

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Lot G-1 Hangar

2. Name of applicant:

Clue Sky Assets, LLC

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

Steve Anderson

360-957-1771

4. Date checklist prepared:

January 28, 2025

5. Agency requesting checklist:

City of Kelso

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

Construction of hangar to begin July, 2025 and completed September 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.

NEPA prepared for Hangar G construction in 2008

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.

Awaiting FAA approval of proposed construction or alteration

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

FAA approval of construction

Commercial building permit with City of Kelso

Land Use Application with City of Kelso

- 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.)**

Construction of 75ft X 75ft manufactured steel hangar in lot G-1. Hangar will have a concrete floor and asphalt apron tying into existing taxiway. Hangar to be used for parking/storage of personal aircraft.

- 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.**

Lot G-1 of Southwest Washington Regional Airport located at 2215 Parrott Way in Kelso, Washington. G-1 is located east of runway on airport property. Site location figure is included with City of Kelso building permit.

B. Environmental Elements

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

a. General description of the site:

Site is an active regional airport with paved runway and taxiways. G-1 build site is level with grass/soil surfacing.

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

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

1-3%

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.

Silty clay loam

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

None known

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Minimal fill for hangar foundation subbase. Fill will be structural granular fill. Fill area to be 75ft X 75ft

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

No. Site is flat and stormwater runoff infrastructure already existing at the site.

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

100%

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

Sediment filtration (such as straw wattles or fabric filters) will be used to reduce sediment in stormwater.

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

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

No emission from complete project

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

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

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

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The southwest portion of the airport property is located adjacent to the Cowlitz River. There is a mapped freshwater emergent wetland area southwest of the construction 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.

The site is within 200ft of the wetland described above. A constructed stormwater swale lies between the site and the mapped wetland. The constructed stormwater swale was designed to accommodate stormwater runoff from hangars in lots G-1 through G-3.

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

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

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. If interior bathroom is installed in the hangar, it will be discharged to the City of Kelso sanitary sewer system

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 will be the only source of runoff. Stormwater from building roof and paved apron will discharge to existing stormwater management system which discharges to adjacent stormwater swale.

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

No. There is no exposure of waste materials.

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

No. Stormwater will be managed by existing stormwater drainage system. Project will not affect drainage patterns of neighboring properties.

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

None.

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?

75ft X 75ft (5625 square feet) of grass will be removed.

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

There are threatened and endangered species associated with the nearby Cowlitz River (i.e. salmon, migratory waterfowl, etc.), but there are no know species to be located at the site as site is an active airport.

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

None proposed.

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

Scotch broom, blackberries

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

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

Birds and coyotes have been observed near the airport. As listed above, many species associated with the Cowlitz River ecosystem have been observed near the site, but none have been observed on 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.

As listed above, many species associated with the Cowlitz River ecosystem have been observed near the site, but none have been observed on the site.

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

The site and airport are located in the Pacific Flyway

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

None proposed.

- 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](#)

- 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.**

An existing electrical meter exists at the site. Electric power will be used for interior lighting.

- 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 proposed

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

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

No.

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

No known contaminates at the site.

- 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.**

There are no gas lines or hazardous chemicals' that might affect this project.

- 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.**

No toxic or hazardous chemicals' will be stored at the site. The hangar will be used for personal aircraft parking only.

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

Electrical power will be used for interior lighting

- d. **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)?**

Noise will not affect the project. The site is located on an active airport, so there is noise from aircraft in the immediate vicinity.

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)?**

The noise associated with this project is construction equipment during the construction phase, and aircraft noise as a result of hangar use after project completion. The site is located on an active airport, so there is noise from aircraft in the immediate vicinity.

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](#)

- 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.**

Site is currently used as a regional airport. Proposed project will not affect use of existing site or neighboring 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.**

Existing structures include hangars of similar size and make of proposed hangar.

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

No

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

Zoning is industrial, use is airport

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

Airport

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

No shoreline designation at this site

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

unknown

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

None

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.

Hangar plans will be approved by City of Kelso to ensure compatibility with airport master plan

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](#)

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

None. This is a non-housing project

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

c. None. This is a non-housing project

Proposed measures to reduce or control housing impacts, if any. None. This is a non-housing project

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

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

24.12 ft

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

View from neighboring property may be altered.

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

None.

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

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

No know light glare from metal building roof. Building roof color to be similar material/color as existing hangars

- 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 [Find help answering recreation questions](#)

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

Airport provides flight activities. There is also a golf course located west of the airport

- 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](#)

- 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.

Unknown

- 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 know. Majority of site is developed and site was permitted for development. Cultural resource information may have been identified in initial property development and NEPA.

- 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

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

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

The site is served by a driveway off of Parrot Way.

- 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, not served by public 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

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

The proposed project will facilitate/support air transportation.

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

This is a private hangar that will house personal aircraft. It is assumed that the site may be visited by vehicles on days when aircraft are used, estimated up to once daily

- 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.

Hangar will conform with airport master plan and will not affect airport traffic.

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

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

The proposed project is not anticipated to increase need of public services.

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

None.

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

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

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

An existing electric meter existing at the building site. Power will be supplied by Cowlitz County PUD. Sanitary sewer is also available onsite. Sewer services are managed by City of Kelso.

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

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

X



SEPA Responsible Official

Type name of signee: Lindsey Crosby, PE

Position and agency/organization: Blackbear Environmental, LLC – consultant for applicant

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

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

- Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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