SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use “not applicable” or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

Environmental Checklist No. _____

A. BACKGROUND

1. Name of proposed project, if applicable:

   Willow Grove Affordable Housing
   1106 Walnut Street, Kelso, WA 98626

2. Name of applicant:

   Access Architecture

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

   Contact:

   Brad Kilby
   Harper Houf Peterson Righellis Inc.
   205 SE Spokane Street, Suite 200
   Portland, OR 97202
   (503)221-1131
   bradk@hhpr.com

   Sasha Frenkel
   Access Architecture
   500 W 8th Street, Ste 115B
   Vancouver, WA 98660-3051
   (360)326-1228
   SashaF@access-arch.com

4. Date checklist prepared:

   December 2, 2022

5. Agency requesting checklist:

   City of Kelso

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

   The proposed project is expected to have a 12-month construction timeline. The construction start is estimated in July 2023, soon after approval of the land use review and permit applications. Development is proposed within a single phase.

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

   This specific proposal is associated with the construction of the Willow Grove Affordable Housing units. The project is proposed at maximum density for the

site's zoning designation. There are no plans for future additions, expansion or further activity related to this proposal.

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

GeoDesign Inc., 2018. Phase 1 Environmental Site Assessment; Proposed Walnut Street Apartment Complex Site. 1106 Walnut Street; Kelso, Washington. November 7, 2018.

GeoDesign Inc., 2018. Report of Geotechnical Engineering Services – Proposed Walnut Street Apartment Complex. 1106 Walnut Street; Kelso, Washington. Prepared for Kelso Housing Authority. November 19, 2018.

New Day Arborist. 2022. Kelso Housing Authority Tree Assessment. Kelso, Washington. Prepared for Kelso Housing Authority. September 28, 2022.

The project site is not mapped with environmental constraints such as wetlands, landslide hazard areas, flood plains, severe erosion hazards, or habitat species areas in Cowlitz County EPIC. Per the Kelso Critical Areas: Liquefaction Susceptibility Map, the site and the surrounding area have a moderate to high susceptibility of liquefaction. The eastern edge of the property contains hydric soils (Cowlitz County EPIC 2022).

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 applications pending governmental approvals affecting this property.

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

A Type I Land Use Review, Arborist Report, SEPA Checklist Review, and associated site construction and building permits through the City of Kelso.

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

The project entails two 3-story buildings with approximately 32 units, a parking lot with 39 stalls, a community garden, playground, greenspace and other pedestrian areas on a 1.61-acre parcel. The site is zoned Residential Multi-family (RMF).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any

permit applications related to this checklist.

The project is located at 1106 Walnut Street, Kelso, Washington 98626; Parcel #23655, Property ID 3038200. The site is bound by Walnut Street to the north, Willow Street to the south, a stream buffer to the east and single-family homes to the west. (Section 35 Township 08 North, Range 02 West WM - Cowlitz County.)

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): (Flat), rolling, hilly, steep slopes, mountainous, other.

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

The site is generally flat, with a slight slope downward to the ecological buffer zone to the east. The steepest slopes along the east property line are less than 10%.

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

The Natural Resources Conservation Service (NRCS) map depicts one soil unit within the project area: Clato silt loam, 0 to 3 percent slopes (32). Clato silt loam is very deep, well-drained soil formed in mixed alluvium, with moderate permeability, slow runoff, and high available water capacity. Clato silt loam is classified as prime farmland, but the site is not known to have an agricultural classification of long-term commercial significance.

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

There are no surface indications or history that identify the site as a severe erosion hazard or landslide hazard area. No potentially unstable slopes are recorded on or near the site. (Cowlitz County EPIC, 2022). Per the Kelso Critical Areas: Liquefaction Susceptibility Map, the site and the surrounding area have a moderate to high susceptibility of liquefaction.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Approximately 1.4 acres of the total site will be graded. The proposed grading, to the extent possible will be balanced cut and fill on site. A total of 1963 CY of cut and 1846 CY of fill are proposed with the grading plan. Any import or export of materials will be within approved staging areas.

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

The potential for localized erosion of areas being temporarily disturbed exists on the property due to grading activities and the installation of building and parking areas on the site. The chance of erosion, particularly from exposed cut/fill areas, would be greatest during a period of extended or intensive rainfall. Construction documents will include erosion control utilizing best management practices that are consistent with the requirements of the City of Kelso, and the Washington Department of Ecology.

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

Upon completion of the project, approximately 40% of the total site will be covered with impervious surface including the apartment buildings, parking areas, circulation, and impervious sidewalks.

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

Proposed measures to reduce and control erosion, or other impacts to the earth, would be outlined in the completed Stormwater Pollution Prevention Plan (SWPPP). The SWPPP would include Best Management Practices (BMPs) that would be employed throughout the project to minimize impacts. Specific BMPs related to erosion would include the installation of silt and sediment control measures (stabilized construction entrances and parking areas, wheel washes, seeding, mulching, erosion nets, and surface roughening). The SWPPP would also include practices for the prevention of spills. Additional guidelines would govern vegetation preservation, protective fencing, concrete handling, and material stockpiling/staging.

BMPs that would be employed throughout the project to minimize impacts include the following, as well as other equivalent practices:

- **Preserving Natural Vegetation (BMP C101)**
- **High Visibility Plastic or Metal Fence (BMP C103)**
- **Stabilized Construction Entrance (BMP C105)**
- **Wheel Wash (BMP C106)**
- **Construction Road/Parking Area Stabilization (BMP C107)**
- **Temporary and Permanent Seeding (BMP C120)**
- **Mulching (BMP C121)**
- **Nets and Blankets (BMP C122)**
- **Surface Roughening (BMP C130)**
- **Dust Control (BMP C140)**
- **Concrete Handling (BMP C151)**
- **Material Delivery, Storage, and Containment (BMP C153)**
- **Certified Erosion and Sediment Control Lead (BMP C160)**
- **Scheduling (BMP C162)**
- **Silt Fence (BMP C233)**
- **Straw Wattles (BMP C235)**

Minimization measures include:

- **Minimizing the area of vegetation disturbance**
- **Utilizing areas of previous disturbance to the maximum extent practicable**
- **Avoid work in wetlands and wetland buffers**

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.

The only emissions would be from the equipment used during construction. The equipment to be used could include:

- **Excavator**
- **Pickup truck**
- **Semi truck (deliveries)**
- **Dump truck**
- **Front end loader**
- **Back hoe**
- **Compactor (ground)**
- **Concrete saw**
- **Grinder**
- **Paver**

Post-construction emissions would come from personal vehicles traveling to the parking lot to access the complex. Once the facility is complete, operation of the buildings' heating, ventilation, and air conditioning systems would result in air emissions.

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 emissions or odor that will affect the proposal.

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

The project's SWPPP will be in place to address erosion from on-site activities. Contractors will be required to take all reasonable precautions to avoid or minimize fugitive dust emission during construction. Utilizing BMP C140 Dust Control will prevent wind transport of dust from disturbed soil surfaces onto roadways, drainage ways, and surface waters. Mechanical and vehicular emissions are subject to rules and regulations set by federal, state, and local agencies. (i.e. vehicle emissions testing, building and mechanical codes, etc.) All vehicles utilized by the complex and its contractors will be licensed, and compliant with the rules and regulations for vehicle emissions. All mechanical equipment will be selected to ensure that applicable federal, state, and local regulations are met. The potential adverse impacts on air quality are minimal.

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.

A small unnamed stream, tributary to the Coweeman River, flows along the east property line. The Coweeman River is located approximately 2000 feet east of the project area, and the Cowlitz River is approximately 3000 feet west of the project area. All flow is to the south, ultimately draining in to the Columbia River. No wetlands are mapped on or adjacent to the project site, but the eastern edge of the property contains hydric soils (Cowlitz County EPIC, 2022).

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 proposed in the vicinity of any water body. An ecological buffer zone will be established along the east portion of the site.

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 or removed from any surface water or wetlands as part of this project.

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

No surface water withdrawal or diversions will occur as part of this project.

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

The unnamed stream to the east of the site is within the 100-year floodplain, but the site itself is outside of the floodplain. The project site is fully within the Flood Zone classified *X Protected by Levee or Dike*. (Cowlitz County EPIC, 2022).

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. The project would not discharge waste materials to surface waters.

b. Ground Water:

1) Will ground water be withdrawn from a well for drinking water or other purposes? If

so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater withdrawals would occur as a result of this project. Stormwater may be discharged through infiltration, but only after it has been captured and treated in an approved system.

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.

The proposal does not involve the discharge of any waste materials into the ground.

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.

Stormwater is the most likely source of water run-off. An on-site storm drainage system will be constructed that includes mechanical media structures for treatment and connection to the existing storm system for disposal. Typical catch basins, area drains, and curb cuts will be used to collect on-site storm water. The stormwater will be conveyed primarily by sheet flow and underground storm piping. All storm systems will be designed per the City of Kelso design and construction standards.

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

No, all waste materials will be collected on site, and disposed of in an approved landfill or recycling center.

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

The proposal is not anticipated to significantly alter or affect drainage patterns within the vicinity of the site. The on-site stormwater system will be engineered to comply with local and state stormwater requirements as discussed above.

4) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

A SWPP Plan, Temporary Erosion and Sediment Control Plan (TESC) and BMPS will be implemented to control runoff during construction. A Spill Prevention, Control, and Countermeasure (SPCC) Plan will be implemented to prevent and control discharges during construction. BMPs that would be employed throughout the project to minimize impacts include the following:

- **Preserving Natural Vegetation (BMP C101)**
- **High Visibility Plastic or Metal Fence (BMP C103)**
- **Stabilized Construction Entrance (BMP C105)**
- **Wheel Wash (BMP C106)**
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Minimization measures include:

- **Minimizing the area of vegetation disturbance**
- **Utilizing areas of previous disturbance to the maximum extent practicable**
- **Avoid work in wetlands and wetland buffers**

An on-site storm drainage system will be constructed that includes mechanical media structures for treatment and connection to the existing storm sewer system for disposal. Typical catch basins, area drains, and curb cuts will be used to collect on-site stormwater. The stormwater will be conveyed primarily by sheet flow and underground storm piping. All storm systems will be designed per the City of Kelso design and construction standards.

4. Plants

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

X_____ deciduous tree:
X_____ evergreen tree:
X_____ shrubs:
X_____ grass:
_____ pasture
_____ crop or grain
_____ orchards, vineyards or other permanent crops
_____ wet soil plants:
_____ water plants:
X_____ other types of vegetation: non-native, invasives

b. What kind and amount of vegetation will be removed or altered?

Site vegetation primarily consists of a few fir trees, and overgrown grass and weedy forbs. The large Douglas fir tree (45" DBH) along the west property line will be protected. The grass and weedy forbs will be removed. The two dead Black

Cottonwood trees on the site will be removed as well. The site will ultimately be landscaped with trees and shrubs surrounding the proposed buildings and parking areas, along with designated green spaces, a community garden with raised beds, and an ecological buffer zone.

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

No ESA-listed plant species or associated habitats are known to occur within the project site.

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

Any disturbed areas not used for building or parking construction will be revegetated with a native grass seed mix and/or landscaping. New landscaping is proposed across the site in recreational and parking areas in accordance with the City of Kelso landscaping requirements.

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

No known invasive species are known to be on the site. The following noxious weeds found on the Cowlitz County 2022 noxious weed list were observed near the site: Himalayan blackberry (*Rubus armeniacus*, Cowlitz County Class C), reed canarygrass (*Phalaris arundinacea*, Cowlitz County Class C).

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:

Wildlife on or near the site is primarily limited to passerines commonly found in parks and backyards (i.e. chestnut-backed chickadee, barn swallow, Northern flicker, American crow, spotted towhee, and Western scrub jay). Other wildlife expected to use the site are those species accustomed to human disturbance: other small passerines (bushtit, song sparrow, house sparrow, house finch, dark-eyed junco etc.), Cooper's hawk, raccoon, opossum, eastern gray squirrels, and small rodents.

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

An ESA list of species potentially affected by activities at the project site, obtained from the USFWS IPaC service (2022), indicates the potential presence of five TES (Threatened, Endangered, or Sensitive) species within a 1 mile radius of the project site: Columbian White-tailed Deer (*Odocoileus virginianus leucurus,* federally-listed Threatened, state-listed Endangered), Marbled Murrelet (*Brachyramphus marmoratus,* federally-listed Threatened, state-listed Endangered), streaked horned lark (*Eremophila alpestris strigata*, federally-listed Threatened, state-listed Endangered), yellow-billed cuckoo (*Coccyzus americanus*, federally-listed Threatened, state-listed Species of Concern), and bull trout (*Salvelinus confluentus*, federal-listed Threatened, state-listed Species of Concern). The possible presence of threatened or endangered wildlife species in

the project site was evaluated through review of WDFW PHS data (WDFW 2022). PHS does not show any record of these species within the project site or vicinity.

In Washington, marbled murrelets nest in mature and old-growth conifer forests, and sometimes in comparatively younger forests with residual old-growth trees. Western yellow-billed cuckoos require large (typically larger than 40 hectares and wider than 100 meters) patches of cottonwood and willow dominated riparian habitat for nesting. Streaked horned lark, which nests in open fields such as airports and abandoned agricultural fields, utilizes larger open expanses that are bare or sparsely vegetated. None of these habitats are present on the proposed site.

Bull trout require stable stream channels, clean spawning and rearing gravel, complex and diverse cover, and unblocked migratory corridors. The project site is outside of the Critical Habitat for bull trout.

US Fish and Wildlife Service (USFWS). 2022. IPaC [Information for Planning and Consultation]. Official Species List. URL http://ecos.fws.gov/ipac/ Accessed September 26, 2022.

Washington Department of Fish and Wildlife (WDFW). 2022. Priority Habitat and Species (PHS) on the Web. Olympia, Washington. URL: http://wdfw.wa.gov/mapping/phs/disclaimer.html**. Accessed September 26, 2022.**

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

The entire area is located within the Pacific Flyway, which is a migratory corridor that is known to extend from Patagonia to Alaska. The flyway is used by migratory birds that travel in the spring and fall, following food sources, heading to breeding grounds, or traveling to warmer climates during winter.

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

Impacts to wildlife will most likely be limited to displacement when the site is graded, and general disturbance during construction. Noise and construction activities associated with the development will be temporary and are typical of what one could expect in an urban area. New trees will be planted as part of the landscape plan, and areas that are disturbed as a result of construction of the apartment building will be revegetated consistent with the City of Kelso's landscape standards.

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

None of the top 50 priority invasive species (Washington State Recreation and Conservation Office 2022) have been observed on site.

Washington State Recreation and Conservation Office. Washington Invasive Species Council. 2022. https://invasivespecies.wa.gov/priorities.shtml. Accessed September 26, 2022.

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.

During construction, the project energy needs will include fuel for construction equipment. Upon completion of construction, the project's energy needs will be satisfied through the provision of electricity to service lighting, appliance, and general power needs for the proposed apartment building.

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

The project will not affect the potential use of solar energy by adjacent properties.

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

The new buildings will be constructed to be compliant with the latest electrical, mechanical, and energy codes to make the energy consumption more efficient. Specific examples of energy efficiency include integrating LED interior and exterior lighting, heat pump hot water tanks, and energy star rated appliances.

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.

While it is possible, it is unlikely that there would be any environmental health hazards that would occur as a result of this proposal. Any chemicals, fuel, or lubricants associated with the construction vehicles on site would be addressed through the Spill Prevention, Control, and Countermeasures Plan that is provided as a requirement of the SWPPP. The plan is intended to identify procedures that would avoid, minimize, and respond to any such spill.

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

The site has been identified as Cleanup Site 3065 - Pat Uchida Property. Soil contaminants on-site previously included halogenated organics, suspected petroleum products, and other conventional contaminants. Per the Washington Department of Ecology, this site has been cleaned up and complies with the standards in the state's environmental cleanup law, the Model Toxics Control Act.

Washington Department of Ecology. 2022. Toxics Cleanup Program. What's In My Neighborhood interactive web map. https://fortress.wa.gov/ecy/neighborhood/ Accessed September 26, 2022.

2) Describe existing hazardous chemicals/conditions that might affect project

development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known hazardous conditions that would affect the project development and design. According to the Utility Commission Maps, there are no nearby underground gas transmissions lines. The Olympic Pipe Line is located approximately 1.6 miles east of the project area.

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.

No hazardous or toxic chemicals are going to be stored on site. Any chemicals associated with the on-site construction vehicles will be managed and maintained by the contractor.

4) Describe special emergency services that might be required.

Aside from standard police, fire, and rescue services that already serve the area, there is not an anticipated need for any special emergency services for the project.

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

Any potential impacts from hazardous materials would be addressed through standard minimization measures and BMPs such as:

- **All equipment to be used for construction activities would be cleaned and inspected prior to arriving at the project site, to ensure no potentially hazardous materials are exposed, no leaks are present, and the equipment is functioning properly.**
- **Construction equipment would be inspected daily to ensure there are no leaks of hydraulic fluids, fuel, lubricants, or other petroleum products.**
- **Should a leak be detected on heavy equipment used for the project, the equipment would be immediately removed from the area and not used again until adequately repaired.**
- **Management of contaminated media will be in accordance with applicable environmental regulations.**
- **The project will comply with current local, state, and federal regulations for worker safety.**

The contractors on site are responsible for fueling their own vehicles. The existing project site has access to standard local emergency services. During construction, the contractor will implement a Spill Prevention, Control, and Countermeasure (SPCC) plan to minimize or avoid the effects hazardous materials would have on surface water and soils.

b. Noise

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

There is existing noise associated with the surrounding traffic on Interstate 5 approximately 1700 feet east of the project area, as well as from the nearby companies, including Hadaller Logging, Inc, and S&R Sheet Metal, Inc., as well as the Kelso regional airport. There will be noise associated with construction activities and additional vehicle traffic into the site over the course of the proposed construction.

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 from on-site construction equipment, and activities on site would occur over the course of the project. Project noise levels will not exceed levels outside of the City of Kelso noise ordinance without pre-approval from the City. Nighttime construction activities are not expected to occur with the project.

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

Construction will comply with any hours of construction imposed by the City of Kelso.

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 has a Residential Multi-Family zoning designation (RMF), which allows multi-family development. The site is presently a vacant lot with overgrown vegetation. The site is surrounded by residential homes to the north, east and south, and by the Church of God of Prophecy to the west. Zoning to the north of the site is Residential Multi-Family (RMF), with Residential Single Family 5000 sf (RSF5) north and west of the site. Further east of the site, to the west of I-5, is zoned Light Industrial Area (LI). The area south and west of the site has an Airport Safety Overlay.

Aside from the increased trip generation, the development is not expected to affect current land uses on adjacent properties. Site access is designed to comply with transportation and engineering standards. The site is proposed for development that is compatible with and intended by the multi-family residential zoning. There are no anticipated impacts to the existing adjacent uses outside of the construction period. During the construction period, there will be added traffic within the area.

b. Has the site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The soil onsite, Clato silt loam, is classified as prime farmland, but the site is not known to have an agricultural classification of long-term commercial significance.

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. There is no working farm or forest land abutting the project site, or close enough to affect or be affected by the proposal.

c. Describe any structures on the site.

   There are no structures on site.

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

   No structures will be demolished.

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

   The project site has an RMF – Residential Multi-family zoning designation.

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

   The current comprehensive plan designation of the site appears to be Higher Density Residential.

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

   The project site is not located within 200 feet of a resource protected by the Shoreline Master Program.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

   The eastern portion of the site is designated as an Ecological Buffer Zone, adjacent to the unnamed stream.

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

   The project entails two 3-story buildings with approximately 32 units, a parking lot with 39 stalls, a community garden, playground, greenspace and other pedestrian areas on a 1.61-acre parcel. The site is zoned Residential Multi-family (RMF).

   The 32-unit multi-family project anticipates providing housing for approximately 50 people. The conceptual design distributes a mix of one, two and three-bedroom apartments across two buildings, each containing approximately 16 units. Three onsite staff members are anticipated to provide onsite management.

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

No people will be displaced from the completed project.

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:

The project proposes development that is consistent with the current RMF – Residential Multi-family zoning designation adopted by the City of Kelso. Zoning to the north of the site is Residential Multi-Family (RMF), with Residential Single Family 5000 sf (RSF5) north and west of the site. Further east of the site, to the west of I-5, is zoned Light Industrial Area (LI). The area south and west of the site has an Airport Safety Overlay.

The project is required to obtain a Type 1 Land Use Review. The project's compliance with municipal code development standards and compatibility with the Design Guidelines will be evaluated through the land use review process.

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

The project will not impact agriculture or forest land of long-term significance. Agricultural or forest lands are not established on this site.

9. Housing

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

The development will construct 32 units of housing. These units are planned as affordable housing.

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

No housing units will be eliminated.

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

The project will improve conditions for housing in the area by adding 32 units of affordable rentals to the housing supply. The development will better utilize the under-developed residential multi-family zone site and optimize density. The project will comply with current building and development code standards for the City of Kelso to ensure adequate separation and screening between structures and properties.

10. Aesthetics

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

the principal exterior building material(s) proposed?

The tallest proposed structure is 3 stories and approximately 39-feet high to the top of the roof ridge.

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

The nearby single and multi-family homes will have their views altered by the construction of the new apartment buildings.

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

The project will be subject to and intends to comply with the City of Kelso requirements for landscape buffers and design guidelines. The requirements address visual impacts of building design, vehicle areas, landscape screening, and lighting.

11. Light and Glare

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

On-site lighting will be provided within the project area. The proposed lighting is intended to provide illumination for the residents of the apartment complex and mitigate glare on adjacent properties.

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

The proposed lighting will be designed to comply with the City's lighting standards, including shielding of the lights so that light does not trespass from the project site.

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

There are no anticipated impacts to the project from off-site light sources.

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

All on site lighting will be designed consistent with the project lighting needs and the City of Kelso lighting standards.

12. Recreation

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

The following public parklands and recreational facilities are located within approximately 1 mile of the project site:

Seventh Avenue Park (Community Park) 0.9 miles west
Tam O'Shanter Park Fircrest Park (Community Park) 0.9 miles northeast
Three Rivers Golf Course 0.5 miles southwest

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

No recreational uses will be displaced. The site does not currently provide public recreational uses.

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

The proposed development includes a designated greenspace, play area, and community garden.

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.

There are no buildings or structures on the site. However, per Cowlitz County EPIC, the Department of Archaeology Predictive Model identifies the site and the surrounding area as Level 5 - Survey Highly Advised: Very High Risk of Archaeological Resources (Cowlitz County EPIC, 2022).

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.

The general area along the Lewis and Columbia Rivers is classified as "Very High Risk of Archaeological Resources," however there are no landmarks, features or other evidence of Native American or historic use or occupation on the project site. The entire project site has been disturbed by development within the past century.

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.

Per Cowlitz County EPIC mapping, the entire area is classified as "Very High Risk of Archaeological Resources". This classification was confirmed in the Washington Information System for Architectural and Archaeological Records Data (WISAARD). However, the entire project site has been disturbed by development within the past century. Per the Phase 1 Environmental Site Assessment (GeoDesign, 2018), between 1921 and 1943 the site appears to have been graded with undocumented fill.

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.

Potential historic resources are not anticipated within the project site. In the

event of an inadvertent discovery, all work shall cease immediately and local County, State, and Tribal authorities will be contacted.

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.

Vehicular access to the site is currently taken from Walnut Street to the north, a rural collector street, which connects to S 13th Avenue, a rural minor arterial to the east. The southwestern edge of the site has access to Willow Street, a rural local access street.

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?

River Cities Transit Route 57 Stop #204 is the closest transit stop, located at Walnut Street and 10th Avenue, one block west of the site. Route 57 connects Kelso and Longview and provides a one-seat ride from Kelso to popular Longview destinations such as Lower Columbia College and the Triangle Shopping Center. Route 57 meets with Route 44 and 45 at Kelso Station (Amtrak/Greyhound).

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

The development will provide 39 off-street parking stalls in the accessory surface parking, including 2 ADA parking stalls. No parking will be eliminated.

d. Will the proposal require any new improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The site has public street frontage on Walnut Street along the north side of the property. The existing street includes asphalt roadway, with no curb or gutter along the property frontage. Proposed frontage improvements on Walnut Street will include half street improvements, curb, gutter, detached sidewalk, planting strip, and storm drainage improvements. The site also fronts Willow Street to the south, a substandard asphalt roadway with no curb or gutter. No improvements are proposed to Willow Street.

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

No, the proposed project will not use water, rail, or air transportation.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Based on trip generation calculations from comparable multi-family housing units,

the completed project is expected to generate between 150 and 200 net new weekday trips. Traffic would include personal vehicles traveling to and from the apartment complex.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No, the proposal will not interfere with the movement of agricultural and forest products on roads in the area.

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

One access driveway is proposed for the project on Walnut Street.

15. Public services

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

Public services are presently available within the proposed project area. The subject property is zoned Residential Multi-Family (RMF), and the increase in demand for public services is anticipated based on this current zoning.

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

Fire prevention measures (such as sprinkler systems) will be implemented within the proposed building. The proposed parking area will be well-lit as a crime deterrent.

16. Utilities

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

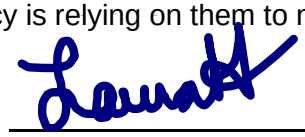
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

There is an existing 6" water line which crosses the site between Walnut Street and Willow Street that will be partially rerouted around Building A, and new services will be stubbed off to serve Buildings A and B. A new fire hydrant will be installed in front of Building A.

An existing 10" PVC sanitary line through the site will also be partially rerouted around Building A, with proposed 6" laterals to serve Buildings A and B.

C. SIGNATURE

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

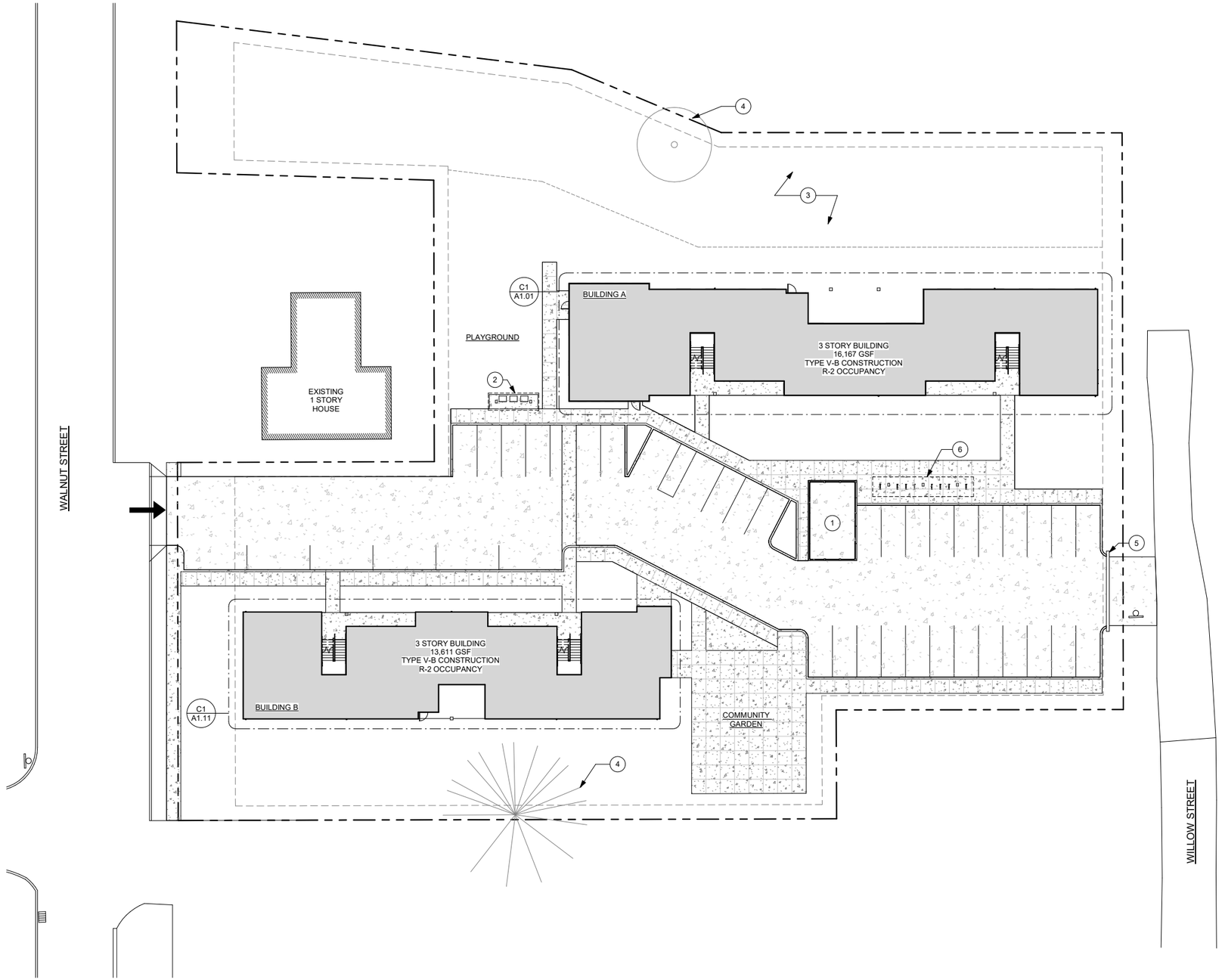
Signature: 

Name of Signee: Laura Haunreiter, PE

Position and Agency/Organization: Civil Engineer, HHPR

Date Submitted: December 2, 2022

ATTACHMENT A: Site Plan



D1 / A0.01 ARCHITECTURAL SITE PLAN

1" = 20'-0"

SITE PLAN GENERAL NOTES

A. ALL EXISTING CONDITIONS TO BE FIELD VERIFIED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. ENSURE SITE GRADING MEETS ACCESSIBILITY STANDARDS.

C. ALL GRADE WITHIN 5 FEET OF BUILDING TO SLOPE AWAY FROM THE FOUNDATION.

D. PAVED AND HARDSCAPE AREAS TO BE SLOPED 1/4 INCH PER FOOT MINIMUM TO DRAIN WITH A MAXIMUM CROSS SLOPE OF 2%.

E. LANDSCAPED AREAS TO BE SLOPED 1/2 INCH PER FOOT MINIMUM TO DRAIN.

F. SEE CIVIL AND LANDSCAPE FOR ADDITIONAL WORK NOT INDICATED ON THIS DRAWING.

SITE PLAN KEY NOTES

NOTE: NOT ALL NOTES MAY BE USED ON ALL SHEETS

1 TRASH ENCLOSURE
2 COVERED MAILBOXES
3 RIPARIAN BUFFER ZONE
4 EXISTING TREE TO REMAIN
5 LOCKED FIRE ACCESS GATE
6 COVERED BIKE PARKING

SITE PLAN LEGEND

NOTE: NOT ALL SYMBOLS MAY BE USED ON ALL SHEETS

PROPERTY LINE
SETBACK LINE
PARKING SPACES
PAVED AREA
BUILDING FOOTPRINT
SITE ENTRY

Access Architecture

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CONSTRUCTION

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WILLOW GROVE

1106 WALNUT STREET
KELSO, WA 98626

SCHEMATIC
DESIGN

REV	DATE	FILE

PM: Checker
JOB: 22012
DATE: 10.21.22

A0.01

ARCHITECTURAL SITE PLAN

11/11/2022 11:01:00 AM