SEPA ENVIRONMENTAL CHECKLIST

Southwest Washington Grain Project

RBE Project No. 22130

Port of Chehalis, POC23-0002

May 30, 2023

Prepared by:

RB Engineering

Table of Contents

A. Background

1. **Name of proposed project, if applicable:**

   Southwest Washington Grain Project

   RBE Project No. 22130

2. **Name of applicant:**

   Port of Chehalis

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

   321 Maurin Road
   Chehalis, WA 98532

4. **Date checklist prepared:**

   May 25, 2023

5. **Agency requesting checklist:**

   City of Chehalis

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

   Construction 2023/2024 for operations starting summer 2024

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

   No.

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

   A Geotechnical Report has been prepared by Insight Geologic in conjunction with the development of regional drainage facility on the MRISII site. Additional geotechnical structural recommendatinos are being prepared for the terminal site.

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.**

   Yes, a boundary line adjustment is in process to configure the development lot for the grain terminal area.

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

This project will include the following permits: Land Use, Grading, ROW, Site Development Permit, NPDES Construction 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.)

Proposed is a grain terminal facility on 2.1 acres of land which will support storage and transload of grain products from local farms onto rail cars for regional transport. Facility will store roughly 82,000 bushels of product at capacity.

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.

Property address(s) is 207 Maurin Rd, Chehalis WA 98532, Parcel No.(s) 017756002001 & 017756002003, Section 10, Township 13N, Range 02W, W.M.

B. Environmental Elements

1. Earth

a. General description of the site:

The site is flat and covered with field grass.

☒ Flat, ☐ Rolling, ☐ Hilly, ☐ Steep slopes, ☐ Mountainous, ☐ other: _____

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

Steepest slope onsite is approximately 2%.

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.

Per NRCS Soil Data Survey, Lacamas Silt Loam is present onsite.

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

There is no indication of 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.

The site will involve approximately 4,000 cy of granular fill under paved areas or footings. Material will be from a local DNR approved mining operation. Rough grading on the site will be minimal.

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

Yes, 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)?

90 percent of the grain terminal parcel will be covered with impervious surface.

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

Best Management Practices will be used to prevent and contain erosion onsite during construction. The project's SWPPP requires that a Certified Erosion and Sediment Control Lead (CESCL) monitors 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.

Normal emissions associated with construction equipment combustion engine exhaust and possible dust emoissions will be generated during the construction phase of the project. Once the project is completed the project would generate modest amounts of commercial vehicle emissions during operations. The potential for airborne particulate generation is low as the material conveyances are covered; materials exposure during transloading is limited to small areas at unloading hoppers and loading spouts which are shielded.

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

No

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

Provide and maintain covers and shielding on materials coveyances.

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.**

   Dillenbaugh Creek runs to the north of project site and eventually flows into the Chehalis River.

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. The parcel and project site are outside of any flood plains or shorelines.

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.**

   No.

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

No.

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.

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

   No.

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.**

   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.**

   The project will create new impervious surface that will generate stormwater runoff. The runoff will be conveyed to the existing regional stormwater facility that was previously sized to accommodate the entire MRIS II site. The stormwater facility will dishcarge runoff back into the ground.

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

   No.

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

   No.

4. **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

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 vegetation will be removed to construct this project. Vegetation includes predominently grass.

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

None known.

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

Landscaping will consist of native drought resistant plantings.

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

None known.

5. Animals

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: _____
Fish: ☐ bass, ☐ salmon, ☐ trout, ☐ herring, ☐ shellfish, ☐ other: _____

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

None known.

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

Yes, Pacific Flyway Migration Route.

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

None.

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

None known.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used for lighting and coveyance motors.

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

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

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 because of this proposal? If so, describe.

No.

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

None.

a. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

b. 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.

Project will not store hazardous materials.

c. Describe special emergency services that might be required.

None.

d. Proposed measures to reduce or control environmental health hazards, if any.

Access to grain storage tanks will be limited and regulated through WISHA/OSHA industrial safety codes.

b. Noise

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

Normal traffic noise from Maurin Road and industrial operations at adjacent manufacturing plant.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

Short Term: Construction noise from equipment and building construction.
Long Term: During transload operations there will be modest noise levels from motors and conveyance equipment.

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

Construction will be limited to Monday through Friday, 7:30 to 4:30pm; the facility will provide and maintain shielding and covers on motors and conveyance equipment to minimize noise.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently vacant land. Adjacent properties consist of vacant land and industrial/commercial businesses.

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 project site has been included in the Port of Chehalis master plan for some time. No farmlands will be impacted with this project but will provide better access to markets for local grain production.

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.

None.

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

No.

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

Light Industrial

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

Industrial.

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

N/a

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

No

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

Facility will generally require one part time employee for operations.

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

None.

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

Not applicable

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

Proposed use is compatible with existing zoning and Port master planned uses.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

None.

9. Housing

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

None.

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

None.

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

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?

The tallest portion of the terminal facility will be roughly 60 feet. Construction is predominately steel.

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

None.

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

None proposed.

11. Light and Glare

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

Site lighting is proposed for security and operations.

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

No.

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

None.

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

Light fixtures will have cut-offs to prevent light spillage off site.

12. Recreation

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

Newaukum Golf Course, Stan Hedwall Park and several public schools are within 4.3 miles from project site.

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

No.

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

None.

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.

No.

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.

No. The location is in an area of high probability for buried precontact artifacts. A Cultural Resource Survey was prepared by Archaeological Investigations Northwest, Inc on 2.7.17.

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.

The Maurin Road Industrial Site II was reviewed for cultural resources by AINW in 2017 which included the subject site. The review included a pedestrian survey, research, and shovel pits which resulted in a recommendation of "No Historic Properties Adversely Affected"; report attached.

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.

Include an inadvertent discovery protocol on grading plan conditions.

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.

Maurin Road currently serves as a stabilized access to project 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, nearest transit stop is .8 miles away.

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).

Private access will be developed with the terminal facility.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project site has previously developed a rail spur.

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 project will generate 1 to 2 AM or PM peak hour trips based on the ITE manual for LUC's 110 or 130 (General Light Industrial or Industrial Park, respectively). Commercial traffic to/from the terminal facility will generally be seasonal (for grain storage or transload). Estimated average weekday trips would be 15-20 and occur off-peak hour.

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.

The projet will support local agricultural product movement access to storage and rail transload.

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

Development of a new dedicated commercial access on Maurin Road.

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 project would require a modest increased need for fire protection based on a low number of employees at proposed facility.

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

Future industrial business will provide added tax base to the area.

16. Utilities

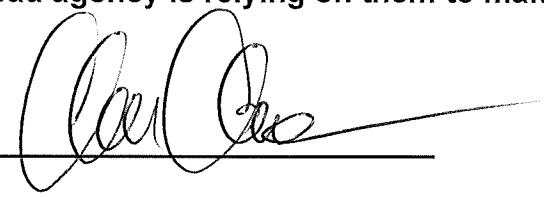
a. Check utilities currently available at the site:
☒ electricity, ☒ natural gas, ☒ water, ☐ refuse service, ☒ telephone, ☒ sanitary sewer, ☐ septic system, ☐ other: _____

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.

Sewer Service - City of Chehalis
Water Service - City of Chehalis
Gas Service - Puget Sound Energy
Phone Service - Lumen, Rainier Connect, Comcast
Cable Service - Dish Service, Comcast
Power - Lewis County PUD

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.

X 

Type name of signee: Chris Aldrich

Position and agency/organization: Planning Manager / RB Engineering

Date submitted: 5.30.23