

RR E V F B

City of Chehalis

FINAL

Determination of Non-Significance

Issued: 1/11/2007



SEPA-06-137

Page 1 of 1

Description of Project or Proposal:

Industrial site development with rail extension.

Applicant or Proponent: PORT OF CHEHALIS

Location of Project or Proposal: 0273 MAURIN RD

Lead Agency: City of Chehalis, Department of Community Services

The Lead Agency for this project or proposal has determined that it does not have a probable significant adverse impact on the environment under the criteria and definitions contained in the SEPA rules. An Environmental Impact Statement (EIS) is not required under the provisions of RCW 43.21C.030(2)(c). This decision was made after a review of a completed environmental checklist and other information submitted with the application or proposal, and a review of how applicable development regulations would accomplish mitigation. This information is on file with the lead agency and is available for public review during regular business hours at the office address listed below.

Any appeal from this decision must be initiated consistent with the provisions of the Chehalis Municipal Code, Section 17.15.270. Appeals must contain factual statements directly related to the project or proposal in order to be considered.

Information regarding local agency permit requirements applicable to this project or proposal is available from the SEPA Responsible Official at the office address identified below.

SEPA Responsible Official: Community Development Director

Mailing Address: P O Box 871, Chehalis WA 98532

Office Address: 1321 South Market Blvd., Chehalis WA

Phone: (360) 748-0271 x227 e-Mail: rnacht@ci.chehalis.wa.us File#: SEPA-06-137

RO signature:

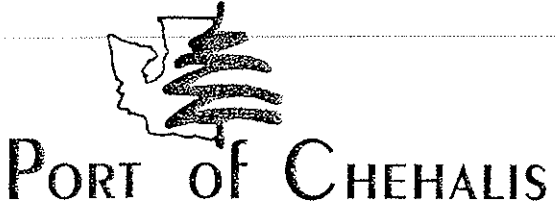
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Special conditions to be attached to any subsequent development permit: (including continued if attached)

Final site plan submitted for development permits must be consistent with adopted development regulations.

Traffic Impact Analysis is required, and implementation of any mitigation projects identified in said report to comply with adopted LOS standards.

Wetland determination is required. Any jurisdictional wetlands identified shall be avoided or mitigated consistent with adopted standards.



District 1 Mark Giffey  
District 2 Judy L. DeVaul  
District 3 Daryl J. Lund

Web address: [www.portofchehalis.com](http://www.portofchehalis.com)

E-mail: [portofchehalis@localaccess.com](mailto:portofchehalis@localaccess.com)

November 17, 2006

City of Chehalis  
Office of Community Development  
1321 Market Street  
Chehalis, WA 98532

Attached is our SEPA Checklist for a planned project at 273 Maurin Road.

We have addressed each question in the checklist with as complete information as is available. Also attached is a drawing of the planned project at the above address.

Please contact the undersigned if you have any questions about the information in the checklist or if additional information is needed.

Yours truly,

Rick Rouse  
360-748-9365

## WAC 197-11-960 Environmental checklist.

## ENVIRONMENTAL CHECKLIST

*Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, 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 probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. 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 really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject 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:  
*Industrial site development with rail extension*
2. Name of applicant:  
*Port of Chehalis*
3. Address and phone number of applicant and contact person:  
*Rick Rouse*  
*321 Maurin Road*  
*Chehalis, WA 98532*  
*360-748-9365 (Voice)*  
*360-740-0204 (Fax)*

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

4. Date checklist prepared: *November 2006*
  5. Agency requesting checklist: *City of Chehalis*
  6. Proposed timing or schedule (including phasing, if applicable):  
*April 2007*
  7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
*Immediate use is construction of a metals storage and distribution facility with connecting rail extension. Long term use is light industrial and distribution.*
  8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
*A Phase One, Environmental Site Assessment was completed with the report dated October 2006.*
  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.  
*We have applied for a Rail Freight Assistance Grant from Washington State Department of Transportation for construction of a rail extension into the area described within this checklist.*
  10. List any government approvals or permits that will be needed for your proposal, if known.
    - *Shorelines Permit*
    - *City of Chehalis site and utilities approval*
    - *Lewis County access approval*
    - *Stormwater Construction Permit*
  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 Port of Chehalis will facilitate the permitting and development of approximately 30 acres of property for the construction of a 300,000 square foot industrial building.*
  12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.  
*The street address of the project is 273 Maurin Road, Chehalis, Wa 98532*  
*The legal description of the project location is as follows:*  
*MP130210-1 & 2 – PT SW4 NE4 & PT SE4 NW4 Being Lot 1 SVY 16/17 (5549) 10-13-2W*  
*The Lewis County tax parcel number is 017743005000*
- B. Environmental elements
1. **Earth**
    - a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other  
*Flat farmland*

- b. What is the steepest slope on the site (approximate percent slope)?  
*Less than 1%*
- 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 prime farmland.  
*The 2006 Phase one Environmental Site Assessment described the site soils as follows:  
"The site property contains several soil components. It is predominately Reed silty clay loam with Lacamas silt loam on the southwest portion of the property. The northeast corner of the property contains Salkum silty clay loam. Reed silty clay loam is a very deep, poorly drained soil formed in mixed alluvium floor plains. Permeability of this Reed soil is slow and available water capacity is high. Runoff is very slow, and the hazard of water erosion is slight. The soil is subject to frequent, brief periods of flooding in winter and early spring. Lacamas silt loam is a very deep, poorly drained soil on broad lains, terraces, and bottom lands. Permeability of the Lacamas soil is very slow and available water capacity is moderately high. Runoff is very slow, and the hazard of water erosion is slight. Water is perched above the subsoil in winter and early spring. Salkum silty clay loam is a very deep, well drained soil on broad plains, high terraces, terrace escarpments, the sides of drainageways, and glaciated hillsides and ridgetops. Permeability of the Salkum soil is moderately slow and available water capacity is high. Runoff is medium, and the hazard of water erosion is moderate."*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
*None reported*
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.  
*The site will be graded to provide individual site and road drainage. No major filling is anticipated. Material under roads and structure will be clean material as recommended in a geotechnical report, and site excavation material used for any needed grading.*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
*Area is flat and erosion control will keep all material onsite.*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
*The proposed development, consisting of a 300,000 SF building, paved driving and parking areas, and future site development, will be approximately 35%-50% impervious.*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
*Silt fences, hay bales, catch basin inserts, and other BMPs will be used to reduce and control erosion or other impacts. A stormwater construction permit will be obtained prior to any construction commencing.*
- 2. Air**
- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.  
*The construction of the project will create dust and vehicle emissions typical of a construction project of this type. Dust and vehicle emissions produced are not extraordinary.*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally

describe.

*None known.*

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
*Comply with all City, County and State code requirements.*

**3. Water**

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.  
*The Wetlands Evaluation and Delineation Report dated 10-1-1998 for this property identified the following surface water and stream characteristics.  
Dillenbaugh Creek runs along the north edge of the property for this project. Recent stream restoration efforts undertaken by the Washington Department of Fish and Wildlife created a more natural channel for the creek. Onsite surface water appears to be the result of seasonal stormwater runoff.  
Surface water is confined to shallow depressions created as a result of decades of agricultural farming on the property. Surface flow across the site is generally directed to the east and west boundary ditches via the internal shallow field ditches and eventually north to Dillenbaugh Creek. Dillenbaugh Creek eventually flows into the Chehalis River.*
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.  
*The existing rail road line is parallel the Dillenbaugh Creek, approximately 80 LF from the existing stream. It is anticipated the rail line will be extended parallel to the creek for approximately 1,800 LF before turning south (away from the creek) to the proposed facility. A shorelines permit will be submitted for this work. It is not anticipated any other work or buildings will be completed within 200 feet of Dillenbaugh Creek.*
- 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.  
*It is not anticipated the rail line extension will require dredging or filling into Dillenbaugh Creek.*
- 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.  
*A portion of the proposed property is within the 100 year flood plain, as shown on the most recent FEMA maps. However, the flood plain maps have not been updated since work was done along Dillenbaugh creek west of the proposed site, and the existing rail road is located in the limits as shown on the FEMA maps. The proposed rail line would be built with the same relative elevation as the existing line to keep it out of the 100 year flood elevation. The proposed building is not within the 100 year flood plain.*
- 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? Give general description, purpose, and approximate quantities if known.

*No*

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 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 existing site drains generally to the northwest toward Dillenbaugh Creek, with a ditch thru the center of the proposed site, emptying into Dillenbaugh Creek. The proposed site will collect stormwater in catch basins and ditches and be routed to a detention pond to release post-development runoff into the ditch leading to Dillenbaugh Creek at pre-development rates.*

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

*Waste materials from this project can't enter ground or surface waters.*

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

*A detention pond for the proposed site, and any future individual development sites, will control the release of stormwater at pre-development runoff rates.*

4. **Plants**

## a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

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?

*Some small shrubs will be removed, along with a majority of the grass and pasture, with a few large trees on site retained as much as possible.*

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

*None known*

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

*Landscaping of the site will include grass areas with trees and shrubs added to the site, per City of Chehalis development guidelines.*

## 5. Animals

- a. Circle any birds and 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: Ducks, geese

mammals: ~~deer~~, ~~bear~~, ~~elk~~, ~~beaver~~, other: Small animals such as field mice, rabbits, opossum, raccoon, etc.

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

Small reptiles such as small snakes, frogs and toads.

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

*None are known*

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

*No part of the site is a part of a migration route.*

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

*A buffer along Dillenbaugh Creek, where much of the vegetation is located currently, will be retained, with additional trees and shrubs added elsewhere on site.*

## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

*The energy needs of the completed project will rely mainly on electric energy.*

- 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 all City, County and State code requirements.*

## 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.

*No*

1) Describe special emergency services that might be required.

*Not applicable*

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

*Not applicable*

## b. Noise

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

*Noise produced by cars, trucks and train car movements are typical of this area. The project is located in an industrial park where noises of this type are common.*

- 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.

*Noises produced by this project consist of cars, trucks and train car movements and are typical of this type industry. Noises are expected 24 hours per day. These noises are common to the industrial park area in which this project will be located.*

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

*Comply with all City, County and State code requirements.*

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties?

*Agricultural, commercial and industrial*

- b. Has the site been used for agriculture? If so, describe.

*The current project area has been actively and continuously managed for the production of agricultural crops for several decades.*

- c. Describe any structures on the site.

*The Phase One Environmental Assessment dated October 2006 identified three structures.*

*A single-story ranch house constructed of wood with wood siding*

*A pole barn/machine shed.*

*A barn complex consisting of several additions and modifications*

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

*Yes. All three of the above structures will be demolished.*

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

*Agricultural for 25.7 acres*

*The rest of the project property is zoned commercial/industrial*

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

*This site is within the City of Chehalis Urban Growth Area (UGA) is zoned as light industrial and residential/agricultural.*

- g. If applicable, what is the current shoreline master program designation of the site?

*Do not know.*

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

*The 2006 Phase One Environmental Site Assessment has stated that there are no known current or historical recognized environmental conditions on the project property.*

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

*125 employees will work at the project*

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

*Two*

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

*The property owners are compensated for the property per a negotiated sales & purchase agreement.*

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

*Acquisition of this property is consistent with the Port of Chehalis Comprehensive Plan to develop "shovel ready" property for economic development in our area.*

### **9. Housing**

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

*No housing units will be constructed by this project.*

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

*One residential farmhouse will be eliminated by this project.*

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

*Not applicable*

### **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?

*The tallest height of any proposed structure is estimated to be less than thirty feet. The principal exterior of the industrial building will probably be painted steel or concrete.*

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

*None. This project is in an established industrial park.*

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

*Not applicable.*

### **11. Light and glare**

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

*The project will be located in an industrial park in the vicinity of similar structures and usages. The exterior building lighting will be for security, safety and working. It will be consistent with similar lighting schemes on vicinity industrial buildings*

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*

- d. Proposed measures to reduce or control light and glare impacts, if any:  
*Comply with all City, County and State code requirements*

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
*None. The project is in a designated Industrial Park. Recreational opportunities are not in the design for this project.*
- 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:  
*Not applicable*

## 13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.  
*None known.*
- b. Generally 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, if any:  
*Not applicable.*

## 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.  
*Maurin Road is a main east-west corridor within the Industrial Park. The purpose of this roadway is to give truck traffic and employees access to employer work sites.*
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
*Local public transit (bus) runs past the project site on Maurin Road and has 5 potential passenger pickup locations on it. The construction of this project will create another passenger pickup location approximately 150' from the planned industrial building which could increase ridership on the local transit route.*
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
*It is unknown the final number of parking spaces needed, but it is anticipated 65 will be provided. No parking spaces will be eliminated.*
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).  
*No improvements to Maurin Road will be necessary. A new road for the site may be proposed to provide better access to the remaining site for future development.*
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so,

generally describe.

*An integral part of the project is the construction of 2,300 feet of rail extension to the new industrial building. There are no plans for the project to use air or water transportation.*

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

*Approximately 125 vehicle round trips per day will be generated by the project as employees travel to and from their work shifts.*

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

*Control measures won't be required as the local roads are designed for the peak usage associated with industrial shift work.*

#### 15. Public services

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

*The project will result in emergency services being available to the new building and employees. Dialog will soon be underway with local emergency services jurisdictions to develop agreements to provide these services.*

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

*Agreements will be developed to control and minimize any impacts on local public services.*

#### 16. Utilities

- a. Circle utilities currently available at the site:

*Electricity: Yes*

*Natural gas: No*

*Water: Yes*

*Refuse service: Yes*

*Telephone: Yes*

*Sanitary sewer: Yes*

*Septic system: No*

*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.

*Electrical: Lewis County Public Utilities District*

*Telephone: Qwest*

*Refuse: City Sanitary Company*

*Sanitary Sewer: City of Chehalis*

*Water: City of Chehalis*

*The general construction activities to be conducted include clearing, grubbing, grading, excavation, underground utilities, concrete work, paving, electrical, plumbing, HVAC, painting, concrete/steel erection, storm water diversion & collection, and landscaping. Before excavation is done the potentially affected utility will be notified and a site locator utilized to identify underground utility burial locations.*

- c. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is

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relying on them to make its decision.

Signature:

*Rick Rouse*

Date Submitted:

11-17-2006

# Concept depiction of client building on property

Final location and design elements of the building may not be depicted in this drawing.

