

A. BACKGROUND

1. Name of proposed project, if applicable:

Huntington Ridge Apartments

2. Name of Applicant

LA Hamilton, LLC

3. Address & Phone Number of Applicant and Contact Person

*Applicant Address:
13203 SE 172nd Ave, Suite 166 #220
Happy Valley, OR 97086
(503) 780-2453*

Contact name: Jesse Brand

4. Date checklist prepared:

February 9, 2020

5. Agency requesting checklist:

City of Kelso

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

The construction will likely begin in the spring of 2020.

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

Not at this time.

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

This SEPA checklist. There are both wetlands and geologic hazard areas on this site. A critical areas report dated January 8, 2019 was prepared by Jason Smith of Castle-Rose Environmental that included a wetland delineation and habitat assessment. In addition, a geotechnical engineering study dated June 2018 was completed by Seth Chandlee of Sol and Water Technologies, Inc. Both reports have been included with the site plan application.

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.

Site Plan approval, Final Engineering, SEPA determination, Grading Permit, Diking Improvement District #1 (DID #1), Building Permits from Cowlitz County, and possibly Washington State Department of Transportation (WSDOT).

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 applicant is proposing a site plan approval to construct a 96 unit apartment complex on approximately 10.14 acres in the City of Kelso. Current zoning is Residential Mixed Density (RMD).

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 of 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 site is located on parcel numbers 23933 and 2393301 per Cowlitz County assessor's records. The site is in the SW ¼ of Section 23, Township 8 North, Range 2 West. It is located directly west of the intersection of the southbound exit of Interstate 5 (I-5) and North Kelso Avenue. The site address is 906 Croy Street, Kelso, WA.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (underline one): flat, rolling, hilly, steep slopes, mountainous, other _____.

Topography on the site is highly variable with slopes ranging from 0% to upwards of 50%. The topography on the site generally slopes towards the west and to the south. There is a terraced area located in the northeast corner of the site that was the original location of the Cowlitz County Juvenile Center which has since been demolished. The original parking area remains. This area is generally flat. The topography south of the existing parking area slopes south towards North Kelso Avenue at slopes ranging between 1% to 33%. The slopes west of the parking lot range from 0% to 50%. There is an existing paved access driveway traversing from the southwest to the northeast that provides access to the site. This existing driveway is approximately 22' wide with a maximum longitudinal slope of approximately 10%.

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

The steepest slope is approximately 50%.

- 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.

Soils mapped onsite are Caples silty clay loam, 0 to 3 percent slopes and Kelso silt loam, 15 to 30 percent slopes according to the Natural Resources Conservation Service. There is no known historic agricultural use of the property.

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

Yes, City of Kelso staff informed me of a small landslide in the west facing slope in the northern portion of the site. I was not able to personally locate the slide while walking the site. There are no other indicators of slope instability. All trees look straight and there no signs of landslide lobes or scarps.

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

Grading will be performed to level the site for construction of the proposed buildings, parking, and maneuvering areas. Excavation will take place on the property in order to construct building pads, stormwater facilities, and site utilities. In addition, approximately 30,000 cubic yards of material will be removed from the plateau area in the northeast corner of the site and either hauled to an approved dump site or placed along the west facing slope. The extents of soil disturbance will be approximately 4.5 acres.

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

Yes, there are steep slopes on the site and unprotected areas could erode. However, submission of an Erosion Control Plan with site specific erosion control BMPs will be required prior to final plan approval and initiation of construction activities. Additionally, a certified erosion control specialist will be onsite during construction.

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

Vehicle access, maneuvering areas, and roof area of the proposed structures will likely cover approximately 25% of the site.

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

To reduce erosion and prevent sediment from exiting the site during construction activities, approved erosion control Best Management Practices (BMP's) will be implemented. A site specific, engineered erosion control plan will be prepared for this development by a civil engineer licensed in the state of Washington. The plan will be reviewed and approved by the City of Kelso prior to any construction on the site. The plan will detail the use of approved BMP's.

2. Air

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

Typical construction emissions will be present including vehicle exhaust and dust. These are temporary and will not pose a threat to residents. An increase in general traffic may occur at project completion, but it will not result in a large amount of exhaust.

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

No.

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

If dust from construction activities becomes an issue, water trucks will be used to sprinkle the site to control the dust.

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.

Yes, there are three wetlands located along the western boundary of the site. These wetlands discharge into a Diking Improvement District #1 (DID #1) ditch that parallels the western property line of this site. This ditch discharges into the City of Kelso's MS4.

- (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.

Yes, portions of all the buildings, a substantial amount of cut and fill, the installation of utilities, and a small portion of the parking and maneuvering areas will be within 200' of the wetlands. A preliminary site plan with existing and proposed contours has been included with this application.

- (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. Groundwater:

- (1.) Will ground water be withdrawn from a well for drinking water

purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. 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, or the number of animals or humans the system(s) are expected to serve, 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.

Stormwater runoff will be generated by the site's new impervious surfaces including vehicle access and circulation areas and roof areas. The runoff from this site will be collected using curb cuts that will direct stormwater into individual biofiltration facilities, and possibly stormwater inlets (catch basins). The stormwater will then be conveyed to the existing DID #1 ditch located along the west property line where it will enter into the City of Kelso's MS4.

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

Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could enter ground or other surface waters. However, the potential for this will be greatly reduced by proper use of erosion and sediment control BMPs and the construction of stormwater facilities on the site.

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

No.

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

Stormwater will be treated by filtering through the bioretention soil mix in the bioretention facilities.

4. Plants:

- a. Check or circle types of vegetation found on the site: Deciduous tree:
- Deciduous tree: Bigleaf Maple, Oregon Ash, Black Cottonwood, Red
 - Alder, Pacific Willow.
- Evergreen tree: Douglas Fir
- Shrubs: Snowberry, trailing blackberry, red-osier dogwood,
 - Salmonberry, lady fern, stinging nettle, Oregon Ash
 -

saplings, Indian plum, Himalayan blackberry, Douglas hawthorn, California hazelnut

Grass: Reed Canarygrass, mannagrass

- Crop or grain: N/A
- Wet soil plants: slough sedge, skunk cabbage, field horsetail
- Water plants: N/A
- Other types of vegetation

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

Approximately 0.7 acres of vegetation along a portion of the west facing slope will be removed to allow for the construction of the buildings and utilities along with placement of fill material. Vegetation to be removed will include Douglas fir, Bigleaf maple, Oregon Ash, and various shrubs and Himalayan blackberries

- 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.

Landscaping will be installed throughout the site. Exact types of vegetation are not known at this time. In addition, vegetation will be planted on the slope of the fill section to help stabilize the soils for erosive issues. Also, the bioretention facilities will be planted with vegetation to provide biological pollutant uptake for stormwater treatment.

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

Himalayan blackberry and Reed canarygrass.

5. Animals:

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

Birds: hawk, songbirds, crows, ravens other:

Mammals: deer, coyote.

Fish: None.

- 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:

Most of the established native vegetation will be retained. In addition, landscaping to be installed will allow for some use by birds and small mammals.

- 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.

The new buildings on the site will likely use primarily electricity but may also use natural gas. Primary use of electricity will be for heating and/or air conditioning.

- 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:

Buildings will be designed to comply with applicable local building codes which include some energy conservation requirements.

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.

None anticipated.

- (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.

There could be fuel stored on-site during construction of the project. There are no other known toxic or hazardous chemicals anticipated.

- (4.) Describe special emergency services that might be required.

None anticipated.

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

None.

b. Noise:

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

There is existing traffic noise from I-5 and other surrounding roadways.

- (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.

A slight increase in traffic noise over the long term may occur. In addition, construction noise would occur during approved hours as controlled by the City of Kelso and Washington State.

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

Construction activities will only be performed during the City of Kelso approved construction hours.

8. Land and Shoreline Use:

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

The site is currently a vacant lot with the remnants of the demolished building previously on the site and the existing parking lot. The property is bordered on the north by vacant property that is zoned for single-family residential and has steep slopes with established vegetation, on the east by the southbound Exit 40 I-5 offramp, on the south by North Kelso Avenue, and on the west by the DID #1 ditch and single-family properties. The proposal is not expected to affect nearby uses. The proposed use will be consistent with the current zoning.

- 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 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?

Not to our knowledge.

- 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 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 RMD (Residential Mixed Density).

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

Higher Density Residential.

- 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 an “environmentally sensitive” area? If so, specify.

Yes, there are three wetlands located on the western edge of the site and the site has potential geologic hazard areas.

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

Approximately 240.

- 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:

This SEPA has been submitted as part of the site plan application. The project will also go through the City of Kelso Site Plan review process which will ensure that proposed use will be consistent with the zoning.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None.

9. Housing:

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

Approximately 96 middle income apartment units.

- 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 principle exterior building material(s) proposed?

Tallest height will be no greater than 35 feet. External building materials are unknown at this time but most likely will be similar to other apartment complexes.

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

View from adjacent properties and roadways will be slightly changed in terms of the land use of the property, but buildings will not be tall enough to affect regional views.

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

Existing vegetation around a substantial portion of the site will be maintained. In addition, landscaping will be installed in the developed portions of the site mitigate for the aesthetic impacts.

11. Light and Glare:

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

Light will be generated by security lighting as needed to maintain a safe development. This lighting will be typical of similar uses and will likely occur during evening and overnight hours.

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

Not likely. However, the site lighting to be installed will be shielded to reduce/avoid the potential impacts to the surrounding area, specifically I-5.

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

None anticipated. However, it is possible that traffic from I-5 could impact the site, but not likely.

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

Lighting will only be used to the extent necessary to maintain secure conditions. Lights will be directed and/or shielded to reduced/avoid off-site impacts.

12. Recreation:

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

Huntington Middle School and Barnes Elementary School are both within walking distance of this site. These schools have baseball fields, soccer fields, tennis courts, basketball courts, playground equipment, and substantial open space that can be easily accessed and used by the tenants of this complex. The site is also located near the Cowlitz River which will provide various recreational opportunities. In addition, the Cowlitz River has a levee along its western bank that has a partially paved and a partial gravel road running along the top. This gravel road will provide hiking and biking opportunities.

- 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 on national, state, or local preservation registers located on or near the site? If so, please 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.

- 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 except that the final construction drawings 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.

14. Transportation:

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street

system. Show on site plans, if any.

The site is immediately served by Croy Street. Proposed access will be to North Kelso Avenue which is State Route 431 and provides easy access to Interstate 5.

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

According to the River Cities Transit they have a bus stop at the intersection of Croy Street and Bowmont Avenue. This stop is one block from the site.

- c. How many additional parking spaces would the completed project have?

It is anticipated that the project will create 151 new parking spaces.

How many would the project eliminate?

No spaces will be eliminated.

- d. 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 road frontage improvements are anticipated.

- 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?

It is anticipated that approximately 633 trips per day would be generated by the project on an average weekday. It is expected that approximately 44 trips will occur in the AM peak hour (7:00 – 9:00 AM) and 54 trips will occur in the PM peak hour (4:00 – 6:00). These estimates were generated by Lancaster Engineering and calculated using the Institute of Transportation Engineers in their Trip Generation Manual, 10th Edition for Multifamily Housing (Low Rise) land-use code 220. The percentage of the traffic volume from the site that will be trucks and commercial vehicles will be negligible.

- 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.

Not likely.

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

None proposed.

15. Public Service:

- 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.

The addition of new residents to the area will result in some additional demands on the various public services provided by the community (Schools, emergency and police services, health care, etc.) as is expected with any residential growth.

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

Payment of property taxes.

16. Utilities:

- a. Circle utilities currently available in 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.

Electricity: Cowlitz PUD

Water: City of Kelso

Refuse Service: Waste Control

Sanitary Sewer: City of Kelso

Nature Gas: Cascade Natural Gas

Telephone: AT&T and Xfinity

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 Jesse Brand

Position and Agency/Organization Owner

Date Submitted: 3/9/20