

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

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: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Segale Property Rezone and Comprehensive Plan Amendment

2. Name of applicant: [\[help\]](#)

Trammell Crow Company
ATTN: John Varin
1300 SW Fifth Ave, Suite 3350
Portland, OR 97201

3. Address and phone number of applicant and contact person: [\[help\]](#)

Contact	Applicant
TRJ Planning Inc. ATTN: Todd Johnson 1417 NW 102nd St. Vancouver, WA 98685 (360) 310-9409	Trammell Crow Company ATTN: John Varin 1300 SW Fifth Ave, Suite 3350 Portland, OR 97201 (541) 868-6967

4. Date checklist prepared: [\[help\]](#)

2/9/2022

5. Agency requesting checklist: [\[help\]](#)

City of Kelso

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

This proposal is to change current Zoning of the subject Property from Regional Commercial (RC) to Light Industrial (LI). We seek to have the Planning Commission recommend approval of the Comprehensive Plan amendment and rezone request and have the City Council approve the changes following a planning commission recommendation. Future applications for development would depend on the outcome and recommendations in this process and would likely require an additional SEPA review.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

This is a non-project action for a Rezone and Comprehensive Plan Change. This proposal would allow future Light Industrial use of the property once approved.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Previous applications included a SEPA review (SEP10-002), Binding Site Plan (BSP10-001), Shoreline Substantial Development Permit (SHR10-001), and Critical areas Permit (CAO 10-002). These occurred in 2010 and included a 15 lot development for commercial uses.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Comprehensive Plan Amendment

Rezone

SEPA review

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

The proposed Comprehensive Plan Amendment and Rezone of approximately 117 acres of land currently designated as Regional Commercial, with a Comprehensive Plan designation of Commercial to Light Industrial zoning with an Industrial Comprehensive Plan Designation.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The proposal is located in Sections 12 and 13, Township 7N, Range 2W, WM, immediately west of Interstate 5 and south of State highway 432 on Cowlitz County tax parcel numbers 24905, 24385, and 2439101 in Kelso, WA. See attached survey.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)
(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, FLAT
other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The site is generally flat, with the southern extent dropping steeply approximately 18 feet in elevation. Side slopes in the southern extent are very steep, at an approximate 4:1 slope.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

According to NRCS Soils mapping, the site is primarily Cables Silty Loam, however most of the site has been filled with 15 to 20 feet of dredged material placed following the eruption of Mt. Saint Helens in 1980.

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

No unstable soils are known to exist on the project site. The Site was previously filled and graded to provide for future development. Site soils are stabilized following previous grading activities.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

None proposed with this application.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

None with this proposal.

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

None with this proposal.

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

None with this proposal.

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. [\[help\]](#)

None with this proposal.

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

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None with this proposal.

3. Water

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. [\[help\]](#)

A Category II depressional/riverine shoreline associated wetland (Wetland A) is located onsite extending offsite to the north and south.

The confluence of the Coweeman River (Type S) and Cowlitz River (Type S) is located approximately 1,000 feet offsite to the north, at the northern outlet of the Wetland A unit. The Cowlitz River flows into the Columbia River (Type S) approximately one mile downstream (southwest) of this confluence.

Owl Creek (Type S) is located just south of the southern end of the Wetland A unit and is hydrologically connected to the wetland offsite. Owl Creek flows into the Columbia River approximately one mile south of the Wetland A unit.

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

No. None with this proposal

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None with this proposal.

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

No. None with this proposal.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

The majority of the site is outside of the 100-year floodplain, although portions of the site around the perimeter are within the 100 year flood plain. This non project action would not change or alter the floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No. None with this proposal.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No groundwater will be withdrawn for the land use or zone change.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Not applicable to this non-project action, however the site will be served by the City of Kelso's sanitary sewer system.

c. Water runoff (including stormwater):

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

No change in stormwater runoff is proposed for the land use or zone change.

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

No additional stormwater runoff will be generated for the land use or zone change.

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

No additional stormwater runoff will be generated for the land use and zone change.

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

No additional stormwater runoff will be generated for the land use and zone change.

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other

- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

None at this time.

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

There are no known listed threatened or endangered plant 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: [\[help\]](#)

None at this time.

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

Scot's broom (*Cytisus scoparius*) is present onsite.

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: [\[help\]](#)

- birds: **hawk, heron, eagle, songbirds**, other:
- mammals: **deer**, bear, elk, **beaver**, other:
- fish: bass, **salmon**, trout, herring, shellfish, other _____

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

The table below shows state and federally listed species that are mapped on or near the site. Although there are no streams onsite, Wetland A may provide off-channel habitat for juvenile salmonids. The list was determined through a reconnaissance of habitat onsite, review of current and historic aerial photographs, and species listing websites maintained by National Marine Fisheries Service (NMFS 2022), U.S. Fish and Wildlife Service (USFWS 2022), Washington Department of Fish and Wildlife (WDFW 2022), and Washington Department of Natural Resources (DNR 2022).

Federal and State Threatened or Endangered Species Present on or Near the Site.

Species	State Status	Federal Status	Critical Habitat In Vicinity?
<i>Fish</i>			
Chinook Salmon (<i>Oncorhynchus tshawytscha</i>)			

Species	State Status	Federal Status	Critical Habitat In Vicinity?
Lower Columbia River Chinook ESU ¹	Candidate	Threatened	Yes
Upper Willamette River Chinook ESU	Candidate	Threatened	Yes
Upper Columbia River Spring-run Chinook ESU	Candidate	Endangered	Yes
Snake River Spring-run Chinook ESU	Candidate	Threatened	Yes
Snake River Fall-run Chinook ESU	Candidate	Threatened	Yes
Chum Salmon (<i>Oncorhynchus keta</i>)			
Columbia River Chum Salmon ESU	Candidate	Threatened	Yes
Coho Salmon (<i>Oncorhynchus kisutch</i>)			
Lower Columbia River Coho Salmon ESU	Candidate	Threatened	Yes
Sockeye Salmon (<i>Oncorhynchus nerka</i>)			
Snake River Sockeye DPS ²	Candidate	Endangered	No
Steelhead (<i>Oncorhynchus mykiss</i>)			
Lower Columbia River Steelhead DPS	Threatened	Threatened	Yes
Upper Willamette River Steelhead DPS	Threatened	Threatened	Yes
Middle Columbia River Steelhead DPS	Threatened	Threatened	Yes
Upper Columbia River Steelhead DPS	Threatened	Threatened	Yes
Snake River Basin Steelhead DPS	Threatened	Endangered	Yes
North American Green Sturgeon Southern DPS (<i>Acipenser medirostris</i>)			
	None	Threatened	No
Eulachon (Columbia River Smelt) – Southern DPS (<i>Thaleichthys pacificus</i>)			
	Candidate	Threatened	No
Bull Trout – Columbia River DPS (<i>Salvelinus confluentus</i>)			
	Candidate	Threatened	No
<i>Birds</i>			
Streaked Horned Lark (<i>Eremophila alpestris strigata</i>)			
	Endangered	Threatened	No
Yellow-billed Cuckoo – Western DPS (<i>Coccyzus americanus</i>)			
	Endangered	Threatened	No
<i>Mammals</i>			
Columbian White-Tailed Deer (<i>Odocoileus virginianus leucurus</i>)			
	Endangered	Threatened	No
¹ Evolutionary significant unit			
² Distinct population segment.			

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

Yes, anadromous fish migrate through the Columbia River, Cowlitz River, Coweeman River, and Owl Creek. The northern end of the Wetland A unit offsite connects with the Coweeman River and the southern end of the Wetland A unit offsite connects with Owl Creek; therefore, the wetland may provide off-channel habitat for anadromous fish. The Pacific Flyway, a bird migration route, also intersects the site.

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

None at this time.

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

None known.

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. [\[help\]](#)

None for this proposal. The completed project will likely use some combination of Electric, Natural Gas, Oil and/ or solar. No uses are proposed at this time.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

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: [\[help\]](#)

None for this proposal.

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. [\[help\]](#)

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

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There is a natural gas pipeline on a portion of the site.

- 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.

None with this proposal.

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

The proposed Light industrial zone would need police, fire, and medical response services.

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

None with this proposal.

b. Noise

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

Traffic from I-5, rail operations, and river traffic all exist in the vicinity.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

No uses are currently proposed, but the resulting zoning would have machinery, truck and vehicle traffic, and other noises common for light industrial zoned properties.

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

None at this time.

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. [\[help\]](#)

The site is currently vacant. Properties to the North include SR 432, and further north include a commercial auto sales and service use on Commercially zoned property. Property to the west are designated as industrial and include a rail line and vacant industrial land. Property to the south is also vacant industrial land. Property to the east includes I-5 and a commercial RV sales use. The current proposal is not likely to affect current land uses as the site is separated from all of the existing uses by Highways and rail lines.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

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. There is no surrounding working farm or forest land.

c. Describe any structures on the site. [\[help\]](#)

None.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No.

e. What is the current zoning classification of the site? [\[help\]](#)

Regional Commercial.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Commercial.

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

Not designated as a shoreline.

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

There are portions of the site that are designated as critical areas. See the attached Critical Areas Report, dated January 11th from Ecological Land Services. Generally, the site includes fish and wildlife habitat conservation areas and wetlands.

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

Unknown at this time.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposal to change the comprehensive plan designation and zoning will be reviewed for consistency with the approval criteria and appropriateness for the requested designations. This process will ensure the proposal is compatible with existing and projected land uses. The property within the proposed rezone was previously designated as industrial property. It is unlikely that

changing the comprehensive plan designation back to the previous designation would have any issues with compatibility. The character of the surrounding properties with industrial designations, highways and rail lines is also more compatible with an industrial designation on this site.

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

None needed. The proposed site is not near agricultural or forest lands.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None needed.

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? [\[help\]](#)

No structures are proposed with this request.

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

Not applicable. No construction is proposed.

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

None for this proposal.

11. Light and glare

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

None with this proposal. Light industrial uses would have similar lighting for parking and outdoor storage areas as would the existing zone.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not applicable, no lighting is proposed.

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

None.

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

None for the current proposal. Future uses would be reviewed for compliance with zoning and development standards for lighting.

12. Recreation

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

None.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None for this proposal.

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. [\[help\]](#)

No. Previous applications on the site searched the Washington State Department of Archaeology and Historic Preservation's database for historic properties or sites. None were found within the site or the project vicinity.

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

Heritage Research Associates, Inc. prepared a cultural resources report for the Washington State Department of Transportation's 1-5/SR 432 Talley Way Interchange improvements in October 2007. This report focused on the area immediately north of the proposed commercial development.

No significant historic resources were observed during field surveys and no mitigation was recommended for the interchange improvements.

Additionally, no landmarks or cultural resources were indicated within one mile of the project site in DAHP records, when reviewed January 25, 2010.

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

Previous work on the WSDOT Interchange included the above cultural resources survey. No additional work is proposed. The existing site has been filled with 15 feet of fill or more.

- 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 for this proposal.

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. [\[help\]](#)

The site is located south of SR-432 and west of Interstate 5 and is accessed from Talley Way.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

No. The closest transit stop is approximately 1.75 miles north of the site at 13th & Hazel.

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

This does not apply to this non project action, the land use and zone change will not add or eliminate any parking 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). [\[help\]](#)

No, the land use and zone change will not require any transportation improvements. Improvements to the transportation system were completed for the current land use (Commercial) and will be available to support uses in the Light Industrial zone.

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

No, the land use and zone change will not require water, rail or air transportation.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

No trips will be generated by the land use and zone change. This will be addressed in development specific applications as they are proposed.

- 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: [\[help\]](#)

Traffic improvements for the development of the subject property have already been implemented and include improvements to the interchanges at SR-432 and I-5, and traffic signal system improvements.

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. [\[help\]](#)

The proposed change in comprehensive plan designation and zoning would not likely increase the need for public services. Specific development proposals will be addressed in subsequent reviews. See additional responses in the non-project section below.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None for this proposal.

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
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. [\[help\]](#)

No utilities are proposed for the land use and zone change. For future development of the property, the following utilities are available:

- Electric – Cowlitz PUD
- Natural Gas – Cascade Natural Gas
- Water – City of Kelso
- Refuse Service – City of Kelso

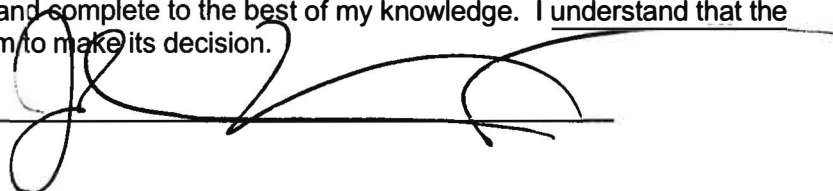
- Telephone – CenturyLink
- Sanitary Sewer – City of Kelso – sewer will need to be extended approximately 1,000 feet to the site.

Temporary power, a source for water during construction and temporary refuse collection will likely be needed for the future development. No other temporary utilities are anticipated to be needed.

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 John Varin

Position and Agency/Organization Trammell Crow Company Portland Development Inc.

Date Submitted: ~~1/24/2022~~ **3/8/22**

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?

The existing zoning is Regional Commercial with a Commercial Comprehensive Plan designation. The request to change this to a Light Industrial zone with an Industrial comprehensive plan designation would not likely increase discharges to water, emissions to air, or increase production, storage or release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

Any proposed use of this property would be subject to additional SEPA review and land use review by the city of Kelso. Identification of those specific impacts would occur during that review and if needed, appropriate mitigation would be implemented.

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

A change in land use from commercial to light industrial will not result in additional affects to plants, animals, or fish on or near the site because the existing regulatory structure limits these impacts independent of the type of use. Light industrial uses are not permitted any additional impacts beyond what the commercial uses would be under the same approval structure.

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

All appropriate environmental documents will be prepared, and permits will be obtained prior to future development of the site.

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

The proposed change from commercial to industrial would not significantly change the depletion of energy or natural resources. The Light Industrial zone is intended "...to provide opportunities for industrial activities involving manufacturing, processing, assembling, repairing, servicing, or storage of goods or products as well as professional services and mixed-use development in a business park setting."

If proposed with future development applications, some of these activities may impact additional natural resources. Energy consumption would also occur with any of the light industrial uses on a varying scale depending on the use or combination of uses proposed. For Light Industrial, the impacts would likely be similar to the large scale regional commercial development previously approved.

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

Proposed uses would be reviewed under an additional development review application and would comply with any applicable local, state, or federal regulation for energy consumption and natural resources impacts. Those future uses would include a specific proposed use and would be subject to review for energy use and natural resource conservation requirements.

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?

A change in land use from commercial to light industrial will not result in additional impacts to these areas on or near the site. Industrial and commercial uses are reviewed under the same environmental regulations, and neither is allowed to have a significantly different impact on any of these environmentally sensitive areas or other areas designated for governmental protection.

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

All appropriate environmental documents will be prepared for any future development and permits will be obtained prior to future use of the site under the existing applicable regulations at the time of development.

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?

The proposal to change the comprehensive plan and zoning of the subject property is being reviewed for compatibility with existing plans for land and shoreline use. Completion of this process ensures that the proposal will be compatible with existing plans. Because this property was previously designated as Industrial, and this request is to move it back to an industrial comprehensive plan designation with a light industrial zoning, it is unlikely that this is incompatible with land or shoreline plans because it was previously compatible with those plans as an industrial property.

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

Complete a Comprehensive Plan and Rezone review through the City of Kelso.

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

Improvements to the SR 432 interchange, Talley Way and traffic systems, and extension of water into the proposed property have been implemented based on the current land use of Commercial.

The existing transportation infrastructure was constructed to support a regional center with 30,117 average daily trips¹

Regional water and sewer service were constructed to support 905,720 gallons/ day of Sanitary Sewer Flow². The water service provides 3075 GPM at 65 PSI residual and a static pressure of 74 PSI according to the Skillings Connolly calculations performed for the previous application.

The Utility Service and Transportation Impact table included in this application shows some possible transportation trip generation and water/ sewer use for uses allowed in the Light Industrial Zone that are not permitted in the existing zone. In all cases, the impacts to utilities and transportation infrastructure would not substantially increase the need beyond what was constructed for the previous land use approval.

The most likely uses in the table for this site development are Industrial Master Planned Facility, Manufacturing and Processing, and Warehouse. These likely uses all result in

¹ *Madison Development Kelso Site, Final Traffic Impact Analysis Report, Revised September 15, 2008, Skillings Connolly Inc*

² *Sewer Flow Projections, Kelso Village land use application*

significantly less water and sewer use and transportation impacts than were approved in the previous commercial application. Therefore, no increase in demands on the transportation or public services and utilities are likely.

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

Improvements to Talley Way, SR 432/ I-5, and the south bound off ramps have already been implemented based on an existing land use of Commercial; therefore, no additional measures are proposed for the land use and zone change to Light Industrial.

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

Because this property will be reviewed through the Comprehensive Plan Amendment and zone change process, it is not possible for this to be in conflict with local, state, or federal laws or requirements for environmental protection. The same requirements for environmental protection exist under the proposed zoning as does under the existing zoning. Similarly, the City has adopted comprehensive planning and zoning for this property to implement federal and state laws. Those are equally implemented either by the Commercial designation or the industrial designation.

Local conflicts, although unlikely, would be identified through this review process.

Any future development of this site would also require review through the appropriate local permitting processes and may include the need for state or federal permits. Those requirements would be satisfied with future applications.