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: [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]

U-Haul Moving and Storage of Kelso

2. Name of applicant: [help]

AMERICO Real Estate U-Haul Int'l

3. Address and phone number of applicant and contact person: [help]

Applicant
Lora Lakov
Construction Department
2727 N Central Avenue 5N
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(602)263-6502 x516507

Contact
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Three Rivers Land Services, PLLC
604 N 16th Ave
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(360) 431-9988

4. Date checklist prepared: [help]
June 1, 2018

5. Agency requesting checklist: [help]
City of Kelso

6. Proposed timing or schedule (including phasing, if applicable): [help]
This project will likely begin in the fall of 2018.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
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. [help]
This SEPA checklist. Also, this property was included in a Critical Areas Report and Buffer Reduction Plan for Cascade Natural Gas that was completed by Ecological Land Services, Inc. in November of 2015. All environmental issues have been addressed and approved with that report. A Construction Stormwater NPDES permit may be required to be filed with the Washington State Department of Ecology (DOE) if stormwater is discharged to surface waters.

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]
Cascade Natural Gas is in the permitting phase to construct a facility on the property directly to the north of this site.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
Site Plan approval, Final Engineering, SEPA determination, Grading Permit, and Building Permits from the City of Kelso

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]
The applicant is proposing a site plan approval to construct a 31,588 sf (86,764 GSF-3 floors) moving and storage facility along with an additional 2,200 sf storage facility on approximately 3.82 acres in the City of Kelso. Current zoning is Regional Commercial (RC).

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 site is located on parcel numbers 212450508 and 212450507 per Cowlitz County assessor's records. The site is in the NW ¼ of Section 12, Township 7 North, Range 2 West. It is located on the east side of Coweeman Park Drive directly north of the Tractor Supply Company. The site address is 2664 & 2672 Coweeman Park Drive, Kelso, WA.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

(circle one): (Flat), rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [help]
50 percent (steep slope from terrace of the dredge spoils to the edge of the wetland)

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]

Sand
Soils mapped onsite are predominantly Clato silt loam, 0 to 3 percent slopes according to the Natural Resources Conservation Service. However, the entire developable portion of the property has been filled with approximately 10' of sandy dredge spoils. There is no known historic agricultural use of the property. No soils will be removed.

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

None known.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]
Grading will be performed to prepare the site for construction of the proposed buildings, parking, and maneuvering areas. Excavation will take place on the property in order to construct stormwater facilities and site utilities. In addition, a substantial amount gravel will be imported and installed to function as stormwater distribution gallery and base for the asphalt in the parking and maneuvering areas. It is anticipated that there could be approximately 1,200 cubic yards of cut and 5,000 cubic yards of fill.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
No water related erosion is anticipated from this project due to the sandy soils. However, submission of an Erosion Control Plan with specific erosion control BMPs will be required prior to

final plan approval and initiation of construction activities. Additionally, since the existing topography is so flat, it reduces the likelihood of erosion taking place.

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

Vehicle access, maneuvering areas, and roof area of the proposed structures will likely cover approximately 75% to 80% of the site.

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

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. Minimal erosion, if any, is anticipated because of the sandy nature of the soils.

2. Air [help]

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]

Some minor dust is anticipated during the site preparation and grading process, as well as general emissions from construction equipment.

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

No.

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

Construction equipment will have properly functioning exhaust systems. The site will be watered down as needed to keep dust down.

3. Water [help]

a. Surface Water:

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

Yes, there is a wetland located on the eastern end of the site. A wetland mitigation plan was created and implemented with the original development of the site. This project does not anticipate to have any impacts on the wetland or the associated buffers. In addition, the wetland is directly connected to the Coweeman River located north of the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

Yes, as previously described, the wetland and associated buffers cover the eastern boundary of the site. The proposed construction will abut the buffer to the wetland.

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. Grading will occur in upland areas only.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
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. [help]
No.

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.

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]
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. [help]
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 stormwater inlets (catch basins). The stormwater will then be dispersed into the gravel subgrade material where it will percolate into the existing sand fill. It is possible that the stormwater generated from the roofs may be directly discharged into the wetlands which is listed as a DOE exempted waterbody.

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

No.

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

Stormwater will be treated by dispersing the stormwater throughout the gravel stormwater gallery and then allowing it to infiltrate into the existing sand. This will mimic the use of pervious concrete and meets the DOE's and the City of Kelso's stormwater requirements.

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]

Grading will occur over the majority of the site. There is essentially no vegetation currently growing on the site that will need to be removed.

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

None known.

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

Landscaping will be installed along the property frontage of Coweeman Park Drive and along the northern and southern boundaries of the site. Exact types of vegetation are not known at this time.

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

None known.

5. **Animals** [help]

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. [help]

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Birds of prey, song birds, corvids, and water fowl can be expected onsite. A variety of fish species are present in the Coweeman River. Deer, beaver, raccoon, and rodents can also be expected onsite.

b. List any threatened and endangered species known to be on or near the site. [help]

Listed salmonoid species and smelt are present within the Coweeman River.

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

The site lies within the Pacific Flyway and the Coweeman River is a migratory route for salmon and smelt.

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

A critical areas report was created for this site which will be adhered to. No construction activity will take place within the wetland.

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

Nutria may be present onsite.

6. **Energy and Natural Resources** [help]

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 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. [help]

It is not likely.

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]

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

7. **Environmental Health** [help]

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]

None anticipated.

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

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. [help]

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. [help]

There could be fuel stored on-site during construction of the project. The site will contain a propane tank that will be utilized for propane sales. There are no other known toxic or hazardous chemicals anticipated.

4) Describe special emergency services that might be required. [help]

None known.

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

None.

b. Noise [help]

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

There is existing traffic noise from Interstate-5 (I-5) and other surrounding roadways, however, the noise will 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. [help]

Short-term: temporary construction noise is anticipated during project activities.
Long-term: Increased traffic noise from future clientele. Construction will occur during normal business hours and peak traffic hours will be during weekday mornings and evenings.

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

Construction equipment will have properly functioning mufflers and construction will occur during normal business hours.

8. Land and Shoreline Use [help]

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 a vacant lot. The property is bordered on the south by the Tractor Supply Company, on the east by I-5, on the north by both a future office building for Cascade Natural Gas and Puget Sound Pipe & Supply, and on the west by Coweeman Park Drive. The proposal is not expected to affect nearby uses. The proposed use will be consistent with the existing 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? [help]

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: [help]

No.

c. Describe any structures on the site. [help]

There are no structures on the property.

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

No.

e. What is the current zoning classification of the site? [help]

Regional Commercial (RC).

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

Commercial.

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

Not applicable.

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

Yes, as previously stated, the eastern end of the site is comprised of a wetland that has been delineated and addressed in a previously approved critical areas report.

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

Approximately 4.

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 consistent with the zoning and comprehensive plan designation for the area.

The project will also go through the City of Kelso Site Plan review process.

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

Not applicable.

9. **Housing** [help]

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.

10. **Aesthetics** [help]

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 tallest height of the building is anticipated to be 39 feet and will be will below the 60 feet maximum building height per the City of Kelso Municipal Code. External building materials will be metal and concrete.

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

None. 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. The proposed building will shield the properties to the west from I-5.

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

The perimeter of the site will be landscaped.

11. **Light and Glare** [help]

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

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? [help]

Not likely.

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

None anticipated.

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

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** [help]

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

The site is located near the Cowlitz and Coweeman Rivers which provide various recreational opportunities. In addition, both rivers have a levee along their bank that has a gravel road running along the top. These gravel roads provide hiking and biking opportunities.

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.

13. **Historic and cultural preservation** [help]

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.

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]

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. [help]

None. It is not anticipated that the project will impact any cultural or historic resources. The project site contains many feet of dredged material from the Cowlitz River following the eruption of Mt. St. Helens. Due to the depth of the dredge spoils it is not anticipated that any cultural resources would be disturbed. Furthermore, due to the depth and sandy nature of the dredge spoils, the test pits would need to be benched to create a safe work environment. This would result in multiple pits throughout the site that could be as wide as 45' to get to the native soils. The backfilling process for the pits would inherently create the potential for differential settlement which could have a major impact on the future buildings to be constructed. Therefore, since it is not anticipated that the work necessary for the construction of the site would impact any cultural resources and the potential impacts to the future buildings would be so large, no archaeological study has been completed at this time.

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. [help]

If cultural resources are discovered during construction, work will stop and the appropriate regulatory agencies will be notified. Work will not resume until approved by the regulatory agencies.

14. **Transportation** [help]

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 project is fronted by Coweeman Park Drive which connects to Tennant Way (SR 432) to the south. Tennant Way then connects directly onto I-5.

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.

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

The project will create 26 new parking spaces. 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). [help]

No significant road improvements are anticipated to be necessary in association with the project. Coweeman Park Drive has already been improved with full-width pavement, curb, and sidewalk. The existing driveway drop will need to be widened. Street trees will also likely be installed.

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

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 nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

It is anticipated that approximately 31 trips per day would be generated by the project on an average weekday. It is expected that the AM peak hour would be 7:00 – 9:00 AM and the PM peak hour would be 4:00 – 6:00 PM. The estimate is based on numbers published by the Institute of Transportation Engineers in their Trip Generation Manual for a self-storage use.

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. [help]

No.

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

None.

15. **Public Services** [help]

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 construction of the new building and the fact that it is mini-storage facility will result in some additional demands on the various public services provided by the community such as emergency and police services as is expected with any commercial growth.

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

Payment of property taxes.

16. **Utilities** [help]

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

None.

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]

Cowlitz PUD will provide electricity and the City of Kelso will provide water and sewer services. Water will be extended to the site from the proposed main that is to be installed with the Cascade Natural Gas project. Sewer will be extended to the proposed building from the existing lateral installed with the original commercial development. All utilities will be located underground.

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: Tim Wines

Name of signee **Tim Wines**

Position and Agency/Organization **Three Rivers Land Services, PLLC**

Date Submitted: **6-12-18**