

Development Review Committee Agenda

Chehalis Building and Planning Department

April 24, 2024, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

The City of Chehalis is considering multiple updates to the comprehensive plan mapping designations and intends to issue a SEPA DNS Determination for the following:

9:00 AM SEPA-24-009; UGB amendment and Rezone Request for the Newaukum Ventures properties

Parcels 017873003000, 017846001005, 017846001006, 017846003002, 017846003006, 017880001001, 017880001002, and 017880001003

Newaukum Ventures seeks an amendment to the City of Chehalis Comprehensive Plan and Zoning Map to include the Chehalis Westlund-Enbody properties within the Urban Growth Area (UGA), as expanded by Lewis County Ordinance 1337. The request includes a proposed zoning designation of MRC - Mixed Residential/Commercial for the subject properties.

9:15 AM SEPA-24-010; Rezone Request for 201 Hannah Lane

Parcel 017875055031

The applicant, Kyle Wheeler, requests a rezone for the property located at 201 Hannah Lane from R1 (Residential) to MRC (Mixed Residential Commercial).

9:30 AM SEPA-24-011; Rezone Request for Shovel Ready LLC

Parcels 017769033001, 017767002000

Shovel Ready LLC requests rezoning of parcels #017767002000 and #017769033001 from a mix of CG (General Commercial) and IL (Light Industrial) to uniformly IL (Light Industrial) to facilitate broader development options.

9:45 AM SEPA-24-012; Rezone Request for the Port of Chehalis

Parcels 017857003005, 017857003006

The Port of Chehalis proposes a zoning adjustment aligning the zoning boundary with existing natural drainage features to support effective land use and environmental management.

10:00 AM Interdepartmental staff meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUIlYm0rTkt6SHZCZjkxUTRHVDBUUT09>

Directions to Development Review Committee

Chehalis Airport Conference Room



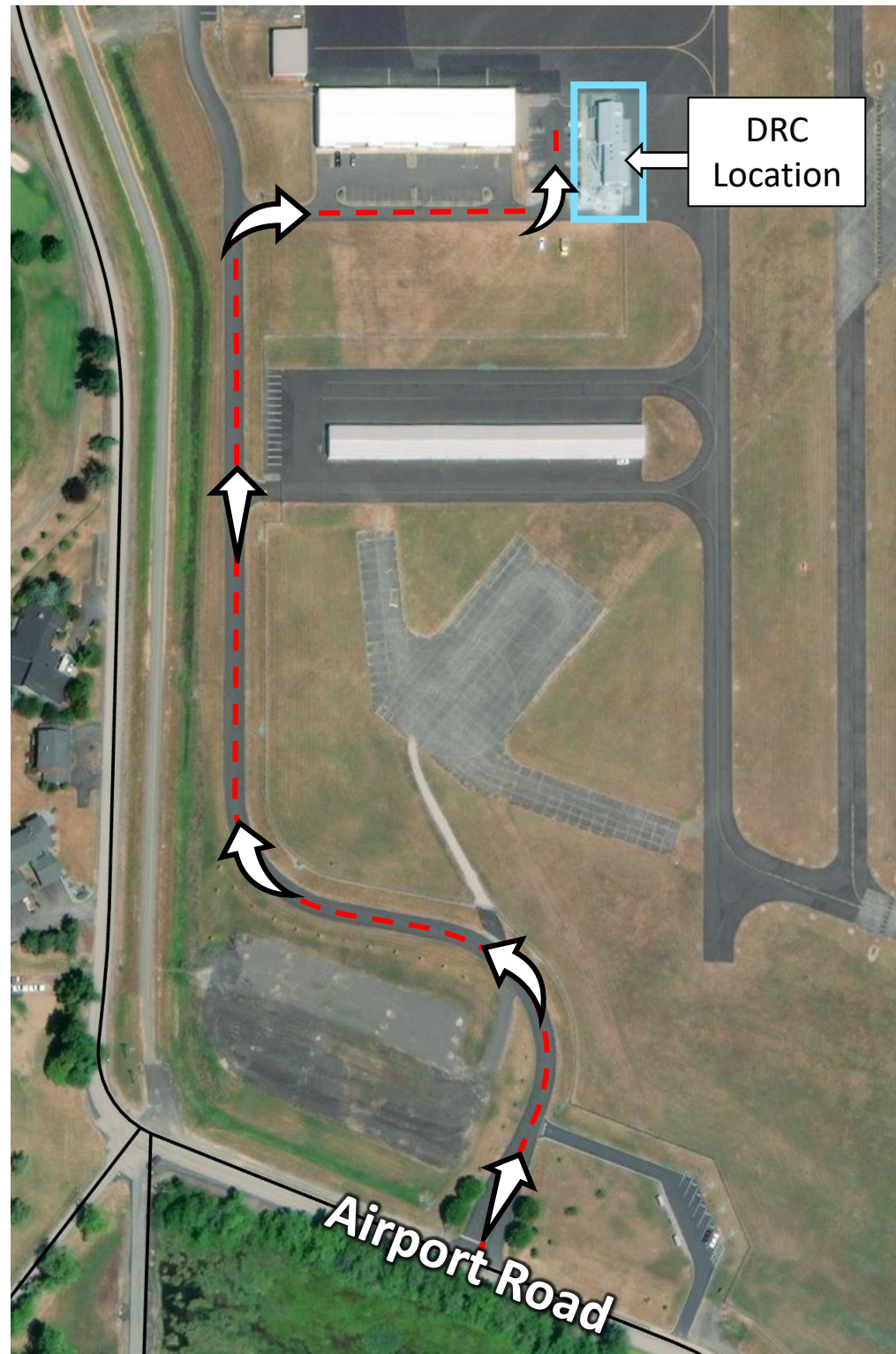
Coordinates:

(46.672787, -122.984924)

or

46° 40' 22.0332" N

122° 59' 5.7264" W



SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

1. Name of proposed project, if applicable:

Newaukum Comprehensive Plan & Zoning Map Amendment

2. Name of applicant:

Newaukum Ventures, LLC

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

JSA Civil, LLC
Brandon Johnson, PE
111 Tumwater Blvd SE, Suite C210
Tumwater, WA 98501
360-515-9600

4. Date checklist prepared:

March 12, 2024

5. Agency requesting checklist:

City of Chehalis

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

The purpose of this SEPA is to annex 6 tax parcels, held by Newaukum Ventures, LLC, into the City of Chehalis' Urban Growth Area (UGA) and to assign a zoning designation of MRC – Mixed Residential/Commercial to the tax parcels upon annexation.

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

It is expected that new development will follow annexation and zoning assignment. As development occurs, the properties will be required to go through the City's land use process and address impacts created by development proposals.

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

At the request of the City of Chehalis, a deed restriction has been placed over a portion of the site following the ordinary high-water mark (OHWM) of the 2007 flood area to prevent development within the 100-year and 500-year floodplain. According to Lewis County GIS, the annexation area likely includes critical areas consisting of streams, wetlands, waterbodies, floodplains, and steep slopes. These critical areas will not be affected by the annexation and zoning actions, however, future development propels will need to identify and protect and/or mitigate impacts to critical areas.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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 property, however, the Lewis County Board of County Commissioners (BOCC) previously passed Ordinance No. 1337 amending the County's comprehensive plan and zoning map designations of the subject parcels.

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

City of Chehalis UGA Annexation Approval

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

This SEPA is for the annexation of 6 tax parcels into the Chehalis UGA and zoning assignment of said parcels. No development or construction is associated with this proposal. The annexed parcels will be zoned for a combination of commercial and residential uses.

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 proposal requests annexation into the UGA and zoning assignment of MRC for the following tax parcels:

- 017880001003: Section 14, Township 13N, Range 02W: +/- 124.91 Acres
- 017880001001: Section 14, Township 13N, Range 02W: +/- 0.71 Acres
- 017880001002: Section 14, Township 13N, Range 02W: +/- 1.94 Acres
- 012846003006: Section 13, Township 13N, Range 02W: +/- 6.29 Acres
- 017846001006: Section 13, Township 13N, Range 02W: +/- 63.08 Acres
- 017846001005: Section 13, Township 13N, Range 02W: +/- 1.02 Acres

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

a. General description of the site:

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

The parcels include a varied terrain of flat, rolling, and steep slopes.

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

The steepest slope on the site is approximately 30%.

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 the USDA Natural Resource Conservation Service Web Soil Survey (<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>), the parcels contain the following soil types:

- Alvor silty clay loam
- Aquic Xerofluvents, overflow
- Chehalis silty clay
- Lacamas silt loam
- Newberg fine sandy loam
- Reed silty clay loam
- Reed silty clay loam, channeled
- Salkum silty clay loam
- Scamman silty clay loam

This proposal does not propose soil removal.

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.

No filling, excavation, or grading are proposed with the annexation and zoning assignment of these properties.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

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

Not applicable for annexation and zoning assignment.

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

Not applicable for annexation and zoning assignment.

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

Not applicable for annexation and zoning assignment.

2. Air

[Find help answering air questions](#)⁴

- 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.**

Not applicable for annexation and zoning assignment.

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

There are no known off-site sources of odor or emissions that may affect this proposal.

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

Not applicable for annexation and zoning assignment.

3. Water

[Find help answering water questions](#)⁵

- a. **Surface:**

[Find help answering surface water questions](#)⁶

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.**

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

The subject parcels contain year-round streams, ponds, and wetlands which drain to the Newaukum River along the southern limits of the parcels being annexed.

- 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 work is currently proposed over, in, or adjacent to the described waters.

- 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 this annexation and zoning assignment.

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

No surface water withdrawals or diversions are proposed by the annexation and zoning assignment.

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

Yes, a portion of the site is within the 100-year floodplain and a deed restriction has been placed over the OHWM of the 2007 Flood to limit development within the 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.**

Not applicable for annexation and zoning assignment.

b. Ground:

[Find help answering ground water questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater)⁷

- 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 groundwater will be withdrawn as part of the annexation and zoning assignment.

- 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.**

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

No waste material will be discharged into the ground as part of the annexation and zoning assignment.

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.**

No stormwater changes are proposed by the annexation and zoning assignment processes. Future development will be required to comply with current regulations in effect at the time of application.

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

No waste materials will be generated by the annexation and zoning assignment processes.

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

No stormwater or drainage revisions are proposed by the annexation and zoning assignment processes. Future development will be required to comply with current regulations in effect at the time of application.

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

No stormwater or drainage revisions are proposed by the annexation and zoning assignment processes. Future development will be required to comply with current regulations in effect at the time of application.

4. Plants

[Find help answering plants questions](#)

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?

No vegetation will be removed or altered as a part of the annexation and zoning assignment processes.

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

Per the U.S. Fish & Wildlife Service IPaC map (<https://ipac.ecosphere.fws.gov/>), Kincaid's Lupine is a threatened flowering plant potentially located on or near the site. There is no known presence of Kincaid's Lupine on the subject parcels, however, we are noting the potential. No impacts to threatened or endangered species by the proposed annexation and zoning assignment processes.

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

No landscaping or vegetation improvements are proposed by the annexation and zoning assignment processes.

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

There are no known noxious weeds or invasive species on or near the subject parcels.

5. Animals

[Find help answering animal questions⁸](#)

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: typical crows and raptors present in rural environments
- **Mammals:** deer, bear, elk, beaver, other: opossum, squirrels, moles, voles, mice
- **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 Service IPaC map (<https://ipac.ecosphere.fws.gov/>), threatened species known to be on or near the site include the North American Wolverine, Marbled Murrelet, Streaked Horned Lark, Yellow-billed Cuckoo, and Bull Trout. The Northwestern Pond Turtle is a proposed threatened species; the Monarch Butterfly is a candidate for listing, and Taylor's Checkerspot is an endangered species. There is no known presence of the aforementioned species located on the subject properties, however, we are noting the potential. No impacts to threatened or

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

endangered species are anticipated by the proposed annexation and zoning assignment processes.

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 are proposed at this time.

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

There are no invasive animal species known to be on or near the site.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

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.

Not applicable for the annexation and zoning assignment processes.

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

No impacts to the potential use of solar energy by adjacent properties will be caused by the annexation or zoning assignment processes.

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.

Not applicable for the annexation and zoning assignment processes.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

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.

Not applicable for the annexation and zoning assignment processes.

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

Not applicable for the annexation and zoning assignment processes.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

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.**

Not applicable for the annexation and zoning assignment processes.

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.**

Not applicable for the annexation and zoning assignment processes.

4. **Describe special emergency services that might be required.**

Not applicable for the annexation and zoning assignment processes. Needs for emergency services will be addressed with any future development applications.

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

Not applicable for the annexation and zoning assignment processes. Potential environmental health hazards will be addressed with any future development applications.

b. Noise

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

No changes are expected with the annexation and zoning assignment. Noise impacts from future development, if any, will be addressed at the time of application.

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)?**

Not applicable for the annexation and zoning assignment processes. Impacts from future development will be addressed at the time of application.

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

Not applicable for the annexation and zoning assignment processes. No measures are proposed at this time.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- 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 subject parcels are currently used as the Newaukum Valley Golf Course which includes existing commercial and residential uses. Surrounding uses include single- and multi-family residential and farmland.

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

- 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?**

No, the subject parcels have not been used as working farmlands or forest lands.

- 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 impacts will be created by the annexation and zoning assignment processes. Impacts from future development will be addressed at the time of application.

- c. Describe any structures on the site.**

The subject parcels contain a combination of existing structures including commercial, multi-family, single-family, and equipment sheds.

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

No structures will be demolished under this proposal.

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

The subject parcels are zoned UGA – City of Chehalis by Lewis County and are currently not zoned by the City of Chehalis.

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

The site is not currently included within the City's comprehensive plan map. The parcels are identified as UGA – City by Lewis County's comprehensive plan.

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

A portion of the site is located within the Rural Conservancy Shoreline Environment Designation for Lewis County.

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

Yes, based on Lewis County GIS mapping, the site contains suspected steep slopes, wetlands, streams, waterbodies, and is partially located within the floodplain. A deed restriction has been placed over the portion of the parcels generally following the 2007 flood OHWM.

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

No changes to residency or employment will be created by the annexation and zoning assignment processes.

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

No people will be displaced by the annexation and zoning assignment processes.

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

No measures are proposed at this time. Future impacts caused by new development will be addressed at the time of application.

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

No development is being proposed by the annexation and zoning assignment process. Future development will be reviewed for compatibility at the time of application.

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

No impacts to agricultural or forest lands will be caused by the annexation and rezoning processes. Impacts from future development will be addressed at the time of application.

9. Housing

[Find help answering housing questions](#)¹²

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 annexation and zoning assignment processes.

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

No housing units will be eliminated through the annexation and zoning assignment processes.

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

No measures are proposed at this time. Impacts from future development will be addressed at the time of application.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

No additional structures are proposed with this proposal.

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

No views will be altered or obstructed by this proposal. Impacts from future development will be addressed at the time of application.

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

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

No aesthetic impacts will be caused by the annexation and zoning assignment processes. Impacts from future development will be addressed at the time of application.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

Not applicable for the annexation and zoning assignment processes. Impacts from future development will be addressed at the time of application.

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

Not applicable for the annexation and zoning assignment processes. Impacts from future development will be addressed at the time of application.

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

Not applicable for the annexation and zoning assignment processes. Impacts from future development will be addressed at the time of application.

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

Not applicable for the annexation and zoning assignment processes. Impacts from future development will be addressed at the time of application.

12. Recreation

[Find help answering recreation questions](#)

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

The site contains the Newaukum Valley Golf Course facility which includes a golf course, clubhouse, and restaurant.

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

No recreational uses will be displaced by the annexation and zoning assignment processes. Impacts from future development will be addressed at the time of application.

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

No measures are proposed at this time. Impacts from future development will be addressed at the time of application.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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, there are no buildings, structures, or sites located on or near the subject parcels that are eligible for listing in national, state, or local 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.**

Based on the Department of Archaeology and Historic Preservation's WISAARD map (<https://wisaard.dahp.wa.gov/Map>), the site is located within Tribal Areas of Interest to the Yakama Nation, Nisqually, Quinault, Squaxin, Cowlitz, and Confederated Tribes of The Chehalis Reservation. The predictive model layer indicates the subject parcels are very high risk to contain environmental factors with archaeological resources. No new development is proposed with the annexation and rezoning processes. Impacts from future development will be addressed at the time of application.

- 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 query of the Department of Archaeology and Historic Preservation's WISAARD map (<https://wisaard.dahp.wa.gov/Map>) was performed on March 12, 2024.

- 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.**

No new development is proposed by the annexation and rezoning processes. Impacts from future development will be addressed at the time of application.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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 subject parcels are served by Jackson Highway and Newaukum Golf Drive. No new roads or modification of existing roadways are proposed by the annexation and rezoning processes.

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

Yes, the affected geographic area is served by Lewis County Transit.

- 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).**

No new roads or modification of existing roadways are proposed by the annexation and rezoning processes. Impacts from future development will be addressed at the time of application.

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

Not applicable for the annexation and zoning assignment processes. Impacts from future development will be addressed at the time of application.

- 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?**

Not applicable for the annexation and zoning assignment processes. Impacts from future development will be addressed at the time of application.

- 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.**

Not applicable for the annexation and zoning assignment processes. Impacts from future development will be addressed at the time of application.

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

Not applicable for the annexation and zoning assignment processes. Impacts from future development will be addressed at the time of application.

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

15. Public services

[Find help answering public service questions¹⁷](#)

- 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.**

Not applicable for the annexation and zoning assignment processes. Impacts from future development will be addressed at the time of application.

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

No measures are proposed with the annexation and zoning assignment processes. Impacts from future development will be addressed at the time of application.

16. Utilities

[Find help answering utilities questions¹⁸](#)

- 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.**

No new utilities or modifications to existing utilities are proposed by the annexation and zoning assignment processes. Utility impacts created by future development will be addressed at the time of application.

C. Signature

[Find help about who should sign¹⁹](#)

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: Nick Wheeler

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

Position and agency/organization: Business Manager | JSA Civil, LLC

Date submitted: March 13, 2024

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not 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?

The annexation and zoning assignment to MRC will allow development of residential and commercial uses. New and or expanded uses may result in incremental increases in emissions to air and noise through typical construction and occupancy of future development. The discharge of water will be regulated under applicable regulations in place at the time of application to limit impacts of such discharges. Any production, storage, or release of toxic and/or hazardous substance will be regulated by the appropriate authority having jurisdiction to reduce the impact of releases.

Impacts will be addressed on a case-by-case basis at the time of application.

- **Proposed measures to avoid or reduce such increases are:**

Future development will be required to follow City of Chehalis regulations for stormwater, development, critical areas, and habitat. Impacts will be addressed on a case-by-case basis at the time of application.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No impacts to plants, animals, fish, or marine life are anticipated from the annexation and rezoning processes. Impacts from future development will be addressed and/or mitigated in accordance with City of Chehalis code at the time of application.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

A deed restriction has been placed over the OHWM of the 2007 flood on the subject parcels to protect plants, animals, fish, and marine life. Impacts created by future development will be addressed and/or mitigated in accordance with City, State, and Federal code requirements, as necessary, at the time of application.

3. How would the proposal be likely to deplete energy or natural resources?

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

The annexation and rezoning, once completed, will allow for new development proposals for commercial and residential uses resulting in incremental increases in usage of water, power, and sanitary sewer services. Utility usage and impacts will be addressed on a case-by-case basis at the time of application.

- **Proposed measures to protect or conserve energy and natural resources are:**

New development will be required to comply with current State energy code requirements at the time of application.

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?

The proposed annexation and zoning assignment will allow for an increase in development near critical areas. Critical area impacts to features such as streams, wetlands, and waterbodies will be protected through buffering and/or mitigation on a case-by-case basis at the time of application.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

A deed restriction has been placed over the 2007 flood OHWM to restrict new development within the floodplain on the subject parcels. Other critical area impacts, if any, will be addressed on a case-by-case basis by jurisdictional staff at the time of application.

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?

It is anticipated that new development will eventually occur on portions of the subject parcels after the annexation and zoning assignment are completed. Land and shoreline use will be evaluated on a case-by-case basis at the time of application.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

Critical areas will be protected through buffering and/or mitigation in accordance with current jurisdictional regulations in place at the time of application. New development will be restricted from occurring in the 2007 flood overlay through the previously executed deed restriction following the 2007 flood OHWM.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

No increases to demands on transportation or public services and utilities are anticipated from the annexation and zoning assignment processes. Future increased demands on transportation and public services and utilities will be evaluated on a case-by-case basis at the time of application.

- **Proposed measures to reduce or respond to such demand(s) are:**

No measures are proposed with the annexation and zoning assignment processes. Measures will be proposed and/or evaluated at the time of application for new development.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

A deed restriction has been placed over the portions of the subject parcels impacted by the Ordinary High Water Mark (OHWM) of the 2007 flood to restrict development within the floodplain. Future development proposals will be required to comply with local, state, and federal laws and requirements in place at the time of application.

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions](#)²

1. Name of proposed project, if applicable: **Dancing Swallows Big Gay Bird Sanctuary and Memorial Ponds – Nonproject proposal**

2. Name of applicant: **Kyle Wheeler**

3. Address and phone number of applicant and contact person: **201 Hannah Lane Chehalis, WA 98532 PO BOX 1411 Toledo, WA 98591 503-801-5226**

4. Date checklist prepared: **3/9/24**

5. Agency requesting checklist: **Chehalis Planning Department**

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

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. **Presumably environmental reports were done to install the stormwater system to begin with, however neither the City of Chehalis, City of Napavine nor Lewis County have ever been able to provide me record of this system's development after Holloway Springs was *spot zoned initially* and then Glacier Ridge followed joined that spot zone before they were both given to Chehalis in the municipal land swap in an effort to correct those errors.**

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. **No**

10. List any government approvals or permits that will be needed for your proposal, if known. **WADOT approval if developing a sign within a certain distance of the interstate – proposal is outside this buffer. Building permits from City of Chehalis.**

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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.) **I wish to develop a drive by roadside memorial to a dead friend and sell annual sponsorships of birdhouses to offset the maintenance cost for a parcel which had been abandoned by its housing development and which all continue to benefit from without paying to maintain.**

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. **Parcel commonly known as 201 Hannah Lane Chehalis.**

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

- a. General description of the site: **A 1.08 acre parcel of with two stormwater ponds.**

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

- b. What is the steepest slope on the site (approximate percent slope)? **Sides of engineered ponds are greater than 35% slope.**
- 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. **Presumably clay. I have not disturbed soil on this site since taking ownership beyond the illegal dumping which occurred in 2020 by a neighboring contractor which the former city planner attempted to blame me for before later admitting it was the contractor and failing to properly resolve.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No.**

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- 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. **Once pending litigation can clear encroachments and restore access for large enough machinery then a fill and grade will be need to remove the remaining large concrete debris still left on my parcel by the contractor *which was ignored by the former city planner and former city attorney*. I do not intend to adjust any terrain beyond removing this remaining large scale solid waste which keeps breaking my walk behind machinery. Large machinery is eventually needed to dredge sediment from the ponds according to maintenance agreement, approximately every 5 years or as needed.**
- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe. The existing stormwater maintenance agreement addresses erosion concerns which should be examined during monthly inspection and repaired as needed if noticed.**
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Less than 20%****
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any. **No further measures proposed at this time.****

2. Air

[Find help answering air questions](#)⁴

- 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. **General vehicle admissions during construction or maintenance.****
- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **The interstate is 600 feet away with ~40,000 cars a day going by creating substantial offsite emissions and noise in this area at all hours. This parcel is next to the WA Department of Natural Resources lot with large maintenance vehicles coming and going on a regular basis. My property line shares 600 feet of property line with a hay field and commercial truck stop.****
- c. **Proposed measures to reduce or control emissions or other impacts to air, if any: **Maintaining parcel in existing natural state and encouraging additional beneficial native vegetation and wildlife.****

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

3. Water

[Find help answering water questions](#)⁵

a. Surface:

[Find help answering surface water questions](#)⁶

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.** [According to county parcels, there was a previous recognized wetland on this parcel which was presumably filled in to allow for the development of the four most southern houses on Hannah Lane as well as to create the retention ponds which exist on this parcel. The neighboring parcel to the south in the City of Napavine also has recognized wetlands which were being actively filled in in 2020 without any permitting and which the former city planner also incorrectly tried to blame me for in addition to the first incident of the contractor dumping concrete waste on my land that year. The former city planner and former city attorney did eventually admit they were once again wrong in yet another personal vendetta against me, of which they had had a few that year.](#)

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.** [Routine maintenance to include occasional dredging of existing system as stipulated in maintenance agreement with Lewis County under AFN 3309359. This can only happen once large equipment access is restored.](#)

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.** [~1-3 inches of dredge material may be removed every 5+ years to be spread evenly in the northeastern most corner of parcel on the highest ground as stipulated in maintenance agreement with Lewis County under AFN 3309359. This can only happen after large equipment access is restored.](#)

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.** [The existing system is designed to overflow into the recognized wetland area to the south that was being actively filled in in 2020. Having spoke with long time neighbors it was stated to](#)

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

me that this system has never gotten more than half full in the ~15 years they had lived there.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. The south east corner of the parcel which the existing system overflows into is in the 2007 floodplain according to county parcels. Nothing within this proposal is within this area of the parcel.
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:

[Find help answering ground water questions](#)⁷

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. **Not applicable.**

c. Water Runoff (including stormwater):

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. **Existing stormwater system collects street stormwater in culverts at the bottom of Hannah Lane and London Lane and is conveyed through panhandles to existing stormwater system which overflows into neighboring filled wetlands.**

1. Could waste materials enter ground or surface waters? If so, generally describe. **General urban stormwater contamination risk at presumably the same rate of risk of other similar urban systems.**

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

2. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **None beyond existing alterations already approved and in place.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **This was presumably addressed during previous development which no municipality has record of after land swap in early 2000's between Chehalis, Napavine and Lewis County after *the spot zoning to put these developments in which may have occurred.***

4. Plants

[Find help answering plants questions](#)

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? **When I initially purchased this parcel it was covered in apx 8 feet of invasive blackberries. By hand and with limited access during litigation related to access and encroachment the last few years, I have removed most of this already despite these access issue limiting the tools which I was able to do this remediation with.**

c. List threatened and endangered species known to be on or near the site. **None that I am aware of.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. **Beyond the existing trees I would love to add additional shrubbery and vegetation for native habit, however the former city planner and former city attorney have vehemently insisted I scalp this entire parcel to 12 inches or less at all times.**

- e. List all noxious weeds and invasive species known to be on or near the site. When I initially purchased this parcel it was covered in apx 8 feet of invasive blackberries. By hand and with limited access during litigation related to that access and encroachment over the last few years, I have removed most of this despite access issues limiting the tools which I was able to do this remediation with.

5. Animals

[Find help answering animal questions](#)⁸

- 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. Wasps and other insects, deer, rabbit, cat, heron, mallard, hawk, swallow.
- b. List any threatened and endangered species known to be on or near the site. None that I am aware of.
- c. Is the site part of a migration route? If so, explain. I've seen a deer a few times, but not routinely. Geese and other migratory waterfowl perhaps use it upon occasion but I have not personally observed any species beyond those listed above.
- d. Proposed measures to preserve or enhance wildlife, if any. I would love to add additional shrubbery and vegetation to enhance wildlife should the city wish to allow anything beyond scalping all vegetation.
- e. List any invasive animal species known to be on or near the site. None that I am aware of.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- 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 was previously run to a telephone pole on this property, presumably when the Glacier Ridge PUD was still a single family farm in the

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

90's. Should I eventually install a maintenance shed to store mowers etc electric service may be reinstalled in order to have winter time lighting or security cameras.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Nothing would be built or installed that affects sunlight falling upon neighboring parcels. Existing neighbors have solar panels and being a wildlife sanctuary in addition to a memorial, green energy is welcomed and encouraged by neighbors.**

- 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. None**

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- 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. None**
 - 1. **Describe any known or possible contamination at the site from present or past uses. Neighboring parcel on Hannah Lane's sewage line broke within the last year or so and was being allowed to flow unmitigated onto this parcel which was promptly addressed by county public health at the time. Another neighbor trespassed to spray round up and kill all vegetation within approximately 3 feet of all shared property lines and then threatened to 'bash my head in' when posting a no trespassing sign on my own property after that. No other known past or present contamination or toxicity issues.**

 - 2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None that I am aware of.**

 - 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 and other petrochemicals related to combustion engines for routine maintenance.**

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

4. Describe special emergency services that might be required. **Nothing special beyond routine services already provided to the area.**
5. Proposed measures to reduce or control environmental health hazards, if any. **Address as needed.**

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **The interstate is 600 feet away with ~40,000 cars a day going by creating substantial offsite noise in this area. WA Department of Natural Resources has a commercial lot across the street from this parcel with large maintenance vehicles coming and going routinely creating substantial noise in this area. There is an adjacent hay field and previous wetlands which regularly has large equipment used in routine agricultural work creating noise and dust in this area. There is a large truck stop directly to the south of this parcel as well as other commercial vehicle lots and billboard within 500 feet.**
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)? **Modest noise created by general machinery for routine maintenance during daylight hours. Bird song and other wildlife noises.**
3. Proposed measures to reduce or control noise impacts, if any: **None.**

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- 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. **Current use is a bird sanctuary. Planned use is still a bird sanctuary. Neither will affect adjacent parcels.**
- 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

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **Not applicable.**

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? **The parcel to my south is a working hayfield and commercial truck stop with 4 or 5 businesses. Nothing in my proposal will affect their ability to bring large machinery, till, harvest or fill in their wetlands as history has already shown.**

- c. Describe any structures on the site. **A single telephone pole. 11 fence posts. 1 ill placed electric vault. Two engineered stormwater retention ponds and two subterranean culverts for water conveyance.**

- d. Will any structures be demolished? If so, what? **The LCPUD electric vault was originally planned for another parcel and is being litigated about moving to an area which does not block my sole access point for large equipment access.**

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

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

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

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **According to county parcels the four lots on the south side of Hannah Lane as well as the eastern portion of my parcel were at one point considered wetlands.**

- i. Approximately how many people would reside or work in the completed project? **1-2 people would work onsite 1-2 hours for 1-2 days a month for routine maintenance. No one would live onsite nor work on site more permanently.**

- 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. It is my understanding this proposal is within the mixed use nature of the existing PUD designation as the Glacier Ridge PUD was never fully rezoned to a residential area and a PUD development itself allows for mixed use, which is how this development was approved in the first place as it was not part of the Holloway Springs development and had no vested right to residential development.**

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: Not applicable.**

9. Housing

[Find help answering housing questions](#)¹²

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Not applicable.**

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. Not applicable.**

- c. Proposed measures to reduce or control housing impacts, if any: Not applicable.**

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? A proposed structure would not exceed building height limits of the area which I believe are either 28 or 30 feet. Any structure placed would be in an area far enough from neighboring parcels (where the existing birdhouses are and/or between the two ponds) so as to not cast shade or block light of neighboring parcels. Any proposed structure would have principal building materials of tin and/or steel.**

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

- b. **What views in the immediate vicinity would be altered or obstructed?** Any proposed structure may block one or two houses on Hannah Lane's view of the interstate and another billboard.
- c. **Proposed measures to reduce or control aesthetic impacts, if any:** I have previously discussed with neighbors any proposed structure being painted with a nature inspired mural on the areas facing the neighborhood if these neighbors would prefer.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** None which I am aware of. I may eventually seek a modest maintenance shed with small light and security cameras should I wish to reinstall electric service to this parcel.
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?** No, nighttime illumination of any kind is not part of this or any future proposal.
- c. **What existing off-site sources of light or glare may affect your proposal?** The commercial vehicle lot across the street from my parcel between my land and the interstate installed within the last few years a series of approximately a dozen floodlights on telephone poles with very bright illumination of their 3.5 acre business lot and its billboard. This is within 500 feet of my parcel but would not create any glare to my knowledge given the angle and location of the light sources.
- d. **Proposed measures to reduce or control light and glare impacts, if any:** None

12. Recreation

[Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?** None that I am aware of. Neither Glacier Ridge PUD or either division of the Holloway Springs residential development had public space such as a neighborhood park included in their development plans. My parcel is considered open space but it is not public space.

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

- b. Would the proposed project displace any existing recreational uses? If so, describe. **None that I am aware of.**
- 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

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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. **There are no nearby sites listed on or eligible for national state or local preservation registers. The neighboring billboard is considered historically significant by a significant population locally, though it is not acknowledged on any register beyond an old supreme court case of a single man's right to develop his personal property how he wished in order to express himself under the first amendment without government overreach through zoning and regulations limiting that right.**
- 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. **None**
- 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. **Presumption based on previous significant development approved at this parcel to install stormwater system and parcel wide disturbance involved with that process.**
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **None**

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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.** There is a 5.9' section of this parcel which touches Rush Road and is not wide enough for existing street system access. There is a 10.03' panhandle which touches Hannah lane and is not wide enough for existing street system access. There is an 11.23' panhandle which touches London lane and is not wide enough for existing street system access. There is a 14.32' panhandle which touches London Lane which is the sole area wide enough for existing street system access for large equipment necessary for routine maintenance, which is currently obstructed by a above ground LCPUD box preventing full access to this parcel.
- 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? According to Lewis County Transit's website as of 3/1/24 the nearest transit stop is 2 miles away at Nalley Road and Maurin Road.**
- 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).** No
- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.** No
- 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?** 1-2 trips per day
1-2 days per month for routine maintenance.
- 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.** No
- g. **Proposed measures to reduce or control transportation impacts, if any:** None

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

15. Public services

[Find help answering public service questions¹⁷](#)

- 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. No, it may actually reduce service by giving me means to properly access, maintain and protect my personal property.**

- b. **Proposed measures to reduce or control direct impacts on public services, if any. None.**

16. Utilities

[Find help answering utilities questions¹⁸](#)

- 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. I may at some point reinstall electricity to this parcel through Lewis County PUD and a licensed electrician. To my knowledge the existing telephone pole and decommissioned electric box out in the field is from the single old farmhouse this parcel was until the early 2000's.**

C. Signature

[Find help about who should sign¹⁹](#)

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

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

Type name of signee: Kyle Wheeler

Position and agency/organization:

Date submitted:

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not 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? **Not likely**
 - Proposed measures to avoid or reduce such increases are: **None**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **Not likely**
 - Proposed measures to protect or conserve plants, animals, fish, or marine life are: **None**

3. How would the proposal be likely to deplete energy or natural resources? **Not likely**
 - Proposed measures to protect or conserve energy and natural resources are: **None**

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? **Not likely to affect beyond existing use. There are areas within this parcel that are previously mapped as**

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

wetlands however a majority of that appears to have been filled many years ago to develop the lots of 178, 189, 190 and 199 London Lane.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:** The remaining areas within my parcel of this previously mapped wetlands are now protected through the maintenance agreement with Lewis County which would prevent further development within the stormwater area that would affect any such resources.

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?** The nonproject proposal is not likely to affect land use incompatible with existing plans. It is my understanding existing plans in this area are already mixed use in nature especially when considering history of the area and land swaps between multiple municipalities as well as the current zoning of adjacent parcels outside the city of chehalis contro.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:** There are not presently any proposed measures to avoid or reduce land use impacts as it is my understanding my request would fall withing currently acceptable standards.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?** Not likely

- **Proposed measures to reduce or respond to such demand(s) are:** None

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.** No conflict which I am aware of.

SEPA ENVIRONMENTAL CHECKLIST

Shovel Ready LLC

RBE Project No. 21081

October 2023

Prepared by:

RB Engineering



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A. Background

1. Name of proposed project, if applicable:

Shovel Ready LLC

RBE Project No. 21081

2. Name of applicant:

Kirk Vigre

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

132 E Step Rd
Chehalis WA 98532

4. Date checklist prepared:

September 19, 2023

5. Agency requesting checklist:

City of Chehalis

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

Spring 2025

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 will be prepared for this project.

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.

No.

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

This project will include the following permits: Site Plan Review, Grading, Site Development 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 proposal consists of a new 96,000 sf logistics building and 10,200 sf office building, along with associated parking and stormwater facilities.

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 1737 Bishop Road, Chehalis WA 98532, Parcel No.(s) 017769033001 & 017767002000, Section 10, Township 13N, Range 02W, W.M.

B. Environmental Elements

1. Earth

a. General description of the site:

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

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

Steepest slope onsite is approximately 5%.

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

Per NRCS Soil Data Survey the following soils are present onsite: Lacamas silt loam and Scamman silty clay loam.

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 include approximately +/- 6,750 cy of cut and +/- 45,000 cy of fill. Material will be from a local DNR approved mining operation.

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)?

60 percent of the property 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 emissions will be generated during the construction phase of the project. Once the project is completed, public and commercial vehicle emissions will be generated.

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

No.

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

N/A

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.

Yes, there is an existing wetland to the northwest 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.

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 stormwater facility. The stormwater facility will discharge runoff by metered release to the downstream drainage system. Discharged stormwater will eventually reach an existing wetland to the northwest of the site.

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.**

Due to site grading, a portion of the site that used to drain to an existing ditch to the south will be collected and conveyed to the north.

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 2.03 acres of vegetation will be removed to construct this project. Vegetation include: grasses, brush

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 to provide energy to future development.

- 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.

- 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.**

None.

- c. Describe special emergency services that might be required.**

None.

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

N/A

b. Noise

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

No noise will affect the 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: Construction noise from equipment and building construction.

Long Term: Public and commercial vehicles accessing the completed project.

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

Construction will be limited to Monday through Friday, 7:30 to 4:30pm.

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 project site is currently vacant land. Adjacent properties consist of various industrial businesses and single family residences. Proposed use is consistent with use of adjacent 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 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?**

No.

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?

Commercial / Industrial

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

Urban

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.

No.

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

Approximately 20 workers

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

None.

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

None.

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

None.

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?**

Estimated height of 35 feet. Building material to be determined, but likely consistent with typical warehouse building construction.

- 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.

11. Light and Glare

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

None.

- 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.**

None.

12. Recreation

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

Newaukum Golf Course and Chehalis Schools are within 2.2 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.**

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

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

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

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Review of the online search engine WISAARD on the Washington State Department of Historic Preservation website.

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

None

14. Transportation

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The site is currently accessed by Bishop Road and will remain as access for 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?**

No, nearest transit stop is 1.5 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).**

Yes, the project will require public frontage improvements to Bishop Rd.

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

No.

- 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 more than a 10 trip increase in in the Peak Hours, a traffic study will be completed by Jake's Traffic and submitted for this project.

- 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.**

No.

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

None.

15. Public Services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

Fire and police services may be needed by future employees.

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

None.

16. Utilities

a. Check utilities currently available at the site:

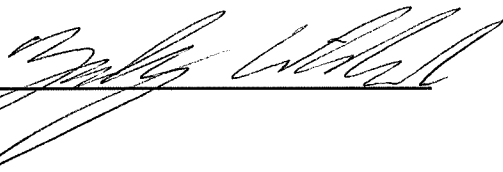
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: _____

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: Zachary Wirkkala, EIT

Position and agency/organization: Engineer in Training / RB Engineering

Date submitted: 10.18.23

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?

A rezone from CG to IL will not impact water, emissions, hazardous materials exposure or noise. Development of CG or IL zones are both subject to regulations within the Chehalis Municipal Code governing emissions. IL zoning allows more flexibility than CG for processing, manufacturing and uses that involve hazardous occupancy divisions.

- **Proposed measures to avoid or reduce such increases are:**

All development must comply with stormwater regulations governing treatment and storage of runoff, water and sewer utility connections within the City limits, and any CMC regulations governing noise. Any uses with an H occupancy or where hazardous materials will be stored are required to have and maintain a safety plan and comply with occupational health requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Zoning change would not affect plant or animal life for the proposed site. Species and habitat protection is codified through CMC and applies to all zones.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

Compliance with zoning ordinance for Critical Area protection. No endangered species are identified for the site.

3. How would the proposal be likely to deplete energy or natural resources?

A zoning change will not impact energy or natural resources.

- **Proposed measures to protect or conserve energy and natural resources are:**

Building construction for CG or IL uses will be subject to local building codes and State/Federal Energy Codes.

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?

The proposed zoning change won't affect environmentally sensitive areas; all uses are subject to CMC Title 15 Environment and CMC Title 17 Division III Environmental Districts. A portion of the site is subject to Critical Aquifer Recharge Area. Per CMC Chapter 17.26, only uses that will not cause contaminants to enter the aquifer are allowed.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

All uses, independent of the zoning designation, are required to assess Cultural Resource impacts based on site investigation and proposed earth disturbance. The site is not subject to wetlands or floodplains.

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?

A rezone from CG to Light Industrial will have an affect on the type of uses allowed on the site. The CG zone allows for a wide range of commercial uses including a variety of business, retail, wholesale, storage and lodging, as well as those that are oriented to the travelling public. General Commercial diverges from industrial zoning in that it limits larger manufacturing, processing, warehousing, distribution centers, and hazardous occupancies. As a result, the site will have more flexibility in developed use. The zone change would be compatible with surrounding uses however, as much of the lands north of the site are currently developed with light industrial uses. The rezone would also be consistent with the Comprehensive Plans' objectives for economic growth, land use efficiency and development patterns.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

Adhere requirements of CMC Chapter 17.28.20 (permitted, accessory, Conditional Use, etc.) to development proposals on the parcels.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal would be consistent with the city's standards for infrastructure adequacy as the Light Industrial zoning required that developments are serviced by municipal water/sewer, and comply with environmental requirements.

- **Proposed measures to reduce or respond to such demand(s) are:**

Areas immediately adjacent to Interstate 5 were originally included as general commercial including those parcels along Bishop Road which provide frontage road support for the freeway and local community.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The area surrounding the site includes a mixture of both industrial and commercial uses, including storage, manufacturing, and other light industrial that will align with the proposed IL zoning. The rezone is anticipated to have a positive impact on the local economy by attracting investment, creating jobs and supporting the city's objectives for industrial growth within the UGA.

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

Bishop Road Industrial Site 2 partial rezone and BLA

2. Name of applicant:

The Port of Chehalis

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

321 Maurin Road
Chehalis, WA 98532
Bill Teitzel, Operations Manager (360) 748-9365 bteitzel@portofchehalis.com

4. Date checklist prepared:

March 5, 2024

5. Agency requesting checklist:

City of Chehalis

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

Second Quarter 2024

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

Rezoning is requested so the property will be zoned for the highest and best use for the property to match surround zoning using natural boundary buffers between residential and industrial zoned property.

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

Topographic survey, wetland reporting

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.

None.

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

None.

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

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

this page. (Lead agencies may modify this form to include additional specific information on project description.)

Parcels 017857-3-5 (northerly parcel) is zone IL and parcel 017857-3-6 (southerly parcel) is zone R3. The proposal is to move the zoning boundary so a natural drainage feature acts as a boundary between the two different zoned areas and will also be a strategic buffer zone between industrial use and residential use properties. The Port will also submit for a boundary line adjustment to match the rezone boundary.

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.

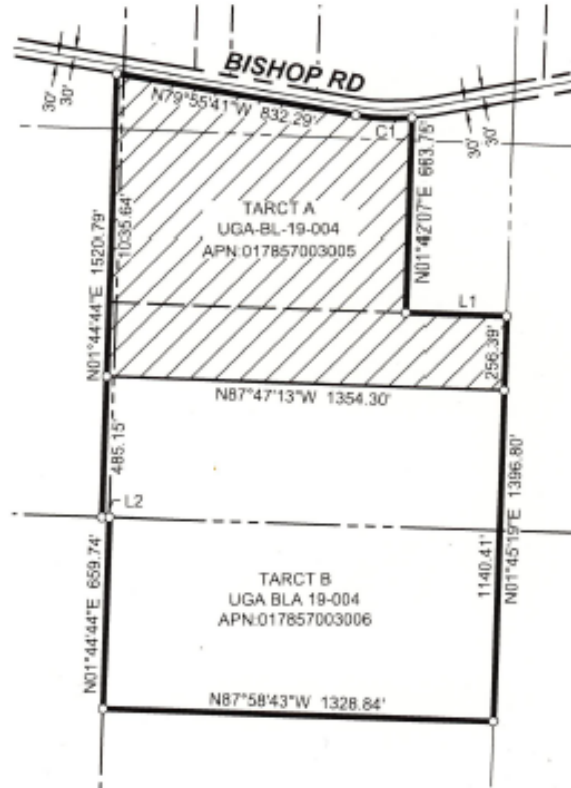
Parcel 017857003005 – 16.6 acres Section 14 Township 13N Range 02W PT N2 SW4 NE4 EX E 337' Being Lot A BLA 19-004 3515052

Parcel 017857003006 – 43.1 acres Section 14 Township 13N Range 02W PT S2 SW4 NE4 & N2 NE4 SE4 Being Lot B BLA 19-004 3515052

2000 block Bishop Road
Chehalis, WA



EXHIBIT C
 PORTION OF THE SW 1/4 NE 1/4, SE 1/4 NW 1/4
 AND NW 1/4 SE 1/4 SEC 14, T 13 N, R 2 W, W.M.
 LEWIS COUNTY, WASHINGTON



LINE AND CURVE DATA

LINE	BEARING	DISTANCE
L1	N87°47'13"W	337.67'
L2	N87°53'16"W	25.00'

CURVE	DELTA	RADIUS	LENGTH
C1	14°44'28"	749.91'	192.94'



LEGEND

- SECTION LINE
 - CENTERLINE
 - - - RIGHT-OF-WAY LINE
 - LOT LINE
 - PROPOSED ZONING LINE
 - SITE BOUNDARY/ PARENT PARCEL
- ZONE CHANGE AREA = 24.55 AC



FORESIGHT
SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 1583 N NATIONAL AVE
 CHEHALIS, WA 98532 OFFICE: (360) 748-4000

EXHIBIT C
 JOB NO: 5300 DATE: 08/30/2023
 LEWIS COUNTY, WASHINGTON

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

a. General description of the site:

Agricultural use

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

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

3%

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.

Typical profile – Soil Survey

- *H1 - 0 to 7 inches: silt loam*
- *H2 - 7 to 17 inches: silt loam*
- *H3 - 17 to 27 inches: silty clay*
- *H4 - 27 to 60 inches: clay*

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

No

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.

None

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

No

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

None

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

None required.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

2. Air

[Find help answering air questions](#)⁴

- 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.**

None

- 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:**

None required for this project

3. Water

[Find help answering water questions](#)⁵

- a. **Surface:**

[Find help answering surface water questions](#)⁶

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.**

Three wetlands and one stream were identified, delineated, and assessed on the subject property.

Wetlands A-C are preliminarily rated as Category IV depressional wetlands subject to standard 50 foot buffers per CMC 17.23.030.3

1. **.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

2. **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 <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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

No.

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

No.

5. 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:

[Find help answering ground water questions](#)⁷

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.

Agricultural field. None.

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.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: No.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

4. Plants

[Find help answering plants questions](#)

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?

None.

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.

None.

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

Scotch broom (edges)

5. Animals

[Find help answering animal questions](#)⁸

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:

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

- **Fish: bass, salmon, trout, herring, shellfish, other: None**

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.

No.

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

[Find help answering energy and natural resource questions](#)⁹

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.

None.

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.

None

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

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 known.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

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.

Buried sanitary sewer main

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

4. Describe special emergency services that might be required.

None

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

None

b. Noise

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

None

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)?

None

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

None

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- 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.

Agricultural. None

- 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?

Property formerly zoned light industrial, has been farmed yearly with hay products to maintain land and drainage.

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

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. Surrounding areas industrial or residential.

- c. **Describe any structures on the site.**

No structures

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

None

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

IL and R3

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

IL and R3

- 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.**

Wetlands

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

N/A

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

N/A

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

N/A

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

N/A

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

None

9. Housing

[Find help answering housing questions](#)¹²

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-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

[Find help answering aesthetics questions](#)¹³

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

N/A

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

N/A

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

N/A

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

None

- 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:**

None

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

12. Recreation

[Find help answering recreation questions](#)

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

Golf

- 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

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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

- 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.**

None

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

None

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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.**

Bishop Road

- 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?**

No

- 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).**

No

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

No

- 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?**

None

- 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.**

No

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

None

15. Public services

[Find help answering public service questions](#)¹⁷

- 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.**

No change

- b. **Proposed measures to reduce or control direct impacts on public services, if any. None**

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

None

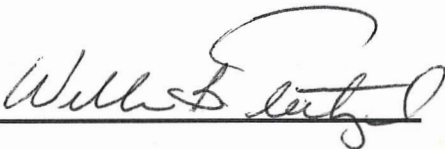
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None

C. Signature

[Find help about who should sign¹⁹](#)

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: William B. Teitzel

Position and agency/organization: Operations Manager

Date submitted: March 5, 2024

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not 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.

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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?

No effect.

- **Proposed measures to avoid or reduce such increases are:**

None

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No effect

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

None

3. How would the proposal be likely to deplete energy or natural resources?

Not likely

- **Proposed measures to protect or conserve energy and natural resources are:**

None

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?

Not likely

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

None

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?

Not likely

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

None

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Not likely

- **Proposed measures to reduce or respond to such demand(s) are:**

None

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflict. If anything, it will maintain environmental requirements by not having to relocate the drainage/stream/creek to maximize industrial land needs.