other evidence of Indian or historic use or occupation. The WISAARD's Predictive Model layer indicates the site being very high risk to contain environmental factors with archaeological resources and the site is mapped as a Tribal Area of Interest to the Confederated Tribes of the Chehalis Reservation, Quinault, Nisqually, Squaxin, Yakama Nation, and Cowlitz Indian Tribes. A Cultural Resources Report by Antiquity Consulting is enclosed for review.
- 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. A Cultural Resources Report, dated October 5, 2022, has been prepared by Antiquity Consulting and is enclosed for review. A search of the Department of Archaeology and Historic Preservation's Washington Information System for Architectural and Archaeological Records Data (WISAARD) application was also completed on November 7, 2022.
- 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. If resources are discovered during site excavation and/or grading activities, operations will cease until a qualified archaeologist evaluates the situation and outlines a course of action.

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 currently accessed by a driveway from N Hamilton Road and a secondary access within an easement extending from N Hamilton Road. The existing accesses will be maintained/improved for use by the completed project.
- 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?
The site and immediate geographic area is not currently served by public transit. The nearest stop, served by Twin Transit, is located at the Port of Chehalis/Maurin Road approximately 1.4 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?
The completed project will have 96 total parking spaces. Parking spaces will consist of 77 auto stalls (73 standard, 4 ADA) and 19 trailer and/or RV stalls.

- 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).
No off-site roadway or transportation improvements are proposed by the project.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No, the project will not use or occur in the immediate vicinity of 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? The completed project will generate approximately 847 vehicular trips per day. Peak volumes would occur during the PM peak hour. The Institute of Transportation Engineers (ITE) Trip Generation Manual was used to make these estimates. Please refer to the enclosed Trip Generation and Distribution Letter dated September 21, 2022 by SCJ Alliance.
- 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, the proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products on nearby roads or streets.
- h. Proposed measures to reduce or control transportation impacts, if any:
The project includes on-site parking and loading areas to accommodate the powersports facility. Traffic impacts are anticipated to be minor, no measures are proposed at this time. Please refer to the enclosed Trip Generation and Distribution Letter for additional information.

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.
The completed project is not expected to result in an increased need for public services. The proposed project, a powersports equipment dealership, will replace an existing commercial use on the project site.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
No public service impacts are anticipated, no measures are proposed.

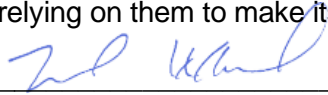
16. Utilities

- 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.
Electricity: Lewis County PUD
Water: City of Chehalis
Sanitary Sewer: City of Chehalis
Communications: Comcast and/or Lumen
Refuse: LeMay, Inc.

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 Nick Wheeler

Position and Agency/Organization Business Manager | JSA Civil, LLC

Date Submitted: November 10, 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.