

SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Permit Center for assistance.

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. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the supplemental sheet for non-project actions (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. Background

1. Name of proposed project, if applicable:
Sunset Terrace
2. Name of applicant:
Brad Hoggatt
3. Address and phone number of applicant and contact person:
**340 Cemetery Road
Kalama, WA 98625
Phone (360) 951972
bradhoggatt@comcast.net**
4. Date checklist prepared:
March 20, 2018
5. Agency requesting checklist:
City of Kalama
6. Proposed timing or schedule (including phasing, if applicable):
The project will plat attached single-family homes to be built early 2019.
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.
No.
8. List any environmental information that has been or will be prepared related to this proposal.
The project will be designed and developed in accordance with state and local requirements for stormwater management, erosion control and any other environmental standards.
9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.
Archaeological Predetermination, Wetland and Habitat Determination
10. List any government approvals or permits needed for your proposal:
City of Kalama planning, engineering and construction approvals and permits
11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking 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 Sunset Terrace project proposes to subdivide approximately 17 acres total, into 65 single-family lots with associated roads and urban infrastructure. Both attached and detached homes are proposed for the subdivision.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

The Sunset Terrace project includes parcel 411460-100. The site is located at 6445 Old Pacific Hwy in Kalama, Cowlitz County, WA

B. Environmental Elements

Agency use only

1. Earth

a. General description of the site (circle one): Flat, rolling, **hilly**, steep slopes, mountainous, other _____.

The site has slopes of 0-35%.

b. What is the steepest slope on the site and the approximate percentage of the slope?

35%

c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

Top Soil, with Sprolite and weathered bray basaltic rock.

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

e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill. **Grading will occur onsite for infrastructure development and home construction. The quantities are unknown at this time. Up to 100,000 CY of grading may occur on the site.**

f. Could erosion occur as a result of clearing, construction, or use? If so, please describe. **Yes, soil could erode due to exposure to rain during construction.**

g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

Approximately 65%. Lot coverage will not exceed 75%.

h. Proposed measures to reduce or control erosion, or other impacts to the earth include: **Silt fence, inlet protection, mulching and seeding.**

2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities. **Construction equipment will emit exhaust. Air may get dusty during construction.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe. **No**
- c. Proposed measures to reduce or control emissions or other impacts to air: **None**

3. Water

Agency use only

a. Surface:

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

There are mapped wetlands known to exist on and adjacent to the site. A seasonal stream, DNR type Ns, flows through the south end of the project site. A 50 foot buffer has been provided and avoided for the stream. A 150 foot buffer has been provided for the category 3 wetland along the western edge of the site and avoided from impact. The wetlands and seasonal stream flow west eventually into the Columbia River on the west side of Interstate 5 right-of-way and Port of Kalama property.

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans. **Yes, the wetlands have a 150 foot buffer and the seasonal stream has a 50 foot buffer. Activity will occur outside of these buffers but within 200 feet 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. **None**
- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities: **No**
- 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan. **No**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No**

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities. **Stormwater will be treated and possibly infiltrated into the ground using bioretention areas and/or other approved BMP's. Quantity varies depending on rainfall.**

2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve. **N/A**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water. **Agency use only**
The project will utilize bioretention areas, grass swales or mechanical filters for stormwater to treat the contaminated runoff and then it will be detained on-site then released to the existing drainage path to the west at below pre-developed rates.

2) Could waste materials enter ground or surface waters? If so, please describe. **No**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
The stormwater systems will be designed to collect, convey, treat and detain stormwater runoff from the developed site.

4. Plants

- a. Check or circle types of vegetation found on the site
- Deciduous tree: **alder, maple**, aspen, other **Oregon White Oak**
 - Evergreen tree: **fir, cedar, pine**, other
 - **Shrubs**
 - **Grass**

- Pasture
 - Crop or grain
 - Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 - Water plants: water lily, eelgrass, milfoil, other
 - **Other types of vegetation and native brush.**
- b. What kind and amount of vegetation will be removed or altered?
Most grass, trees and shrubs will be stripped for roadway and home construction. Oaks are proposed to be retained on-site.
- c. List threatened or endangered species on or near the site.
Oregon White Oak trees.
- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:
Private residential landscaping will be added. Oregon White Oaks will all be retained. Some other mature trees may be retained in side and back yards of the new lots or in open space or park tracts where possible. Native and drought tolerant plants are proposed in the subdivisions landscape buffers and parks where possible.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site:
- Birds: **hawk**, heron, eagle, **songbirds**, other;
 - Mammals: **deer**, bear, elk, beaver, **other**; and,
 - Fish: bass, salmon, trout, herring, shellfish, other.
- b. List any threatened or endangered species known to be on or near the site. **None** Agency use only
- c. Is the site part of a migration route? If so, please explain.
The site is located within what is commonly referred to as the Pacific Flyway. The flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains
- d. List proposed measures to preserve or enhance wildlife:
Landscape plantings, rain garden plantings and opens space tracts will provide food and cover for small mammals, birds, insects, animals and soil organisms.

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.
Electricity will be used to heat the homes and electricity for lighting.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please 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:
Comply with state building and energy codes. Incorporate sustainable building design features like passive solar heating through the use of certain building materials and strategic placement of windows and openings. Utilize efficient building designs to maximize building materials and minimize waste.

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, please describe.
No
 - 1) Describe special emergency services that might be required.
Fire, Police and Ambulance
 - 2) Proposed measures to reduce or control environmental health hazards, if any:
Public sewer and water will serve the newly created lots.
- b. Noise
 - 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)? **Noise from Interstate 5 can be heard from the site.**
 - 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site. **7am – 7pm construction noise**
 - 3) Proposed measures to reduce or control noise impacts: **None**

Agency use only

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?
The site is vacant. The parcels to the north are zoned two-family residential with Professional Service Commercial overlay, to the northeast are zoned two-family residential, Columbia River is to the southwest, Highway Commercial is to the south, and R-3 is to the east. Old Pacific Highway borders the project on the northeast side.
- b. Has the site been used for agriculture? If so, please describe.
No
- c. Describe any structures on the site.
None.
- d. Will any structures be demolished? If so, please describe.
No.
- e. What is the current zoning classification of the site?
R-3
- f. What is the current comprehensive plan designation of the site?
Residential R-3
- g. What is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.
Steep slopes, wetlands and habitat areas exist on-site and will be protected with required buffers.
- i. How many people would reside or work in the completed project?
Approximately 146 (65 units x 2.25 people per unit)
- j. How many people would the completed project displace?
None.
- k. Please list proposed measures to avoid or reduce displacement impacts: **N/A**
- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:
The subdivision will provide access roadway improvements. Sidewalks will be provided around the site for pedestrian circulation

9. Housing

Agency use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing. **65 proposed, middle income homes.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing. **None.**
- c. List proposed measures to reduce or control housing impacts: **None**

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?
Two story wood framed structures (35')
Some form of wood, concrete or vinyl based siding will cover the buildings
- b. What views in the immediate vicinity would be altered or obstructed?
No large vistas or views will be altered with this project.
- c. Proposed measures to reduce or control aesthetic impacts:
Maintaining landscape buffers to screen homes from adjacent properties where possible. The construction of aesthetically pleasing homes with some unique architecture and upgraded finishes.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Street and house lighting will occur at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No**
- c. What existing off-site sources of light or glare may affect your proposal? **None known**
- d. Proposed measures to reduce or control light and glare impacts:
Proper orientation and shading of light sources will reduce glare.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Toteff Park is at Elm and First Street.**
- b. Would the project displace any existing recreational uses? If so, please describe. **No** Agency use only
- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:
This project will pay a park impact fee which will help in the future development of parks and recreation facilities.

13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe. **None known**
- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known
- c. Proposed measures to reduce or control impacts:
N/A

14. Transportation

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
All new lots will take individual driveway access off of the proposed interior streets that connect to the existing Old Pacific Highway. No lots will take access off of Old Pacific Highway. The proposed lots and driveway accesses are shown on the plans.
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Lower Columbia CAP provides transportation to and from Kalama. The stop is at Toteff Park on Elm Street.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
164 spaces will be added. None will be eliminated.

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

All on-site roadway improvements are proposed to meet or exceed City standards for local access roadways. Old Pacific Highway is already fully developed and meets the Urban Local Access requirements. Sidewalk will be added to complete the road improvements.

- e. Will the project use water, rail, or air transportation? If so, please describe.

No

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.

Agency use only

Approximately 554 new trips per day would be generated.

Peak volumes:

AM peak hour: 39 total trips- 9 in, 30 out. One hour from 7:30-8:30 am

PM peak hour: 51 total trips- 33 in, 18 out. One hour from 4:40-5:40pm

- g. Proposed measures to reduce or control transportation impacts:

None necessary

15. Public services

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

The project will require all public services and they are all available to serve the site.

- b. Proposed measures to reduce or control direct impacts on public services:

The proposed subdivision will pay Impact Fees

16. Utilities

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

Electricity, water, telephone, sanitary sewer and refuse service.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:

Water: City of Kalama
Sewer: City of Kalama
Telephone: Kalama Telephone Co.
Electricity: Cowlitz County PUD
Gas: Cascade Natural Gas

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:  Date Submitted: 10-26-18