

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 [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Chehalis Industrial Park

2. Name of applicant:

CRG

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

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CRG / Pacific Northwest Region
14800 – 40th Avenue N.E.
Marysville, WA 98271
(425) 681-9682*

*Contact: Ben Eldridge
Barghausen Consulting Engineers
18215-72nd Avenue South
Kent, WA 98032
425-251-6222*

4. Date checklist prepared:

May 26, 2023; Revised October 25, 2023.

5. Agency requesting checklist:

City of Chehalis

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

Construction to start fall of 2023 or as soon as applicable permits are issued.

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

Completion of the proposed project is anticipated. No future expansions or additions are proposed under this application. Chehalis landing is a separately permitted project located adjacent to the east of this site. Chehalis landing received an MDNS determination under SEPA file # SEPA-08-187.

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

Prepared for Port of Chehalis Fill & Grade:

Soundview Consultants Wetland and Fish and Wildlife Habitat Assessment Report dated January 2023

Advanced Mitigation Use Plan by Ecological Land Services dated April 17, 2023

No Effect letter to US Army Corps of Engineers by Ecological Land Services dated April 17, 2023

Cultural Resources Report by Cultural Resource Consultants dated June 24, 2022

JARPA by Port of Chehalis dated April 17, 2023.

MDNS Determination by Port of Chehalis dated May 4, 2023.

Prepared for Site Development:

Geotechnical Report by Terra Associates, Inc dated May 3, 2022

Traffic Impact Analysis by Heath & Associates dated July 5, 2022

Phase I Environmental Site Assessment by Amec Foster Wheeler dated February 6, 2017

Preliminary Stormwater Site Plan by Barghausen Consulting Engineers June 24, 2022

Preliminary Site Development plans by Barghausen Consulting Engineers dated May 24, 2023

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.

The Port of Chehalis is processing a Rush Road Industrial Site Fill & Grade Project under file # POC23-00009. It is anticipated that the pending approvals associated with this permit are City of Chehalis fill & grade permit, JARPA approval and Regional General Permit #9 approval.

Chehalis landing is a separately permitted project located adjacent to the east of this site. Chehalis landing received an MDNS determination under SEPA file # SEPA-08-187 and a site plan approval from the City of Chehalis. Pending approvals include those necessary to complete the project. This is property adjacent to this site area.

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

The list below are the anticipated permits and approval required for the project, should additional permits be required to complete the project they will also be obtained. This list assumes the permits in #9 above are obtained by the port of Chehalis.

City of Chehalis:

- *SEPA Environmental Determination for Site Development*
- *Fill & Grade for Site Development*
- *Site Plan Review with Design Review Committee review*
- *Retaining walls as needed*
- *Building Permit*
- *Mechanical Permit*
- *Plumbing Permit*
- *Fire Alarm Permit*
- *Fire Sprinkler Permit*
- *Underground Sprinkler Permit*
- *Site Development Permit including a stormwater system with underground pipes of 12" or more in diameter.*
- *Sewer Extension*
- *Water Line Extension*
- *Traffic Impact Analysis approval*
- *Driveway approach and any required deviations.*
- *ROW Permit*

Department of Ecology:

- *National Pollutant Discharge Elimination System (NPDES) Construction Permit*

Department of Labor and Industries:

- *Electrical Permit*

- 11. Give a 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 proposed project will construct an industrial warehouse use building totaling approximately 552,000 square feet on an approximate 34.06-acre Light Industrial (LI) zoned site located on the southeast corner of Jackson Highway and Rush Road in Chehalis Washington. Along with construction of the proposed building, the project will also include clearing and grading activities, paved parking and truck maneuvering areas, landscaping, stormwater facilities, water and sanitary sewer extensions, water tank, frontage improvements along Rush Road and Jackson Highway, franchise utility extensions and compensatory mitigation. Access to the site is proposed via six driveways onto Rush Road, with the main entrance aligning with Maurin Road.

- 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 site is located on the southeast corner of Jackson Highway and Rush Road and is within a portion of the northwest 1/4 and southwest 1/4 of Section 11, Township 13 North, Range 2 West, W.M , City of Chehalis, Lewis County, Washington

Tax Parcel Nos: 017800-014-003

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

- a. General description of the site:**

The site is generally flat.

Circle or highlight one (Flat, rolling, hilly, steep slopes, mountainous, other):

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

The site is generally flat with the steepest slope on the site of approximately 2 to 3 percent.

- 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.**

The native soils observed in the site explorations conducted by the geotechnical engineer generally consist of one to two feet of loose organic silt with sand overlying one to five feet of soft silt to medium stiff silt with sand, sandy silt or clayey silt, over medium dense to dense clayey gravelly sand intermixed with silty sand to the termination depth of the test pits. Refer to the Geotechnical Engineering Report prepared to Terra Associates, Inc. and included with the

package for detailed information. This appears to be in line with the Web Soil Mapping for the site indicating Lacamas silt loam map unit 118, and Reed silty Clay Loam map unit 172.

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

No surface indicators of unstable soils were observed by the geotechnical engineer and no history of unstable soils is known.

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.

Grading is proposed in order to develop the site. All grading plans will be reviewed and approved by the City of Chehalis prior to any earthwork. These estimates could change based on city review, and design details. Preliminarily the approximate cut is 22,000 cubic yards and the approximate fill is 154,000 cubic yards. The source of fill is unknown at this time but will be from an approved source. The applicant intends to balance earthwork to the greatest extent feasible however the site is anticipate to require more fill than cut.

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

Depending on weather conditions at time of construction, erosion could occur as a result of construction activities.

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

Approximately 70 percent of the site will be impervious surface upon project completion.

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

Temporary Erosion and Sediment Control (TESC) BMP's will be implemented during site construction as well as TESC measures carried over from clearing and grading. On site grading will be reviewed and permitted by the City of Chehalis prior to any earthwork. The TESC measures will remain in place from the clearing and grading activities until the site is stabilized and with City approval. TESC BMP's will be used as necessary.

2. Air [Find help answering air questions](#)

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: Dust and exhaust from vehicles and construction machinery and equipment. Anticipated from approximately 7 am – 6 pm Monday – Friday.

Completed Project: Emissions from vehicles as a result of employee use and truck deliveries to the site. Anticipated 7 days per week.

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

Emissions from vehicles on adjacent roads exist but are not expected to affect the proposal. No other sources of emissions are known to exist to our knowledge.

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

All construction equipment will be in proper working order and within compliance of the State regulations regarding vehicle emissions. In accordance with City of Chehalis standards, the site will be watered, and the streets will be cleaned, as necessary, to reduce dust emissions during construction. Emissions from personally owned motor vehicles is regulated by the State. HVAC and similar equipment operate under manufacturer's warranty within the applicable allowance for air emissions, as regulated by other agencies.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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.**

At the completion of the Port of Chehalis project referenced above there will not be any water bodies on site. At the completion of Chehalis landing referenced above there will not be any water bodies in the immediate vicinity. These wetland areas have been reviewed under the relevant SEPA files provided above, please review for more details.

Berwick Creek runs east to west approximately 600 feet south 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.**

No. This work will have been completed under the Port of Chehalis project referenced previously.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

Ditch 1, confirmed as not regulated by the Port of Chehalis project, will be rerouted on site maintaining the same entrance point and a similar exit point on site.

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

The site is not located in a 100-year flood plain. Refer to FIRM map panels 5301021781C and 5301021368C dated July 17, 2006.

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 waste materials will be discharged to surface waters.

b. Ground Water: [Find help answering ground water questions](#)

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 a general description, purpose, and approximate quantities if known.

Dewatering may be required to withdraw groundwater during construction of utilities. Water will not be discharged to groundwater under this proposal.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 to the ground.

c. Water Runoff (including stormwater):

- a) 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.**

The primary source of runoff will be from stormwater. The proposed stormwater conveyance system will be designed to collect and convey stormwater runoff from within the project, to the proposed stormwater facilities for water quality treatment and flow control in accordance with City Standards prior to release to the existing storm system in Rush Road.

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

Waste materials could enter ground and surface waters, generally as a result of automotive/machinery/equipment fluid leaks during site work, ultimate project traffic and landscaping.

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

No, the stormwater system is designed to mimic the existing drainage pattern.

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

Temporary erosion and sediment control (TESC) measures will be used both for the clearing and grading. TESC measures will remain in place and TESC best management practiced (BMP's) will be applied as necessary through completion of the site work. Storm facilities will be designed to comply with the City of Chehalis requirements for storm water and storm water runoff per Title 15.30 of the Chehalis Municipal Code, removing sediments and pollutants in order to protect water quality. All disturbed areas will be stabilized by land cover.

4. Plants [Find help answering plants questions](#)

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

- deciduous tree: alder, maple, aspen, other Oregon White Oaks
- 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?

Vegetation will be removed as necessary for the proposed building and site improvements.

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

According to Soundview Consultants there are no threatened or endangered plant species known on or within 300 feet of the property.

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

Proposed landscaping will be designed to meet City of Chehalis standards. This is anticipated to include landscaped street setbacks, border landscaping for the parking area as well as landscaping at the end of parking rows. See site plan for location. It is anticipated that detailed landscape plans will be approved as part of building permit and final site plan review.

The Oregon White Oak trees located near Jackson Highway will be retained to the maximum extent feasible. Frontage improvements required by the City of Chehalis will determine if any tree will be removed.

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

Non-native grasses are listed by Soundview Consultants.

5. Animals [Find help answering animal questions](#)

a. List any birds and other animals that 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: Field
- Fish: bass, salmon, trout, herring, shellfish, other:

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

According to Soundview Consultants no ESA-listed threatened or endangered species are known to be on or near the subject property.

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

This site, like all of Western Washington, is located within the Pacific Flyway migration route for migrating birds.

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

Landscaping will be implemented per City of Chehalis standards providing area on site that can be used by birds and other wildlife.

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

According to Soundview Consultants no invasive animal species are known to be on or near the site.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. 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 and natural gas to meet its energy needs. Electricity and gas will be used for cooking, heating/cooling, freeze protection and lighting.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, given the location and height of the proposed building, there should be no impact to the potential use of solar energy by adjacent properties.

3. 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 facility is designed and constructed in conformance with City and International Building Codes. Energy conservation features required by State ordinances and/or codes will be met.

7. Environmental Health [Find help with answering environmental health questions](#)

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

The project is not anticipated to result in any environmental health hazards.

1. Describe any known or possible contamination at the site from present or past uses.

According to the Phase I ESA there is no contamination present on the site.

- 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.**

A gas transmission line/easement is located offsite to the south of the site and is not expected to affect the proposed project development.

- 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.**

During construction, typical materials for construction oil, petroleum or grease may be used and stored on-site and properly disposed of in accordance with the required stormwater pollution prevention plan. Upon project completion, it is not anticipated that hazardous chemicals would be present. However, future industrial warehouse users will be required to obtain handling permits and certifications for any stored, used or produced toxic or hazardous chemicals should that become a use for the building at any time during the operational life of the industrial warehouse.

- 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.**

The contractor will implement spill pollution and prevention measures during construction. All construction will be in accordance with applicable laws including OSHA safety regulations for machinery and proper storage, care, and handling of any hazardous materials during construction. Tenant operators will be required to obtain any additional permits required should environmental health hazards be stored, used or produced at the site.

b. Noise

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

Noise from traffic on adjacent roadways and from industrial/warehouse facilities to the west would be present but are 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)?**

During the short-term, construction activity at the project site will vary as the construction progresses and create short-term daytime impacts to noise levels from the operation of heavy equipment and truck traffic as well as from construction tools. Noise associated with construction operations on the site will occur roughly between the hours of 7:00 a.m. to 6:00 p.m. Monday – Friday. Long-term noise can be anticipated from vehicles entering and exiting the site and loading of trucks on a daily basis, as needed.

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

Construction equipment will be maintained and will operate during the hours of 7 am to 6 pm Monday – Friday. The project will comply with state noise regulations per WAC 173-60.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

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 categorized as a utility use with the Lewis County Assessor. It is vacant and previously used for farming.

North: Jackson Hwy and General Commercial (GC) zoned parcels which are improved with single family homes and vacant.

West: Rush Road, and IL zoned property improved with commercial uses and vacant.

South: IL zoned vacant property designated as a Utility and Communication, Berwick Creek, IL zoned parcels improved with single family homes and Bishop Rd

East: Chehalis landing warehouse project on IL zoned parcels, Jackson Hwy and General Commercial (GC) zoned parcels which are improved with single family homes and vacant. Further east are RUGA zoned single family homes.

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 because 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 been used as farmland in the past, but it is currently designated as a utility use. This project is not converting agricultural land of long-term significance. The site is within the Urban Growth Area, designated Industrial in the comprehensive plan and zoned Light Industrial by the City of Chehalis. The site is not within a farmland tax status.

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?

It is not anticipated that any operating farms in the area would affect or be affected by the proposed project upon its completion.

c. Describe any structures on the site.

There are no structures on the site.

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

Not applicable.

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

The current zoning is Light Industrial (IL).

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

The current comprehensive plan designation is Industrial

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

Not applicable.

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

See section 3 of this checklist for a description of the surface waters. Oregon White Oak Trees are located along Jackson Highway, a priority habitat by Washington State. No other regulated critical areas are known to be classified on the site.

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

Approximately 150-300 employees are anticipated to work at the proposed facility.

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

No persons will be displaced as a result of this project.

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

No adverse displacement impact is anticipated from the project therefore no mitigation measures are proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The proposed warehouse/industrial building is a permitted use in the zoning designation and will be designed and constructed to meet City of Chehalis zoning, design and development standards and codes. These standards and codes have been determined to assure compatibility with 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 impact is anticipated from this project and so no mitigation measures are proposed.

9. Housing [Find help answering housing questions](#)

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

No housing is proposed.

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

No housing will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any.**

No housing impact is anticipated from this project and so no mitigation measures are proposed.

10. Aesthetics [Find help answering aesthetics questions](#)

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

The building is anticipated to be 50 feet high, well below the zoning height limit of 100 feet. The principal exterior building material is cast concrete tilt panels of various heights. Differentiation with height, color and planters are anticipated. A 60,000 gallon water tank is anticipated on the east side of the building to provide fire flow, it may be up to 30 feet tall.

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

No protected views or view corridors are altered or obstructed by the proposed project. The territorial view of the project site will be altered by the new construction.

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

The project intends to adhere to the City of Chehalis zoning and design requirements including landscaping. Compliance with these standards ensures that appropriate design measures are utilized to reduce or control potential aesthetic impacts from the proposed industrial warehouse building.

11. Light and Glare [Find help answering light and glare questions](#)

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

Glare from building window glass could be present during daylight hours and light from building and parking lot lighting could be present during early morning and evening hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

It is not anticipated that glare or light from the project site will interfere with views or affect wildlife. Streetlights and other outdoor lighting are intended to promote safety rather than create a safety hazard. All lighting fixtures and parking lot lighting will be installed and directed down and into the site.

- c. What existing off-site sources of light or glare may affect your proposal?**

Off-site sources of light or glare that may be noticeable would be the result from headlights from vehicular traffic on adjacent roads, and lighting from the surrounding properties. Off-site light and glare are anticipated from dusk to dawn and are not anticipated to affect the project.

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

The window glass used in the building will be non-glare and parking lot lighting will be shielded and directed towards the project site. Lighting will comply with applicable city of Chehalis codes.

12. Recreation [Find help answering recreation questions](#)

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

A portion of the future proposed Dillenbaugh/Berwick Creek loop trail, a multi purpose off-road trail, appears to be proposed south of the site near Berwick Creek. Newaukum Valley Golf Course is located approximately 1.5 miles southeast of the site. Chehalis Middle School and Orin C Smith Elementary school are approximately 2.5 miles to the northwest of the site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No recreational uses will be displaced.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

No recreation impact is anticipated from this project and so no specific mitigation measures are proposed.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

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.

Registers:

According to the Washington Information System for Architectural and Archaeological Records Data (WISAARD) there are no listed places or objects on or adjacent to the site.

No structure on site or adjacent to the site is listed on, any national or state preservation registers.

National/State Eligibility:

No structures on or near the site have been formally shown as eligible for the national/state register. However, it is possible that properties in the vicinity built more than 50 years ago could become eligible.

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.

Review of WISAARD by Cultural Resource Consultants (CRC) has identified the following prior professional studies in the project location:

Author(s) & Report Date	Title	Results
Baker and Smits 2006	Cultural Resource Survey of the Proposed Rush Road Extension Project, Lewis County, Washington	Survey report for proposed road construction project. Survey and subsurface testing identified archaeological site 45LE573 in the current project location. Further testing was recommended.
Adams et al. 2008	Cultural Resources Survey of Five Port of Chehalis Parcels	One archaeological isolate (45LE614) identified in pedestrian survey and subsurface testing. Further testing was recommended at 45LE614 and 45LE573.
Buchanan and Ozburn 2009	ADDENDUM: A Cultural Resources Survey of Five Port of Chehalis Parcels, Addendum: Supplemental Shovel Testing and Augering	Survey report describing results of additional shovel testing recommended by Adams et al. (2008). Subsurface identified additional deposits at 45LE573 and found no additional material at isolate 45LE614. 45LE614 was recommended not eligible for the NRHP. Further testing recommended at 45LE573 in the event that the project could not be designed to avoid the site.

Additionally, CRC has conducted an archaeological survey of a road alignment that was proposed in the northern part of the project location:

Author(s) & Report Date	Title	Results
Kretzler and Anderson 2021a	Cultural Resources Assessment for the Maurin Road Extension Project, Chehalis, Lewis County, Washington	Pedestrian and shovel probe survey of the road alignment outside the mapped boundaries of 45LE573 did not result in the identification of archaeological materials. CRC recommended that project design avoid site 45LE573. In the event that avoidance was not feasible, evaluative testing of the portion of the site within the project was recommended.
Kretzler and Anderson 2021b	Cultural Resources Assessment for the Jackson Highway Project, Chehalis, Lewis County, Washington	Survey report for proposed industrial development. Identified 45LE1060, 45LE1061 and 45LE1062. Recommended -1060 & -1061 not eligible for listing on the NRHP. Recommended -1062 & -913 receive archaeological testing.

The two archaeological resources within the project, as identified by the above studies and review of WISAARD, are site 45LE573 and isolate 45LE614. 45LE614 is a cryptocrystalline (CCS) flake that was found in a shovel probe (Adams et al. 2008). Subsequent testing did not identify any additional archaeological material, and it was recommended not eligible for historic registers. 45LE573 is a precontact lithic site. Evaluative testing of the portion of 45LE573 west of Rush Road resulted in a determination that it was not eligible for historic registers. The portion of 45LE573 within the current project has not been evaluated for historic register eligibility.

- 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.**

Cultural Resource Consultants (CRC) conducted an archaeological survey and reviewed prior professional studies of the project area, completing 35 shovel probes adjacent to the portion of 45LE573 on the site. No archeological deposits or isolates were identified during this field investigation see the CRC report dated updated June 24, 2023 for more details.

The Department of Archaeology and Historic Preservation (DAHP) is Washington State's primary agency with knowledge and expertise in historic preservation. They provide an online search for registered and inventoried properties, known as WISAARD. WISAARD was reviewed by CRC with resulting information described in this checklist.

- 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.**

The project is complying with the CRC recommendation to avoid the eastern portion of 45LE573. Additionally, protocols for inadvertent discoveries will be followed.

14. Transportation [Find help with answering transportation questions](#)

- 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 served by Jackson Highway and Rush Road. Access to the site is proposed via six new driveways onto Rush Road. The northernmost driveway is aligned with Maurin Road. I-5 is located to the south and west of the site.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Yes. Twin Transit regional bus service is within walking distance, the nearest bus stop is located on the south side of Maurin Road approximately 550 feet from the site.

- c. 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).**

Roadway improvements will be constructed as required by the City of Chehalis along the frontage of Jackson Highway and Rush Road.

- d. 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 is not in the immediate vicinity of water, rail or air transportation.

- e. 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 fully constructed project is estimated to generate approximately 735 average weekday daily trips with 42 trips occurring in the AM peak commute hour and 53 trips in the PM peak commute hour. It is anticipated that 10 percent of the PM trips will be heavy vehicles. Please refer to the Traffic Impact Analysis prepared by Heath and Associates for details.

- f. **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.**

It is not anticipated that any working farm or forest lands on area roads would be affected by the proposed development.

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

Frontage improvements, as coordinated with the city, are proposed as part of the project. The TIA reports that no off-site mitigation is warranted.

15. Public Services [Find help answering public service questions](#)

- 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 project will increase the need for public services. Generally, police, fire and medical services would be required.

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

The building will meet fire and building codes which increases employee and first responder safety in the case of an emergency. The site improvements will include necessary frontage improvements and utility improvements including fire line and hydrants. Increased tax base and tax assessments paid to the public services as well as applicant impact fees support public services.

16. Utilities [Find help answering utilities questions](#)

- a. **Circle utilities currently available at the site: 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.**

Power:	Lewis County PUD
Natural Gas:	PSE
Water	City of Chehalis
Sanitary Sewer:	City of Chehalis
Telephone:	CenturyLink
Cable:	Comcast
Refuse Service	LeMay, Inc.

C. Signature [Find help about who should sign](#)

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.

X Cheryl Ebsworth

Type name of signee: Cheryl Ebsworth

Position and agency/organization: Senior Planner/Barghausen Consulting Engineers, INC

Date submitted: 6/1/2023; and 10/25/23

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section 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.