

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:

Donald Cianci Properties 98 Minor Road Building Expansion

2. Name of applicant:

Donald Cianci

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

*Donald Cianci
464 Agren Rd., Castle Rock, WA 98611
(360)430-8908*

4. Date checklist prepared:

September 25, 2023

5. Agency requesting checklist:

City of Kelso, Washington

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

Project construction will likely proceed as soon as all required permits can be obtained pending appropriate weather conditions.

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.

This site has been through multiple previous SEPA review processes in association with previous development.

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.

Building permit issuance by the 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.)**

The current proposal is for an approximately 1,150 square foot expansion of an existing 2,400 square foot commercial building together with construction of a drive-thru lane and relocation of an existing trash enclosure on an approximately 46,118 square foot lot. The new drive-thru lane will be accomplished primarily through reconfiguration of an existing parking area on the property. Sewer and water services will be extended to the new building area through utility stubs constructed with the existing building. The 1,150 square foot building expansion replaces a 2,400 square foot expansion that had previously been contemplated with the previous SEPA and Site Plan review in approximately 2013.

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

The parcel is assessor's parcel number 23923 and it is located near the northwest corner of the intersection of Allen Street and Minor Road to the east of the existing Starbucks and Jack-in-the-Box buildings in the City of Kelso. The site is in the NW ¼ of the SE ¼ of Section 26, Township 8 North, Range 2 West. Site Plan drawings have been submitted to the City of Kelso in association with this proposal.

B. Environmental Elements

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

a. General description of the site:

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

The proposed work area is primarily flat. However, the ground east of the proposed construction becomes sloping and the proposed relocated garbage and recycling area encroaches into the slope to the east.

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

The vast majority of the developing portion of the site is sloped at less than 5%. However, slopes approaching 50% or steeper are located along the site's perimeter, primarily in undeveloping portions of the property to the east and south of the proposed building expansion.

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

The site is covered primarily with several feet of sand that was imported in association with preloading the site for future development many years ago. Underlying soils are mapped by the National Resource conservation Service as Godfrey silt loam and Kalama gravelly loam soils. Both of these soils are relatively fine grained with silt-clay contents in excess of 50%.

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

The developing portion of the site does not exhibit surface indications of unstable soils. However, the Karl Wegmann Digital Landslide Inventory for the Cowlitz County Urban Corridor mapping available on the Cowlitz County web site indicates some potentially unstable slopes on the sloping hillside to the east of this site and it is our understanding that this area has experienced some past slope instabilities.

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.

Minor grading will occur to integrate the proposed building expansion and drive-thru area into existing site construction. A small amount of grading may also be needed in association with relocating the existing garbage/recycling enclosure. Exact amount of grading is not yet determined, but is anticipated to be less than 200 cubic yards of cut and fill. It is anticipated that any import materials required will be primarily made up of crushed gravel for the building pads and pavement subgrade.

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

Standard erosion control best management practices will be employed during all phases of construction on this site. Although minor erosion could result from construction, the potential erosion will be greatly limited by the BMP's that will be implemented and also due

to the fact that the construction area is mainly flat and near-surface soils are sandy in nature.

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

Approximately 85% of the 46,118 square foot lot will be covered with impervious surfaces after the construction is complete.

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

Erosion control measures will be installed prior to construction to protect downstream areas. This will include installation of inlet protection on existing drainage inlets. Additional measures such as silt fencing and covering exposed surfaces with mulch, straw, or hay in inactive periods of the construction process will also be implemented to the extent necessary depending on conditions at the time of construction.

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.

Construction equipment emissions and dust on the short term. Long-term emissions will be produced by automobile traffic and normal business activities.

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.

Dust from construction, if present, will be mitigated by sprinkling the site with water.

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.

None known.

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.

N/A.

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.

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.

There will be stormwater runoff produced from the new impervious surfaces (building roof area, paving) associated with the project. The runoff will be collected by storm inlets and piped through the site's existing drainage system that is connected to a City storm sewer system running through the property. This storm sewer drains south under Allen Street and into a pumped stormwater system controlled by the Cowlitz Drainage and Irrigation District.

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.

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.

Use of approved erosion control measures during construction.

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?

Vegetation removed during construction will be limited to what exists in the proposed work area. It will likely be limited to some grass, groundcover, and a few shrubs associated with previous site landscaping in areas now proposed to be paved.

c. List threatened and 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.

Some shrubs and groundcover will likely be planted in the landscape islands affected by the proposed new construction.

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

None known.

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.

Examples include:

- **Birds:** *hawk*, heron, eagle, *songbirds*, other:
- **Mammals:** *deer*, bear, elk, beaver, other: *small rodents such as squirrels and raccoons*
- **Fish:** bass, salmon, trout, herring, shellfish, other:

b. List any threatened and 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 within the Pacific Flyway for migratory waterfowl.

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

Site landscaping.

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.

Electricity and natural gas.

- 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.

The buildings will comply with local and state building codes regulating the use of energy efficient construction practices and implementation of energy conserving features.

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.

None known.

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

None known.

- 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.

None known.

- 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.

None known.

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

None.

- 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)?**

There is traffic noise on nearby roadways, but it does not affect the project.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site?**

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

3. **Proposed measures to reduce or control noise impacts, if any.**

Construction hours will be limited per local regulations.

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.**

The lot where this building will be located has been partially developed with an existing 2,400 square foot commercial building, parking areas, sidewalk, landscaping, and utilities. Adjacent lots within the same overall development contain a Starbucks coffee shop, a Jack-in-the-Box restaurant, and a car wash along with parking, sidewalks, and vehicle circulation areas. Property to the east is residentially zoned. The site to the north contains a hotel and the site is bordered by Allen Street on the south. Additional commercial development exists across Allen Street.

- 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?**

Not to my 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.**

The subject parcel contains a 2,400 square foot commercial building. Other parcels within the common development contain a Starbucks coffee shop, a Jack-in-the-Box restaurant, and a car wash.

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

No.

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

Regional Commercial (RC)

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

Commercial.

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

N/A.

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

Not to my knowledge.

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

It is anticipated the completed restaurant might have up to approximately 20 employees.

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

None.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The proposed use will comply with the site's zoning regulations and the comprehensive plan designation for the property.

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.**

Zero.

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

Zero.

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

N/A.

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?**

Maximum building height including parapets is anticipated to be approximately 23'. Exterior building materials will include stucco, aluminum storefront, and masonry or concrete veneer.

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

None.

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

Providing a variety of architectural finishes and use of quality exterior building materials.

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?**

Some external lighting will be provided for aesthetic purposes and for safety of customers and employees and security of the building. Most light will occur during normal business hours although security lighting might be on around the clock to protect the building from vandalism. Lights will be shielded to reduce impacts on neighbors.

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

Not likely. The lighting will be similar to that used on adjacent properties.

- 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.**

Shielding of lights.

12. Recreation [Find help answering recreation questions](#)

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

Tam O' Shanter Park is a short distance to the south and Rotary Park is a short distance to the north.

- 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.**

No.

- 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.**

Virtually the entire project area has been disturbed by previous recent development.

- 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 Allen Street and Minor Road and is very close to the on and off-ramps of Interstate 5 to the west. The site will retain the existing access to Minor Road without modifications.

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

River Cities Transit offers bus service including along Minor Road and Allen Street in the immediate site area.

- 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. The roads in the immediate area are fully improved.

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

No.

- 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?**

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, the proposed building use would be classified as a Fast-Food Restaurant with Drive-Through Window (ITE Land Use Code 934). Using trip generation rates from the ITE manual, the new restaurant would be projected to create an average of 542 vehicle trips in the typical weekday. This is likely an extremely conservative estimate as the types of restaurants analyzed ITE include hamburger chains such as McDonald's and Burger King which have much higher volumes and also serve breakfast. Based on data provided by Jimmy John's for several restaurants in western Washington which provided the actual number of transactions over the course of an entire year, it is likely that average daily trips would be closer to 350. The busiest time of day is from approximately 12:00-1:00 PM. The truck volume for this use is a very low percentage of the total site traffic, likely 2% or less.

- 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.**

The drive-through lane for the proposed building is configured with adequate vehicle queuing to ensure that traffic will not impact access to other businesses in this site.

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.**

As with any development project, the new building could increase the overall need for various public services, but this building should not cause any needs beyond those of a typical commercial building.

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

Payment of property taxes and other development fees.

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.**

Water – City of Kelso

Sanitary Sewer – City of Kelso

Electricity – Cowlitz Public Utility District

Natural Gas – Cascade Natural Gas

Telephone – Lumen / Comcast

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.



SEPA Responsible Official

Type name of signee: *Andrew Gunther*

Position and agency/organization: *Project Engineer/Planner / PLS Engineering*

Date submitted: *10/2/2023*