

## 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 non-project proposals:***

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NON-PROJECT 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: **Project Enrichment**
2. Name of applicant: **JH Kelly LLC, representing Kellogg Garden**

3. Address and phone number of applicant and contact person: **Michael Howard, JH Kelly 360.355.0161, Josh Bernard, JH Kelly 360.355.2877**
4. Date checklist prepared: **5.6.21**
5. Agency requesting checklist: **Lewis County Community Development**
6. Proposed timing or schedule (including phasing, if applicable): **See attached proposed schedule. Schedule is contingent on timely permits from the county.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **None known at this time.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **A geotechnical report is forthcoming for the purpose of determining the soil bearing capacity for the new PEMB footings and slab.**
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. **No.**
10. List any government approvals or permits that will be needed for your proposal, if known. **Type III Special Use Permit, Building 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.) **Kellogg Garden manufactures and distributes wholesale agricultural soil amendments. This facility will process recycled & composted raw materials; prepared for distribution to garden centers throughout the United States. The proposed project consists of: 1) Demolish one existing 57K SF Building 2) Erect one new 20K Pre-Engineered Metal Building 3) Utilize three existing building for offices, machinery, warehousing, and a maintenance shop.**
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. **207 Kangas Rd Toledo, WA 98591. Site Plan submitted to Lewis County on 4.16.21, Revised 5.6.21.**

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

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

a. General description of the site:

(circle one) **Flat**, rolling, hilly, steep slopes, mountainous, other: **There is small a 10' (+-) knoll at the NE corner of the property.**

b. What is the steepest slope on the site (approximate percent slope)? **2%**

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. **According to the Lewis County GIS Web Map, this site consists primarily of hydric soils. It is forested at approximately 20% of the perimeter of the primary larger parcel and 75% of the entire secondary smaller parcel. The site was developed in the mid 90's as a lumber mill and has been in operation until 2020. As such, the site has been cleared and paved with gravel for access roads and large container storage, along with areas used for log pile storage. Therefore, most of the soils have been compacted by use. There is also a wetland buffer which bisects approximately 10% of the property, which was diligently looked at to ensure all proposed construction stays out of the area.**

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. **Excavation will be limited to the demolition of existing concrete paving, and preparation of the new concrete footings, foundation, slab. The existing concrete/asphalt spoils for the footings and slab will be taken to a dump site to be ground and recycled to base rock material. The soil taken out (if any as the depth of existing slab is unknown at this time) will be used to level out the existing low spots on the property outside of the buffer zone. There are no fills planned.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **10%-12%**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Standard erosion control best management practices: silt fence, catch basin sediment inserts, dust control, etc.**

## 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. **Minimal dust during demolition/excavation which would be mitigated by an onsite water truck.**
- 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: **Water down areas generating dust.**

## 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. **Yes, there is a man-made fire pond which is fed by surface runoff.**
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **No.**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **None.**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **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. **Yes, there is an existing well which is documented and monitored by the local Water Department.**
  
- 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. **There are two on-site septic tanks, one on the primary parcel, one on the secondary parcel which share a drain field. The drain field is approximately 8,000 SF and is located on the boundary line shared by both parcels.**

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 new work will be tying into the existing facilities which have been collecting roof runoff via gutters & downspouts, drain onto the existing payment, which sheet flow to the existing storm system. The existing storm system is a fire pond on the east side of the property. The sheet flow from the west side of the property will continue to go into the existing drainage ditch following Kangas Road. There will be no change from the existing storm to new storm.**
  
- 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. **No.**

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

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

a. Check the 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
- 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? **None.**
- c. List threatened and endangered species known to be on or near the site. **None.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **None.**
- e. List all noxious weeds and invasive species known to be on or near the site. **None.**

**5. Animals** [\[help\]](#)

- 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.

Examples include:

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. **None.**
- c. Is the site part of a migration route? If so, explain. **No.**
- d. Proposed measures to preserve or enhance wildlife, if any: **None.**
- 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. **Electric.**
  
- 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: **LED Lighting, energy-efficient electrical equipment.**

## 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.
  - 1) Describe any known or possible contamination at the site from present or past uses. **No 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. **No known.**
  
  - 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. **Small fuel containers.**
  
  - 4) Describe special emergency services that might be required. **None.**
  
  - 5) Proposed measures to reduce or control environmental health hazards, if any: **Standard construction industry best management practices.**
  
- b. *Noise*
  - 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None.**

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. **Short-term: construction, demolition equipment, normal PEMB construction tools and equipment. Long-term: Truck traffic, forklift and loading equipment, packaging equipment.**

3) Proposed measures to reduce or control noise impacts, if any: **Short term: work will occur during normal business hours.**

## 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. **Until the property was sold to the current owner, the site was operated as a cedar shake sawmill. The proposed use is very similar. However, there will be a significant reduction in truck traffic and loud equipment noise.**

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 non-forest use? **The primary site has been cleared for 25 years. There are no known farmland or forest designations.**

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: **The area is accustomed to logging truck traffic. The proposed project will result in a reduction of the same type of traffic.**

c. Describe any structures on the site. **There are (6) structures on the primary parcel and (3) on the secondary parcel. 1) Offices 2) A processing building comprised of several buildings joined together to make one large 57,000 SF 'Multi-Building'. 3) Warehouse 4) Restrooms 5) Outbuildings 6) Pump House 7) Residence converted to office. 8-9) Two manufactured homes will be removed.**

d. Will any structures be demolished? If so, what? **Yes: 20,000 SF of the existing 57,000 SF Multi-Building will be removed and replaced with a new 20,000 SF PEMB.**

e. What is the current zoning classification of the site? **RDD-20**

f. What is the current comprehensive plan designation of the site? **There appears to be no classification change in the current comprehensive plan.**



- g. If applicable, what is the current shoreline master program designation of the site? **Does not apply to this site.**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **No.**
- i. Approximately how many people would reside or work in the completed project? **20 full-time staff plus 5-7 during night shift.**
- j. Approximately how many people would the completed project displace? **None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **None.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The proposed use is very similar to the previous use.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **None.**

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **None.**
- 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? **32 FT**

- b. What views in the immediate vicinity would be altered or obstructed? **The new PEMB will be a significant visual improvement to the existing Multi-Building.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **None.**

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **None.**
- 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: **None.**

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**There are no known recreational opportunities in the vicinity.**
- 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: **None.**

**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. **There are no known historical buildings, markers, or sites in 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. **The are no known Indian landmarks or artifacts on the site.**

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.  
**Due to the previous use for the past 25+ years, no impact assessments are necessary.**

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.  
**There will be no disturbance to resources.**

#### **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.  
**Interstate 5, to State Route 505, to Kangas Rd.**

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? **There is no public transportation in the vicinity except for School Bus stops. The nearest public transportation would be I5, approximately 5 miles from the site.**

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **No proposed change in number of 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). **No.**

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 non-passenger vehicles). What data or transportation models were used to make these estimates? **Based current trip information provided by the client, Kellogg Garden, 9-10 average trips per day during normal business hours. 10-15 trips per day during peak hours (Jan-May)**

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.**

i. Proposed measures to reduce or control transportation impacts, if any: **None, the proposed use is less than the previous use.**

**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. **No.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **None.**

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

- a. Circle utilities currently available at the site:  
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. **Lewis County PUD overhead power lines are servicing Kangas Road.**

**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: **Michael Howard**

Position and Agency/Organization: **General Foreman, JH Kelly LLC, General Contractor**

Date Submitted: **4.28.21**

**D. Supplemental sheet for non-project 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?

**Again, the proposed agricultural use is very similar to the previous use.**

Proposed measures to avoid or reduce such increases are: **None.**

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

**There will be no adverse effects to plants, animals, fish, or marine life.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are:  
**None.**

3. How would the proposal be likely to deplete energy or natural resources? **None. In fact, the Kellogg family is contributing to the environment by recycling and reusing agricultural waste products and re-introducing into the soil.**

Proposed measures to protect or conserve energy and natural resources are: **Build and begin to operate this facility in a timely manner.**

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? **No adverse effects.**

Proposed measures to protect such resources or to avoid or reduce impacts are: **None.**

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? **None.**

Proposed measures to avoid or reduce shoreline and land use impacts are: **None.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities? **None.**

Proposed measures to reduce or respond to such demand(s) are: **None.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **None.**