

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:
Minor Road Comp Plan Amendment and Zone Change
2. Name of applicant:
Three Rivers Land Services
3. Address and phone number of applicant and contact person.
604 N 16th Avenue Contact: Tim Wines
Kelso, WA 98626 360-431-9988
4. Date checklist prepared:
June 7, 2024
5. Agency requesting checklist:
City of Kelso
6. Proposed timing or schedule (including phasing, if applicable):
Summer 2024.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Obtaining future site plan approval.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A geotechnical investigation will be completed in the future.
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 known.
10. List any government approvals or permits that will be needed for your proposal, if known.
Comprehensive Plan amendment, a zone change, and a grading permit.
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.

Amend the City of Kelso Comprehensive Plan map to change the land use designation from Lower Density Residential to Commercial. Also, rezone the property from Residential Single Family 5,000 sf (RSF-5) to Regional Commercial (RC). In addition, obtain a grading and fill permit to place fill material on the site for future development.

12. Location of the proposal.

The project is located on the west side of Minor Road directly east of Motel 6 and north of Jack in the Box in Kelso, WA. The parcel number is 207210100. It is located in the Southeast ¼ of Section 26, Township 8 North, Range 2 West, WM.

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)?
65%
- 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 prime farmland.
Godfrey silty loam (0-3%) covering 78% of parcel and Kalama gravelly loam (15-30%) covering 22% of the parcel.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Yes, there is an active landslide on the adjacent property directly to the east. The slide is coming from the direction of 16th Avenue and is directed toward the Motel 6 building.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
There will be grading for the future development. There could be up to approximately 10,000 cu-yds of grading or fill material. Source is unknown at this time.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not likely, due to the fact the portion of the site to be improved is so flat. However, precautions will be taken with appropriate erosion control BMP's to reduce the potential of erosion.

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

The future layout is unknown at this time but it is anticipated that approximately 80% of the site could be impervious surface in the future.

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

Silt fences, construction entrance, straw ground cover, bio-bags, re-seeding, inlet protection, and bioretention facility.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Some emissions during grading and fill of the site.

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

None known.

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

None proposed.

3. Water

- a. Surface:

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.

No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described water? 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 general description, purpose, and approximate quantities if known.

No.

- 5) Does the proposal lie within a 100-year flood plain? 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:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give 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 (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (including storm water):

- 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.

There is an existing 48" and 60" diameter stormwater conveyance pipe that is traversing

across the frontage of the site. Runoff from the seasonal precipitation will be collected and conveyed into this existing City of Kelso's Municipal Separate Storm Sewer System (MS4). This stormwater conveyance pipe discharges into the Consolidated Diking Improvement District #3 (CDID #3) drainage ditch located directly south of the intersection of Minor Road and Allen Street. The site will be graded to allow stormwater to be collected in the existing City of Kelso catch basins and then directed into the MS4.

2) Could waste materials enter ground or surface waters? If so, generally describe.
Possible, but not likely.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, generally describe.
No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
No additional impervious surface is proposed at this time and therefore, no measures have been proposed for stormwater mitigation.

4. Plants

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

- Deciduous tree: alder, maple, aspen, **cottonwood, other**
- Evergreen tree: **fir**, cedar, pine, other
- Shrubs
- **Grass**
- Pasture
- Crop or grain
- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other.
- Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
It is anticipated that approximately 1,100 cu-yd of organic material will be removed to allow for placement of the fill material. Some cottonwood trees, fir trees, and a

few other smaller deciduous trees will be removed to allow for site development.

- c. List threatened or 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.
No landscape plan is proposed at this time. However, a landscaping plan will be created to meet the City of Kelso requirements with the future development.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

- Birds: **hawk**, heron, eagle, **songbirds**, other:
- Mammals: **deer**, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other.

- b. List any threatened or endangered species known to be on or near the site.
None known.
- c. Is the site part of a migration route? If so, explain.
The site is located within the Pacific Flyway for migratory waterfowl.
- 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.
Electric or natural gas will be used for heating, cooking, and everyday needs.

- 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

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.
It is possible that a spill could occur during construction, however, appropriate BMP's will be implemented to mitigate for and reduce the possibility of this happening.
 - 1) Describe any known or possible contamination at the site from present or past uses.
None known.
 - 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 known.
 - 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 known.
 - 4) Describe special emergency services that might be required.
None.
 - 5) Proposed measures to reduce or control environmental health hazards, if any:
None proposed.
- b. Noise
 - 1) What types of noise exist in the area which may affect your project (e.g.: traffic, equipment, operation, other)?

Traffic noise from Interstate 5 (I-5) is existing but is not anticipated to impact this project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Noise will be generated due to the construction of the site. The construction will most likely occur between the hours of 7:00am and 6:00pm. Long-term noise may be generated from the future businesses. Additional noise may result from delivery trucks. Long-term noise is expected to occur during normal business hours.
- 3) Proposed measures to reduce or control noise impacts, if any:
None proposed.

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.
This site is currently a vacant field. The property directly to the east is a Motel 6. It is not anticipated that this proposal will affect current land uses on nearby or adjacent properties.
 - b. Has the project site been used as working forest lands? If so, describe. How much agriculture or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?
No, the project site has not been used as working forest lands. None of the project site is being used for agriculture or forest land. None of the project site has farmland or forest land tax status.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No.

- c. Describe any structures on the site.
There are no existing structures on the site.
- d. Will any structures be demolished? If so, what?
No.
- e. What is the current zoning classification of the site?
The site is currently zoned Residential Single-Family 5,000 sf (RSF-5). This proposal is requesting to change the zoning classification of the site to Regional Commercial (RC). This is the same classification as the Motel 6 and Jack in the Box site located directly east and south of the site.
- f. What is the current comprehensive plan designation of the site?
The current comprehensive plan designation of the site is Low Density Residential. This proposal is requesting to change the comprehensive plan designation to Commercial. This is the same designation as the Motel 6 and Jack in the Box site located directly east and south of the site.
- 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 critical area by the city or county? If so, specify.
Yes, there are steep slopes on the site.
- i. Approximately how many people would reside or work in the completed project?
It is unknown at this time what the future use will be or how many employees a future tenant may have. There will be no residences in the completed project.
- 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:
The future project will meet all applicable city codes.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None proposed.

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?
There are no buildings proposed at this time. However, any future buildings will conform to City of Kelso code which restricts buildings to a maximum 60' height (4 story maximum). It is anticipated that the height of the future building will be substantially lower than that. Exterior building material are not known at this time.
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
None proposed at this time.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
No streetlights are proposed with this application. However, streetlights may be installed in the future parking area which will be shielded to meet City of Kelso

code. In addition, lighting may be placed on the future structures. The lighting will mainly occur during the evening hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not anticipated since City of Kelso codes will be followed.
- c. What existing off-site sources of light or glare may affect your proposal?
There is existing lighting from I-5 and neighboring properties but none is anticipated to have an affect on the future proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Future lighting in the parking area and on the future buildings will be shielded to meet City of Kelso requirements.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None known.
- 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.
None known.
- 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 known. There are no known material evidence, artifacts, or area of cultural importance on or near the site.

- 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, however, it is believed that a substantial amount of fill material has been placed across the site. Furthermore, nearly the entirety of the site has been disturbed multiple times and no artifacts are known to have been observed.

- 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 proposed, however, the final grading plans will contain a note indicating that if any historic artifacts are discovered during construction, site work will stop immediately, and appropriate local and state agencies will be notified. Also, it is anticipated that the substantial amount of fill material imported to raise the site will minimize the potential for disturbance to cultural and historic resources.

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 property will be accessed from Minor Road.

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

Yes, the site is served by River Cities Transit Route 46 and 57. The nearest stop is located at Allen Street and 19th Avenue.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No parking is proposed to be created or eliminated at this time.

- d. Will the proposals 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.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?
The future use of this property is unknown at this time. However, a trip generation analysis will be completed with the future site plan application.
- g. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No.
- g. Proposed measures to reduce or control transportation impacts, if any:
None proposed.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? if so, generally describe.
The future development would most likely create an increased need for fire and police protection.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
None proposed at this time.

16. Utilities

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

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site:

Power-Cowlitz PUD, Phone-AT&T or another local provider, Sewer-City of Kelso, Water-City of Kelso.

C. SIGNATURE

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

Signature: *Tim Wines*

Date Submitted: 6/10/24