

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 [\[HELP\]](#)

1. Name of proposed project, if applicable:
The Lofts at Kalama
2. Name of applicant:
Ben Uskoski – The Lofts at Kalama, LLC
Travis Tormanen – Windsor Engineers
3. Address and phone number of applicant and contact person:
Windsor Engineers, LLC
12009 NE 99th St, Suite 1460
Vancouver, WA 98682
360-903-9281
TTormanen@WindsorEngineers.com
4. Date checklist prepared:
June 15, 2021
5. Agency requesting checklist:
City of Kalama
6. Proposed timing or schedule (including phasing, if applicable):
A retaining wall and associated work will be built in Summer 2021. The dwelling units will be constructed starting in Spring 2022. The pace of building will vary depending on demand with full build-out anticipated to be completed within 5 years.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
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. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
Archaeological Predetermination, Wetland and Habitat Determination
10. List any government approvals or permits that will be needed for your proposal, if known.
City of Kalama planning, engineering and construction approvals and permits.
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 Lofts at Kalama project proposes to construct multifamily housing and all associated infrastructure including but not limited to retaining walls, roads, sidewalks, public utilities, landscaping and open space recreation features. Project is a modification of the approved Sunset Terrace subdivision.

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 Lofts at Kalama project includes parcel 411460-100.

The site is located at 6445 Old Pacific Hwy in Kalama, Cowlitz County, WA.

B. Environmental Elements [\[HELP\]](#)

1. **Earth** [\[help\]](#)

- 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 (approximate percent slope)?

35%

- 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.

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, 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.

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, generally describe.

Yes, soil could erode due to exposure to rain during construction.

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

Approximately 75%.

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

Silt fence, inlet protection, mulching and seeding.

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.

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, generally describe.

No

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

None

3. **Water** [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 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.

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. Portions of the buffer are averaged as indicated in the Buffer Averaging Plan.

- 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.

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? Give general description, purpose, and approximate quantities if known.

No

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

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water: [\[help\]](#)

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.

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, 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.

N/A

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 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, generally describe.

No

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

The overall drainage patterns are not affected.

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

The stormwater systems will be designed to collect, convey, treat, and detain stormwater runoff from the developed site.

4. **Plants** [\[help\]](#)

- a. Check the 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

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 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 housing construction. Oaks are proposed to be retained on-site.

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

Oregon White Oak trees.

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

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 development's landscape buffers and parks, where possible.

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

None

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.

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

mammals: **deer**, bear, elk, beaver, **other (list here)**:

- 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.

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

Landscape plantings, rain garden plantings and opens space tracts will provide food and cover for small mammals, birds, insects, animals and soil organisms.

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

None

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.

Electricity will be used to heat the dwelling units and electricity for lighting.

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:

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 [\[help\]](#)

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.

No

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

None

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.

None

- 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.

Gasoline, Diesel will be used during construction and may be stored onsite.

- 4) Describe special emergency services that might be required.
Fire, Police, and Ambulance

- 5) 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 (for example: traffic, equipment, operation, other)?

Noise from Interstate 5 can be heard from the site.

- 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.

Construction noise 7am – 7pm

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

None

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.

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 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?

Site is undeveloped with no known prior usage.

- 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?
R-3
- f. What is the current comprehensive plan designation of the site?
Residential R-3
- 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.
Steep slopes, wetlands and habitat areas exist on-site and will be protected with required buffers.
- i. Approximately how many people would reside or work in the completed project?
Approximately 793 (311 units x 2.55 people per unit) at full build-out.
- j. Approximately how many people would the completed project displace?
None
- 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:
The subdivision will provide access roadway improvements. Sidewalks will be provided around the site for pedestrian circulation.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
N/A

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
311 proposed, middle income housing units.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None

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

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?

Four story wood framed structures (46').

Some form of wood, or concrete 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, if any:

Maintaining landscape buffers to screen homes from adjacent properties where possible. The construction of aesthetically pleasing housing with some unique architecture and upgraded finishes.

11. Light and Glare [\[help\]](#)

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

Street and housing wall 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, if any:

Proper orientation and shading of light sources will reduce glare.

12. Recreation [\[help\]](#)

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

Toteff Park is at Elm and First Street.

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:

Passive recreation features are planned including a trail and picnic table.

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 ? If so, specifically describe.

None known

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

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* [\[help\]](#)

- 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.

New lots will primarily take individual driveway access off of the proposed interior sheets that connect to the existing Old Pacific Highway. Due to topography limitations, a portion of the lots will take access off of Old Pacific Highway. The proposed lots and driveway accesses are shown on the plans. The accesses will align with the adjacent development across Old Pacific Highway.

- 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?

Lower Columbia CAP provides transportation to and from Kalama. The stop is at Toteff Park on Elm Street.

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

Approximately 400 spaces will be added. None 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).

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 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?

The Transportation Impact Study indicates approximately 1,692 new trips per day would be generated.

Peak volumes:

AM peak hour: 112 total trips - 28 in, 84 out. One hour from 7:30-8:30 am.

PM peak hour: 137 total trips - 83 in, 54 out. One hour from 4:40-5:40 pm

Kelly Engineering provided the Transportation Impact Study dated 6/15/2021 to address the current planned usage for the site. The information will be used to define the specific design requirements for the project.

- 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.

No

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

None necessary

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.

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, if any.

The proposed development will pay Impact Fees.

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

- a. Circle 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 the site or in the immediate vicinity which might be needed.

Water: City of Kalama

Sewer: City of Kalama

Telephone: Kalama Telephone Co.

Electricity: Cowlitz County PUD
Gas: Cascade Natural Gas

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: Travis Tormanen

Name of signee Travis Tormanen

Position and Agency/Organization Partner, PE / Windsor Engineers

Date Submitted: 6/15/2021