

City of Kalama

Incorporated 1890

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Kalama WA 98625
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NOTICE OF SEPA DETERMINATION OF NON-SIGNIFICANCE

PROJECT DESCRIPTION: Comprehensive Plan Amendment/Rezone
LEAD AGENCY: City of Kalama
PROJECT LOCTION: 6700 Old Pacific Highway, Kalama WA
PROJECT PROPONENT: Robert Laymon & Frank Giese

THRESHOLD DETERMINATION: The City of Kalama, acting as the SEPA lead agency of this proposal, has determined that the Comprehensive Plan Amendment and Rezone of approximately 10 acres of the southern portions of Parcel #411490100 from Highway Commercial (C-2) to Industrial (I-1) WILL NOT have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

Responsible Official/Contact: Matt Buchanan, City Planner
City of Kalama
P.O. Box 1007
Kalama WA 98625
(360) 577-3041

Date of Issue: October 14, 2015


Matt Buchanan, City Planner

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the last date advertised. An appeal to this Determination of Nonsignificance must be received in writing by the City of Kalama prior to 5:00 p.m. on October 28, 2015. The appeal letter must make specific factual objections. Details regarding the appeal procedure may be obtained from the Contact Person.

The Responsible Official for the City of Kalama hereby makes the following findings and conclusions based upon a review of the environmental checklist; other information on file with

the City of Kalama and other public agencies; and the policies, plans, and regulations designated by the City of Kalama as a basis for the exercise of substantive authority under the Washington State Environmental Policy Act (SEPA) pursuant to Chapter 43.21C WAC.

Findings of Fact:

General. This proposal is non-project action for a rezoning and comprehensive plan amendment.

Plans for future additions, expansion, or further activity. This rezone and comprehensive plan amendment is necessary for a proposed marijuana growing and processing operation. If the proposal is approved by the Kalama City Council, the proponent's developer plans to submit additional applications for building permit, critical areas determination and permit (if deemed necessary), grading and excavating permit, and permits from the Washington Liquor and Cannabis Board. Other permits may also be necessary that are not known at this time. That project will undergo a separate SEPA review process once plans can be finalized and applications are submitted and deemed complete by the City of Kalama.

Government approvals or permits needed for proposal. This proposal requires Planning Commission review, and City Council approval for a rezoning and comprehensive plan amendment. If approved, other permits and approvals will be necessary for the proponent's development proposal. A separate SEPA review will also be conducted at that time.

Earth. No significant environmental concerns are identified.

Air. No significant environmental concerns are identified through this non-project action. Some uses allowed in the Industrial (I-1) zone (identified under KMC 17.28.020 and KMC 17.29.050), which are not allowed in the Highway Commercial (C-2) zone (identified under KMC 17.60.020), may have a greater impact to air quality. For instance, a marijuana growing operation may cause odors, having a greater impact on air quality than most uses allowed under C-2 zoning regulations. Conversely, some C-2 uses may have similar or even greater impacts on air quality than uses permitted in the I-1 district. For instance, a variety of manufacturing facilities are allowed in the C-2 district, many of which emit particulates and odors. Any impacts to air quality caused by development will be reviewed and mitigated under future SEPA processes when or if applications are submitted.

Water. No significant environmental concerns are identified through this non-project action. Some uses allowed in the I-1 zone (identified under KMC 17.28.020 and KMC 17.29.050), which are not allowed in the C-2 zone (identified under KMC 17.60.020), may have a greater impact to water quality. Any impacts to water quality caused by development will be reviewed and mitigated under future SEPA processes when or if applications are submitted.

Plants. No significant environmental concerns are identified through this non-project action.

Animals. No significant environmental concerns are identified through this non-project action.

Energy & natural resources. No significant environmental concerns are identified through this non-project action. Some uses allowed in the I-1 zone (identified under KMC 17.28.020 and KMC 17.29.050), which are not allowed in the C-2 zone (identified under KMC 17.60.020), may require higher levels of energy. For instance, large manufacturing facilities often have higher energy demands than small retail centers. Conversely, some uses allowed in the C-2 district, like big-box stores, maybe have similar or higher energy demands than many industrial uses, like an outdoor lumber yard. Any impacts on energy and natural resources caused by development will be reviewed and mitigated under future SEPA processes when applications are submitted.

Environmental health. No significant environmental concerns are identified through this non-project action. Some uses allowed in the I-1 zone (identified under KMC 17.28.020 and KMC 17.29.050), which are not allowed in the C-2 zone (identified under KMC 17.60.020), may have a greater impact on environmental health. Any impacts on environmental health caused by development will be reviewed and mitigated under future SEPA processes when applications are submitted to ensure protections are in place for possible hazards.

Noise. No significant environmental concerns are identified through this non-project action. Some uses allowed in the I-1 zone (identified under KMC 17.28.020 and KMC 17.29.050), which are not allowed in the C-2 zone (identified under KMC 17.60.020), may create higher levels of noise. For instance, large manufacturing facilities may produce more noise than small retail centers. Conversely, some uses allowed in the C-2 district, like big-box stores, result in more vehicle traffic, which produces more noise than many industrial uses, like a marijuana growing operation. Any noise impacts caused by development will be reviewed and mitigated under future SEPA processes when applications are submitted.

Land & shoreline use. No significant environmental concerns are identified through this non-project action. The land is currently undeveloped and is over 1,000 feet from a shoreline of statewide significance (the Columbia River). If approved, the proposal will change what land uses would be permitted within the subject area. Many industrial land uses that are allowed in the I-1 zone (identified under KMC 17.28.020 and KMC 17.29.050), are not allowed in the C-2 zone (identified under KMC 17.60.020). Many I-1 uses exhibit similar levels of intensity as C-2 land uses, resulting in similar environmental impacts (i.e., noise, vehicle traffic, air quality, etc.). One example of similarly intense uses is a manufacturing facility in the I-1 district versus a big box retail store in a C-2 district. Some I-1 uses may result in greater or lesser environmental impacts than C-2 uses, depending on the specific development proposal. Any environmental impacts caused by development will be reviewed and mitigated under future SEPA processes when applications are submitted.

Housing. No significant environmental concerns are identified. Housing is not permitted outright in either the I-1 or C-2 district, with the exception of a single dwelling unit, which is allowed in the I-1 district as a secondary use for a watchman or custodian only. Both the I-1 and C-2 districts permit uses that may result in a large number of employees, creating a greater demand in housing. Any housing impacts caused by development will be reviewed under future SEPA processes when applications are submitted.

Aesthetics. No significant environmental concerns are identified. The C-2 district has height restrictions and design standards (KMC 17.26.100); whereas, the I-1 does not, with the exception of specific areas along the Columbia River. Any impacts to aesthetics caused by development will be reviewed under future SEPA processes when applications are submitted.

Light & glare. No significant environmental concerns are identified. The C-2 district has some lighting restrictions (KMC 17.26.100); whereas, the I-1 does not, with the exception of specific areas along the Columbia River. Many C-2 uses produce significant lighting and glare impacts to attract business in the evening hours. Lighting impacts may actually be less significant with many I-1 uses. Any impacts to light and glare caused by development will be reviewed under future SEPA processes when applications are submitted.

Recreation. No significant environmental concerns are identified. Many recreational uses are permitted in both the I-1 (identified under KMC 17.28.020) or C-2 (identified under KMC 17.60.020) districts.

Historical & cultural preservation. No significant environmental concerns are identified. The site is currently undeveloped and no historic or cultural resources are known to exist on the site.

Transportation. No significant environmental concerns are identified. A variety of land uses permitted in either the I-1 (identified under KMC 17.28.020 and KMC 17.29.050) or C-2 (identified under KMC 17.60.020) districts could have substantial impacts to transportation. Any impacts to transportation caused by development will be reviewed under future SEPA processes when applications are submitted.

Public services. No significant environmental concerns are identified. A variety of land uses permitted in either the I-1 (identified under KMC 17.28.020 and KMC 17.29.050) or C-2 (identified under KMC 17.60.020) districts could have substantial impacts to public services. Any impacts to public services caused by development will be reviewed under future SEPA processes when applications are submitted.

Utilities. No significant environmental concerns are identified. A variety of land uses permitted in either the I-1 (identified under KMC 17.28.020 and KMC 17.29.050) or C-2 (identified under KMC 17.60.020) districts could have substantial impacts to utilities. Any impacts to utilities caused by development will be reviewed under future SEPA processes when applications are submitted.


Conclusion of the Responsible Official

Issuance of DNS. The Responsible Official determines that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030. This decision was made after review of a completed environmental checklist and other information on file with the lead agency, which is available to the public upon request.

This DNS is issued under WAC 197-11-340. The City of Kalama will not act on this proposal for 14 days from date of issue. Comments must be received by 5:00 pm on October 28, 2015. Comments may also be provided in person during the public hearing. The Kalama Planning Commission will hold the public hearing on this application on October 29, 2015 at 6:00PM at Kalama City Hall, 320 N. 1st Street, Kalama, WA.

The Responsible Official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the comment deadline. The applicant may not begin work until the comment deadline has expired and any other necessary permits are issued.

The issuance of this DNS does not constitute final project approval. The applicant must comply with all other applicable requirements of the City of Kalama and all other agencies with jurisdiction prior to undertaking the project.

Date 10/14/2015 Signature 
Matt Buchanan, SEPA Responsible Official

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:

Rezoning of the SW corner subdivision (subdivision has been recorded at Cowlitz country and will have the actual subdivision number when the GIS offices processes the document – no approval is needed for the subdivision as this is an administrative process) of the Kalama property parcel number: 411490100

2. Name of applicant:

Rob Laymon

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

Applicant: Rob Laymon; 360.273.7735. 11530 School Land Rd SW, Rochester, WA 98579

Contact Persons: Frank Giese; 425.244.8484; 816 Dier Road, Sultan WA 98624.

Tauschia Copeland; 425.583.5535; 4427 52st Ave S, Seattle WA 98118.

4. Date checklist prepared:

Oct 14th, 2015

5. Agency requesting checklist:

City of Kalama

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

Rezoning is planned for a review with the Kalama planning commission in late October or early November. Once approved the proposal will move to the next city council meeting for approval then the rezone should be in effect and then timeline complete.

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

Yes, this rezone and comprehensive plan amendment is necessary for a marijuana growing and processing operation. If the proposal is approved by the Kalama City Council, plans and additional applications will be submitted to the City of Kalama. That project will undergo a separate SEPA and development review process.

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

None`

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 at this time. If the rezoning and comprehensive plan amendment are approved, plans for the site will be finalized and additional applications will be submitted to the City, which will undergo a separate SEPA review process.

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

None

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.)

This rezoned area will be used as industrial for the purposes of conducting business under the purview of Kalama approved uses for industrial zones.

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 subject area is located in the vicinity of 6700 Old Pacific Highway S., the southwest corner of Parcel #411490100. The proposed are for rezoning is approximately 10 acres.](#)

Legal Description: (site map attached)

A portion of the Jacob Ahles Donation Land Claim in Section 20, Township 6 North, Range 1 West, W.M., Cowlitz County, Washington, more particularly described as follows:
Commencing at the North One-Quarter Corner of said Section 20; thence S89°58'49"E along the north line of said Section 20 a distance of 1329.40 feet to the Northeast Corner of the West Half of the Northeast Quarter of said Section 20; thence S00°19'49"E along the east line of said subdivision, being the east line of said D.L.C. a distance of 1452.00 feet to the Southeast Corner of Parcel "B", as described in Statutory Warranty Deed filed under Auditor's File No. 920508026, records of Cowlitz County, Washington and True Point of Beginning; thence N89°58'49"W along the south line of said Parcel "B" a distance of 1114.63 feet to the easterly margin of SR-5; thence N38°04'25"W along said margin a distance of 292.44 feet; thence N31°44'00"W along said margin a distance of 650.00 feet; thence N18°35'58"W along said margin a distance of 154.03 feet; thence S76°05'07"E a distance of 786.47 feet; thence S46°37'15"E a distance of 786.47 feet; thence S78°06'58"E a distance of 357.90 feet to the east line of said subdivision and D.L.C, and the Northeast 1/16 Corner as shown on Cowlitz County Short Subdivision filed in Volume 15, Page 197, records of Cowlitz County, Washington; thence S00°19'49"E along said east line a distance of 126.42 feet to the True Point of Beginning.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

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

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.
No soils will be removed. Sandy loam SL2 and basalt.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No

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 is only a rezone. No work is being conducted on the land for the rezone.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
This is only a rezone.

About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
This is only a rezone no surfaced involved.

g. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
N/A

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.

N/A

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

N/A

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

N/A

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.

Within 200 ft of a Highway construction surface tension pond located on the adjoining north commercial highway zoned parcel.

- 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.
No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None

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

n/a

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

n/a

- 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.

n/a

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.

Yes. Agricultural/residential well – 8 gallon per minute well which gives up to 5,000 gallons per day, as needed. Discharge will go into the swamp mat and be reclaimed.

- 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.

None

c. Water runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Any runoff is storm water and since this is a rezone, there is no impact on how the land currently deals with storm water.

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

No

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

None

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

None

4. Plants

a. Check the types of vegetation found on the site:

- Deciduous tree: Xalder, Xmaple, Xaspen, Xoak
- evergreen tree: Xfir, Xcedar, Xpine, 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 – blackberries and poison oak

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

None

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

None

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

None

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

None

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, X songbirds, other:
mammals: X deer, bear, elk, beaver, other: rabbits
fish: bass, salmon, trout, herring, shellfish, other _____

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

None

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

None

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

N/A

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

None

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.

n/a

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:

n/a

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.

n/a

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

n/a

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.

n/a

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.

n/a

4) Describe special emergency services that might be required.

n/a

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

n/a

b. Noise

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

15 and industrial noises from adjoining port properties.

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.

None

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

n/a

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.

Land is currently vacant and adjoining properties: residential; commercial; freeway; port.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forestland 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?

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

c. Describe any structures on the site.

None

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

no

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

Highway Commercial (C-2)

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

Highway Commercial (C-2)

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.

n/a

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

n/a

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

n/a

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

N/A

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

We are working with the Kalama city council to ensure community and city support.

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

We are working with the Kalama city council to ensure community and city support.

9. Housing

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

n/a

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

n/a

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

n/a

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?

n/a

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

n/a

b. Proposed measures to reduce or control aesthetic impacts, if any:
n/a

11. Light and Glare

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

n/a

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

n/a

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

n/a

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

n/a

12. Recreation

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

Local park 5 miles away.

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:

n/a

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.

None

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

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.

n/a

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.

n/a

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.

Old Pacific Highway and site access roads.

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?

No

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

n/a

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).

N/A

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

n/a

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?

n/a

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. n/a

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

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.

no

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

16. Utilities

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

None

c. 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.

n/a

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee Robert Laymon

Position and Agency/Organization Land Owner

Date Submitted: Oct 14th 2015

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

All resources included in the All Natural Products business will be closely monitored and we do not anticipate any discharge or emissions, and no hazardous waste will be used for any reason.

Proposed measures to avoid or reduce such increases are:

All construction and functions will follow the rules set in the LCB and the Kalama Code, Title 15: Environment, and any relevant state rules.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

All resources included in the All Natural Products business will be closely monitored and we do not anticipate any impact on flora and fauna besides the initial disturbance of excavation, a small space for office and processing and regular paths used by the people using the site.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

All construction and functions will follow the rules set in the LCB and the Kalama Code, Title 15: Environment, and any relevant state rules.

3. How would the proposal be likely to deplete energy or natural resources?

The main activity using electricity will be office work, fans and lights when needed. All lights will be as energy efficient as possible. Soil used on the site will be replenished and sustainable through monitored and regulated composting. The well to be used will be compliant with local and state regulations for use and aquifer preservation or anything from Title 12 of the Kalama code: Waters and Sewers.

Proposed measures to protect or conserve energy and natural resources are:

All construction and functions will follow the rules set in the LCB and the Kalama Code, Title 15: Environment, and any relevant state rules.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

None of these exist on the site.

Proposed measures to protect such resources or to avoid or reduce impacts are:

n/a

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

We are putting this vacant land to use which will create jobs and add some industrial use the the city which is a goal of the overall Kalama Master Plan.

Proposed measures to avoid or reduce shoreline and land use impacts are:

All construction and functions will follow the rules set in the LCB and the Kalama Code, Title 15: Environment, and any relevant state rules.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

None.

Proposed measures to reduce or respond to such demand(s) are:

n/a

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

We are working to have the least impact as possible of the environment and we will have a compaliance officer on staff to ensure we meet all requirements a the local, state and federal level.

Approximate Site Map

