

# **SEPA ENVIRONMENTAL CHECKLIST**

**UPDATED 2014**

## ***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:*** [\[help\]](#)

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:*** [\[help\]](#)

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** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

### **Mid I-5 Industrial Park**

2. Name of applicant: [\[help\]](#)

**Trammell Crow Company**  
**ATTN: Kirk Olsen**  
**1300 SW Fifth Ave, Suite 3350**  
**Portland, OR 97201**

3. Address and phone number of applicant and contact person: [\[help\]](#)

Contact	Applicant
<b>TRJ Planning Inc.</b> <b>ATTN: Todd Johnson</b> <b>1417 NW 102nd St.</b> <b>Vancouver, WA 98685</b> <b>(360) 310-9409</b>	<b>Trammell Crow Company</b> <b>ATTN: Kirk Olsen</b> <b>1300 SW Fifth Ave, Suite 3350</b> <b>Portland, OR 97201</b> <b>(503) 890-5172</b>

4. Date checklist prepared: [\[help\]](#)

7/18/2022

5. Agency requesting checklist: [\[help\]](#)

City of Kelso

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

**The project will be developed in up to four (4) phases, with each phase including parking, maneuvering, loading and unloading, and trailer storage sufficient to support that phase. The minimum size of the first phase will be approximately 800,000 SF, and each additional phase will be no less than 200,000± SF. It is possible that multiple phases will be built at the same time. Timing of the phased construction will be based on market demand.**

**Users will be identified following the preliminary approval of the building. The industrial park will operate 24 hours a day.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

**None proposed.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

**For this proposal specifically:**

- **NV5, Geotechnical report, October 25, 2021**
- **Ecological Land Services, Inc. (ELS) 2022. Critical Areas Report for the Mid I-5 Industrial Park. January 20, 2022.**

- **Ecological Land Services, Inc. (ELS) 2022. Mid I-5 Industrial Park Wetland Buffer Justification Memo. July 7, 2022**
- **Ecological Land Services, Inc. (ELS) 2022. Habitat Management and Buffer Enhancement Plan for the Mid I-5 Industrial Park. July 7, 2022**
- **SCJ Alliance Consulting Services, Traffic Impact Analysis, July 2022**

**Previous applications included a Comprehensive Plan Amendment and Rezone from Regional Commercial (RC) to Light Industrial (LI) SEPA review (LUA2022-0007) which occurred earlier in 2022, and previous commercial development SEPA review (SEP10-002), Binding Site Plan (BSP10-001), Shoreline Substantial Development Permit (SHR10-001), and Critical areas Permit (CAO 10-002). These occurred in 2010 and included a 15-lot development for commercial uses.**

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. [\[help\]](#)

**None known.**

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

#### **Site Plan Review**

#### **Critical Areas Permit**

#### **SEPA review**

#### **Building permits**

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.) [\[help\]](#)

**The proposed 1,406,855 SF Industrial building includes 20,000 square feet of office. The proposed plan provides 465 parking stalls, 541 trailer storage spaces, and 263 dock doors. Site improvements will include connecting to existing water and sanitary sewer lines, construction of a sanitary sewer force main and pump station, and construction of an access to Talley Way. Site development will include stormwater treatment and detention, paving of all maneuvering areas, landscaping and site lighting.**

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. [\[help\]](#)

The proposal is located in Sections 12 and 13, Township 7N, Range 2W, WM, immediately west of Interstate 5 and south of State Route 432, on Cowlitz County tax parcel numbers 24905, and 24385 in Kelso, WA. See attached survey.

## **B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

### **1. Earth**

a. General description of the site [\[help\]](#)  
(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, FLAT  
other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

**The site is generally flat, with the southern extent dropping steeply approximately 18 feet in elevation. Side slopes in the southern extent are very steep, at an approximate 4:1 slope.**

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

**The site is primarily Cables Silty Loam, according to NRCS Soils mapping,, . However most of the site has been filled with 15 to 20 feet of dredged material placed following the eruption of Mt. Saint Helens in 1980.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

**No unstable soils are known to exist on the project site. The site was previously filled and graded to provide for future development. Site soils are stabilized following previous grading activities.**

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. [\[help\]](#)

**The development of the site is estimated to include approximately 331,500 CY of grading for the building, parking, trailer storage and maneuvering areas. A total of approximately 270,500 CY will be removed from the site and disposed of on other permitted sites throughout the region.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

**Erosion is possible through the construction of the site. Erosion control measures will be identified and approved in a grading permit application through the City of Kelso prior to grading. Also, a Washington State Department of Ecology NPDES permit will be approved prior to disturbing over 2 acres of soils.**

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

**Approximately 66% of the site will be covered by building and paving.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

**Develop an approved erosion control plan and comply with all applicable requirements of the State NPDES permit.**

## **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. [\[help\]](#)

**During construction, exhaust from machinery and dust are possible. Long term emissions include exhaust from transportation vehicles, cars, and machinery required for the movement of materials onsite. These would be typical to any industrial operation.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

**The project occurs in the vicinity of I-5 and SR 432 which include emissions from trucks, cars, and maintenance machinery, including dust. Also, there is an active rail yard adjacent to the site to the west which includes emissions from trucks, cars, rail machinery, maintenance equipment, and locomotives.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

**Comply with federal and state emissions standards for all machinery and vehicles. The site construction will also utilize approved dust minimization measures as needed.**

## **3. Water**

- a. Surface Water: [\[help\]](#)

- 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. [\[help\]](#)

**A Category II depressional/riverine shoreline associated wetland (Wetland A) is located onsite extending offsite to the north and south.**

**The confluence of the Coweeman River (Type S) and Cowlitz River (Type S) is located approximately 1,000 feet offsite to the north, at the northern outlet of the Wetland A unit. The Cowlitz River flows into the Columbia River (Type S) approximately one mile downstream (southwest) of this confluence.**

**Owl Creek (Type S) is located just south of the southern end of the Wetland A unit and is hydrologically connected to the wetland offsite. Owl Creek flows into the Columbia River approximately one mile south of the Wetland A unit.**

- 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. [\[help\]](#)

**The proposed building, parking, trailer storage and maneuvering areas all occur within 200 feet of the Category II wetland (Wetland A). The site plan and engineering plans submitted with this application shows the improvements more specifically. Those are addressed in the July 7, 2022, Wetland Buffer Justification Memo prepared by ELS.**

- 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. [\[help\]](#)

**None with this proposal.**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

**No. None with this proposal.**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

**The majority of the site is outside of the 100-year floodplain, although portions of the site around the perimeter are within the 100-year flood plain. Development of the areas proposed are all outside the 100-year flood plain.**

- 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. [\[help\]](#)

**Although no discharges of waste materials are proposed, it is possible that materials from parking and maneuvering areas would flow into surface waters. This would be minimized through the development of a stormwater treatment plan to be approved by the City of Kelso prior to construction.**

b. Ground Water:

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

**No groundwater will be withdrawn for this proposal.**

- 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. [\[help\]](#)

**The site will be served by the City of Kelso's sanitary sewer system. No waste material is proposed to be discharged to 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. [\[help\]](#)

**Stormwater from this proposal will be collected, treated and infiltrated onsite in an underground infiltration facility. Roof water will be collected and routed directly to the underground infiltration facility. Stormwater design will be approved through a City of Kelso engineering construction plan approval prior to construction.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

**All runoff from pollution generating surfaces will be directed to a treatment facility prior to infiltration, minimizing the potential for waste materials to enter the groundwater. Temporary Erosion and Sediment Control drawings will be prepared for any construction activity and a construction stormwater pollution prevention plan will be required to be maintained by the Contractor during construction. A long-term operation and maintenance stormwater plan including source control BMPs will be prepared for the proposed site and recorded with Cowlitz County.**

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

**No. all existing site stormwater runoff is infiltrated onsite.**

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

**Temporary Erosion and Sediment Control drawings will be prepared to control surface runoff during construction. Underground infiltration facilities will be constructed to control the surface runoff from the developed site. The project will receive approval of erosion control and stormwater plans prior to commencing construction activities.**

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- 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? [\[help\]](#)

**All vegetation in the areas of building and paving will be removed with this proposal. Areas within wetland buffers will generally be preserved with the small exception of the stormwater discharge areas which will be revegetated as detailed in the Wetland Buffer Justification Memo.**

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

**There are no known listed threatened or endangered plant species on or near the site.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

**The site will be landscaped to meet City of Kelso code requirements and the wetland buffers are proposed to be planted and enhanced as indicated in the July 7<sup>th</sup> Wetland Buffer Justification Memo prepared by ELS.**

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

**Scot's broom (*Cytisus scoparius*) is present onsite.**

## 5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

- 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. [\[help\]](#)

**The table below shows state and federally listed species that are mapped on or near the site. Although there are no streams onsite, Wetland A may provide off-channel habitat for juvenile salmonids. The list was determined through a reconnaissance of habitat onsite, review of current and historic aerial photographs, and species listing websites maintained by National Marine Fisheries Service (NMFS 2022), U.S. Fish and Wildlife Service (USFWS 2022), Washington**



Department of Fish and Wildlife (WDFW 2022), and Washington Department of Natural Resources (DNR 2022).

**Federal and State Threatened or Endangered Species Present on or Near the Site.**

Species/ Priority Habitat	State Status	Federal Status	Critical Habitat In Vicinity?
<i>Fish</i>			
<b>Chinook Salmon (<i>Onchorhynchus tshawytscha</i>)</b>			
Lower Columbia River Chinook ESU <sup>2</sup>	Candidate	Threatened	Yes
<b>Chum Salmon (<i>Onchorhynchus keta</i>)</b>			
Columbia River Chum Salmon ESU	Candidate	Threatened	Yes
<b>Coho Salmon (<i>Onchorhynchus kisutch</i>)</b>			
Lower Columbia River Coho Salmon ESU	Candidate	Threatened	Yes
<b>Steelhead (<i>Onchorhynchus mykiss</i>)</b>			
Lower Columbia River Steelhead DPS <sup>3</sup>	Threatened	Threatened	Yes
<b>Eulachon (Columbia River Smelt) Southern DPS (<i>Thaleichthys pacificus</i>)</b>			
	Candidate	Threatened	No
<i>Birds</i>			
<b>Streaked Horned Lark (<i>Eremophila alpestris strigata</i>)</b>			
	Endangered	Threatened	No
<b>Yellow-billed Cuckoo – Western DPS<sup>2</sup> (<i>Coccyzus americanus</i>)</b>			
	Endangered	Threatened	No
<i>Mammals</i>			
<b>Columbian White-Tailed Deer (<i>Odocoileus virginianus leucurus</i>)</b>			
	Endangered	Endangered	

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes, anadromous fish migrate through the Columbia River, Cowlitz River, Coweeman River, and Owl Creek. The northern end of the Wetland A unit offsite connects with the Coweeman River, and the southern end of the Wetland A unit offsite connects with Owl Creek; therefore, the wetland may provide off-channel habitat for anadromous fish. The Pacific Flyway, a bird migration route, also intersects the site.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

The project will implement the recommendation in the July 7<sup>th</sup>, 2022 Wetland Buffer Justification memo.

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. [\[help\]](#)

**The completed project will likely use some combination of electricity, natural gas, oil and/ or solar. These resources will be used for indoor climate control and for heating water for breakrooms and restrooms.**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

**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: [\[help\]](#)

**The building will comply with state energy codes as approved through a City of Kelso building permit plan review process.**

## 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. [\[help\]](#)

- 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.

**There is an existing natural gas transmission pipeline on a portion of the site.**

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

**None with this proposal.**

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

**The proposed project will require traditional police, fire, and medical response services. No special emergency services will be required.**

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

**None with this proposal.**

**b. Noise**

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

**Traffic from I-5, airport operations from the Kelso regional airport, rail operations, and river traffic all exist in the 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. [\[help\]](#)

**Short term noises from construction activities will occur. Machinery, truck and vehicle traffic, and other noises common for light industrial zoned properties will exist in the long term.**

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

**The impacts from noise are not anticipated to be different than those already existing in the surrounding areas. The building and implementation of landscaping may help to diffuse the existing noises in the area.**

**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. [\[help\]](#)

**The site is currently vacant. Properties to the north include SR 432, and further north include a commercial auto sales and service use on Commercially zoned property. Property to the west is designated as industrial and include a rail line and vacant industrial land. Property to the south is also vacant industrial land. Property to the east includes I-5 and a commercial RV sales use. The current proposal is not likely to affect current land uses as the site is separated from all of the existing uses by highways and rail lines. The proposed use would have no effect on existing surrounding land uses.**

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? [\[help\]](#)

**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. There is no surrounding working farm or forest land.**

c. Describe any structures on the site. [\[help\]](#)

**None.**

d. Will any structures be demolished? If so, what? [\[help\]](#)

**No.**

e. What is the current zoning classification of the site? [\[help\]](#)

**Light Industrial.**

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

**Industrial.**

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

**Not designated as a shoreline.**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

**There are portions of the site that are designated as critical areas. See the attached Critical Areas Report, dated January 11, 2022 from Ecological Land Services. Generally, the site includes fish and wildlife habitat conservation areas and wetlands.**

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

**Unknown at this time.**

j. Approximately how many people would the completed project displace? [\[help\]](#)

**None.**

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

**The proposed use is allowed in the Light Industrial zone. Compatibility for this use was evaluated through the rezone process that occurred previously, confirming that this use is compatible with the existing and projected land use plans. The character of the surrounding properties with industrial designations, highways and rail lines is also compatible with an industrial use on this site.**

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

**None needed. The proposed site is not near agricultural or forest lands.**

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

**None needed.**

## 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? [\[help\]](#)

**The proposed building will not exceed 55 feet and will be constructed of concrete panels.**

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

**Comply with applicable zoning and land use standards.**

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

**Parking lot lighting, lighting of loading areas and trailer storage areas, and maneuvering area lighting will all be included in this project. Additionally, lighting from trucks, equipment for moving trailers and goods, and automobiles will also occur. These will generally occur during and after sunset and before sunrise.**

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

**No. Lighting will be shielded and directed onsite to minimize impacts to surrounding uses.**

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

**Vehicle lighting from approaching aircraft, trains, rail yard operations, SR 432 and I-5 would all occur, although none of these are likely to affect this application.**

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

**The lighting would be shielded and directed onsite to comply with zoning and development standards for lighting.**

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

**None.**

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

**No.**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

**None for this proposal.**

## 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 located on or near the site? If so, specifically describe. [\[help\]](#)

**No. Previous applications on the site searched the Washington State Department of Archaeology and Historic Preservation's database for historic properties or sites. None were found within the site or the project vicinity.**

- 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. [\[help\]](#)

**Heritage Research Associates, Inc. prepared a cultural resources report for the Washington State Department of Transportation's 1-5/SR 432 Talley Way Interchange improvements in October 2007. This report focused on the area immediately north of the proposed commercial development. No significant historic resources were observed during field surveys and no mitigation was recommended for the interchange improvements.**

**Additionally, no landmarks or cultural resources were indicated within one mile of the project site in DAHP records, when reviewed January 25, 2010.**

- 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. [\[help\]](#)

**Previous work on the WSDOT Interchange included the above cultural resources survey. No additional work is proposed. The existing site has been filled with 15 feet of fill or more.**

- 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 for this proposal.**

#### **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. [\[help\]](#)

**The site is located south of SR-432 and west of Interstate 5 and is accessed from Talley 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? [\[help\]](#)

**No. The closest transit stop is approximately 1.75 miles north of the site at 13th & Hazel.**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

**There are no existing parking spaces to be eliminated. The proposal includes 465 standard parking spaces.**

- 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). [\[help\]](#)

**No Improvements to existing roads, streets, pedestrian, bicycle facilities are proposed. The recommended mitigation for the proposed development includes a recommendation that an unused travel land on 3<sup>rd</sup> Avenue at the SR 432 EB offramp be monitored and that land be restriped in the future if needed to accommodate existing eastbound left-turn movements.**

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

**The proposed industrial facility occurs in the vicinity of a rail line and regional airport. Also, water transportation occurs on the Columbia River in the region where this development is proposed. The project does not include use of any of these facilities nor does it propose to alter the existing use of them.**

- 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? [\[help\]](#)

**At full occupancy, the project is estimated to generate approximately 1,688 new trips during the PM Peak hour. See the Traffic Impact Analysis prepared by SCJ Alliance dated July 2022 for additional details.**

- 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.**

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

**Traffic improvements for the development of the subject property have already been implemented and include improvements to the interchanges at SR-432 and I-5, and traffic signal system improvements. No additional improvements are needed at this time for the proposed development.**

## **15. Public services**

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

**The proposed industrial facility use would utilize existing utility and transportation infrastructure and would utilize available water and sewer capacities in the regional system. The facility would also increase the need for police and fire protection services in this area. It is not likely to have an impact directly on schools, health care services, or public transit.**



b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

**This proposal will increase property tax revenues and will increase employment which helps to provide revenues that generate sales taxes in the region. Tax revenues are used to fund public services.**

**16. Utilities**

a. Circle utilities currently available at the site: [\[help\]](#)  
~~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. [\[help\]](#)

**This development includes the likely use of the following utilities:**

- **Electric – Cowlitz PUD**
- **Natural Gas – Cascade Natural Gas**
- **Water – City of Kelso**
- **Refuse Service – City of Kelso**
- **Telephone – CenturyLink**
- **Sanitary Sewer – City of Kelso – sewer will need to be extended approximately 1,000 feet to the site.**

**Temporary power, a source for water during construction and temporary refuse collection will likely be needed. No other temporary utilities are anticipated to be needed.**

**C. Signature [\[HELP\]](#)**

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 Kirk Olsen

Position and Agency/Organization Trammell Crow Company Portland Development Inc.

Date Submitted: 7/19/2022