

## 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***

1. Name of proposed project, if applicable:

*Kelso Toyota Expansion*

2. Name of applicant:

*JJHW LLC*

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

*Applicant:*

*JJHW LLC*

*PO Box 1679*

*Vancouver, WA 98668*

*Contact:*

*Joseph Clock*

*(360) 314-0564*

*jclock@dickhannah.com*

4. Date checklist prepared:

*February 24th, 2022*

5. Agency requesting checklist:

*City of Kelso Washington*

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

*May 31st 2022*

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

*No, there are no plans for future additions, expansion or further activity related to this proposal.*

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

*SEPA Checklist*

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.

*There are no applications pending for governmental approvals affecting the property covered by this proposal.*

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

- *Preliminary Type II Site Plan Review*
- *Public notification and staff report publications*
- *Final engineering plan review and approval*
- *Final Site Plan Approval*

- **SEPA**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

*The project scope is to expand the existing Toyota Dealership Service Bays, Customer Service Drop-off and add a new Detail Bay. The existing building is sited on 5.0 acres and is approx. 21,601 sf. The total new expansion areas total 7,345 sf. for a grand total of 28,946 sf. These expanded areas will only affect the existing surrounding parking lot and are located at the rear and side portions of the existing building.*

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.

*Project is located at 2632 Coweeman Park Drive, Kelso Washington 98626  
NW 1/4 of the NW 1/4 of Section 12 and the 1/2 of the NW 1/4 of section 31 T. 7 N., R. 2 W.,  
W.M. City of Kelso, Cowlitz County, Washington*

## **B. Environmental Elements**

### **1. Earth**

a. General description of the site:

*Realitively flat, with 90% of the site having impervious areas taken up with asphalt parking lot, outside sales areas & building. General landscaping along the perimeter with street trees on its primary entrance (Coweeman Park Drive).*

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

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

*5% in only one small area of the parking lot. The remainder of the property is 2% or less.*

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 disturbed area of this site is underlain with Caples silty clay loam, 0 to 3 percent slopes. The applicant has no knowledge of agricultural soils. The area of impacts are currently paved.*

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

*Not to the applicant's knowledge.*

- 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.

*This project involves the removal and replacement of existing parking lot area to accommodate the expansion of an automobile sales and shop structure. The proposed disturbed area is approximately 18,000 SF and it will include approximately 600 CY of cut with no earthwork fills. These numbers are approximate and will be determined during final engineering.*

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

*It is unlikely that erosion could occur. Standard erosion control measures will be followed during construction on the site. A final erosion control plan will be reviewed and approved by the City of Kelso prior to construction on the site. A copy of that final erosion control plan will be filed with the City of Kelso.*

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

*Approximately 90% of the site.*

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

*Proposed measures to reduce and control erosion include providing an erosion control plan for review and approval prior to starting construction on the site and following the conditions of the approved drainage and erosion control plan during all phases of construction.*

## **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.

*Construction equipment emissions and dust will result from this project on the short term. Long-term emissions from the site will be produced by occasional automobile traffic and normal activities associated with vehicle dealership.*

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

*There are no known off-site sources of emissions or odor that may affect the proposal.*

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

*Dust from construction can be mitigated by sprinkling the site with water during construction as needed.*

### **3. Water**

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.

*The disturbed construction area is located approximately 570' East of a small pond which drains to the Coweeman River. It is located approximately 1,100' East of the Coweeman River which drains to the Cowelitz River. It is located approximately 1,800' East of the Cowlitz River which drains to the Columbia River.*

- 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.

*There will be no work within 200' of the described waters.*

- 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.

*Not applicable.*

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

*The proposal does not require surface water withdrawals or diversions.*

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

*The proposed work is outside of the 100-year floodplain associated with Mill Creek.*

- 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, there will be no discharge of waste material to surface waters.*

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.

*No ground water will be withdrawn and no water is anticipated to be discharged to ground water.*

- 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.

*No waste material is proposed to be discharged into 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.

*The source of the improvements will be roof runoff. It will drain to piping where it will be collected by catch basins and routed through the existing stormwater system. The outfall for the existing stormwater system is Marys Slough.*

- 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 surface waters. There is no proposal to release waste material to the ground or to surface waters.*

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

*The proposal does not alter or affect drainage patterns in the vicinity of the site.*

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

*Use of approved erosion control measures during all phases of development.*

#### **4. Plants**

- 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?

*Two small landscape strips on the northside of the parking lot will be removed.*

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

*There are no known threatened or endangered 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:

*No landscaping is proposed.*

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

*There are no known noxious or invasive species on or near the site.*

#### **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:

birds: hawk, heron, eagle, **songbirds, other:**

*Local birds are observed on the site and in the area.*

mammals: deer, bear, elk, beaver, **other:**

*Small mammals, such as mice, voles, and rabbits are located on and near the site. This site is also in an area where larger*

*mammals, such as raccoons, opossum, and mammals indigenous to the Cowlitz County area are sometimes located.*

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

*All of the waterways listed above are fish bearing.*

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

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

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

*This site is part of the Pacific Flyway for migratory waterfowl.*

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

*The proposal does not propose impacts to wildlife.*

- e. List any invasive animal species known to be on or near the site.

*There are no known invasive species known to be on or near the site.*

## **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.

*Currently the site is served by gas and electricity, The electricity and gas will continue to be used for heating and equipment usage.*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

*No, the project will not affect the potential use of solar energy by adjacent properties.*

- 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:

*All ne construction will comply with the state building codes which includes conservation measures.*

## 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.

*There are no known environmental health hazards that could occur as a result of this proposal.*

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

*There is no known or possible contamination at the site from present or past uses.*

- 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 are no known existing hazardous conditions that might affect project development and design.*

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

*There are no known toxic or hazardous chemicals that are planned to be stored or used on the site during development or after completion.*

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

*No special emergency services are anticipated to be required in association with the proposal.*

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

*None.*

### b. Noise

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

*There is existing traffic noise from the 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.

*Short term construction noise would occur during approved hours as regulated by the City of Kelso and Washington State.*

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

*Construction activities will only be performed during County approved construction 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.

*To current use of the site is a vehicle dealership. Te proposal will not affect current land uses on nearby or adjacent properties.*

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses 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?

*The applicant is not aware of the site ever having been used as working farmlands or working forest lands.*

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;

*Not to the applicant's knowledge.*

c. Describe any structures on the site.

*Existing Car Dealership and Service Repair Facility.*

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

*No structures will be demolished.*

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

*GC (General Commercial)*

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?

*There is a small portion of the southern property within the 200' shoreline jurisdiction. There are no proposed impacts proposed within the 200' shoreline jurisdiction.*

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

*There is a slough that borders a small portion of the east property boundary that drains directly into the Coweeman River. There are no proposed impacts to critical areas.*

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

*55-60 people will work in the completed project.*

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

*There will be no displacements due to this development.*

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

*There will be no displacements due to this development.*

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

*By complying with the zoning designation, the comprehensive plan, and the Clark County Development Code, the proposal will be compatible with the existing and projected land uses.*

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

*None proposed as there are no known impacts that will be made to agricultural or forest lands of long-term commercial significance.*

## **9. Housing**

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

*Not applicable, this project does not propose housing.*

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

*No units will be eliminated.*

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

*Not applicable, this project does not propose housing.*

### **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?

*Approximately 24 feet, The exterior building materials will match the existing building. Tilt-Up concrete panels painted with some stucco finishes.*

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

*There are no views in the immediate vicinity that will be obstructed by this development.*

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

*The new expansion will match the existing building and use the same type of materials.*

### **11. Light and Glare**

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

*The lights poles in the parking lot that are being removed will be placed on the exterior of the building. There should be no difference in the glare that currently exist throughout parking lot. These lights remain on during the evenings for security for the parking lot.*

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

*No, light or glare should not interfere with any views or pose a safety hazard.*

- 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:

*Any lights used on the site will be oriented inward to reduce the light that may affect adjacent properties. Proposed lighting will comply with City of Kelso Municipal code.*

## **12. Recreation**

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

*There are no known recreational opportunities in the immediate vicinity.*

- b. Would the proposed project displace any existing recreational uses? If so, describe.

*The project will not displace any existing recreational uses.*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

*The portion of the site to be developed is not currently used for recreational purposes, so there won't be any impacts associated with removal of recreational area.*

## **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? If so, specifically describe.

*Not to the applicant's knowledge.*

- 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.

*Not to the applicant's knowledge. There were no professional studies conducted as the site has been filled and previously developed.*

- d. 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.

*There were no methods used to assess the potential impacts to cultural and historic resources as the site has been previously filled and the area of impacts have been developed.*

- 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 proposed. If during development of the site any artifacts are discovered, all work will cease and proper notification shall be given to Clark County and DAHP.*

## 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.

*Highway I-5 north-bound is directly behind the proposed development. Access from I-5 would be from exit 368 (southbound) or exit 432 (northbound) onto Talley Way. Turn east onto the primary frontage road Coweeman Park Drive with (2) two access driveway entrances into the Dealership.*

- 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?

*There is an existing Park and Ride located directly south of the site. Otherwise, there are not any public transit facilities near the site. The nearest bus stop is 1.5 miles to the North.*

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

*Approximately 51 spaces will be displaced to construct the expansion with 35 new spaces created around the new expanded building configuration for a LOSS of 16 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).

*The proposal will not require new or improvements to existing roadways.*

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

*No.*

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? *14 trips in the AM peak and 18 trips in the PM peak hours.*

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

*Not anticipated.*

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

*None proposed.*

**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.

*Yes, the completion of this development and the expansion of the vehicle dealership will increase the need for public services in the area.*

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

*The applicant proposes to pay all impact fees for schools and traffic at the time of building permit.*

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

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.

*No new utilities are needed for the proposal.*

**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 *Kevin Godwin*

Position and Agency/Organization *Partner | SG Architecture, LLC*

Date Submitted: *March 14, 2022*