I. DESCRIPTION OF PROPOSAL

The proposal is for a two-story community recreation center that would include a pool, locker rooms, exercise space, indoor walking track, lobby, and child care area. The proposed building is 20,800 square feet and would front Park Road. The building’s exterior is to be a combination of wood siding, brick, concrete, and transparent windows. The required 52 parking spaces are to be located on either side of the building and approximately 6 of these spaces would be covered. There are two proposed vehicular access points to the facility; the first located approximately 300 feet and the second approximately 550 feet east of the Goerig Street/Park Road intersection.

Currently, Park Road runs through the center of the subject site. The proposal calls for a segment of Park Road to be relocated within its existing right of way but built around the subject site. This would result in a portion of Park Road being built to city standards just south of its current route. The proposed road section to be rebuilt would include half street improvements that would add 5-foot-wide sidewalks on the north side of Park Road along the entire length of the project site and connecting to Goerig Street. This would add approximately
540 feet of sidewalk to a roadway that is current without any sidewalks. The road section proposed to be rebuilt would be 24 feet wide, matching the existing width of Park Road. Public utilities beneath Park Road will also be relocated as part of road construction.

Impacts to Horseshoe Lake Park will be minimal and limited to temporary ground disturbance during site grading activities at the northern slope of the park. Existing park facilities like playgrounds, picnic tables, and the boat launch will not be impacted by the project.

II. LOCATION OF PROPOSED DEVELOPMENT
The subject site is located east of Goerig Street, north of Horseshoe Lake Park, and west of the I-5. The proposed community recreation center would be located along Park Road approximately 350 feet east of Goerig Street in the City of Woodland. The project site is located across Park Road from Horseshoe Lake Park and is currently vacant. The subject site is made up of two unaddressed parcels with parcel numbers 508000100 and 50007. The subject property is zoned Central Business District (C-1).

III. LEAD AGENCY:
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21c.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request by contacting the responsible official.

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date below Comment must be submitted by August 8, 2012.

Responsible official:
City of Woodland
Building and Planning Department
c/o Carolyn Johnson
230 Davidson Ave., PO Box 9
Woodland, WA 98674

Email: johnsonc@ci.woodland.wa.us
Fax: 360-225-7336
Date: July 20, 2012
Signature: 

Any person may appeal this threshold determination in accordance with WMC 15.04.225 and then by filing such appeal in writing with the Clerk-Treasurer for the City of Woodland, WA, for service to the SEPA responsible official within fourteen (14) calendar days of the SEPA determination being final. Per WMC 19.08.030, appeals of SEPA Threshold Determinations shall be reviewed by the Hearing Examiner at open record predetermination hearing.

Appeals must be submitted no later than 5:00 P.M. on August 22, 2012.

IV. MITIGATION MEASURES:
This determination is subject to the mitigation measures identified below. These measures shall be deemed conditions of approval pursuant to WMC 15.04. Such conditions are considered binding and may not be altered by subsequent decisions unless a threshold determination is re-issued.
1. Obtain Site/Civil Plan Approval from the City.

   i. Submit a Final Stormwater Report and Final Geotechnical Report that address review comments made by Skillings Connolly in a memo dated July 14, 2010.

   ii. Submit a memo that addresses the facility’s estimated daily water usage and peak water usage.

   iii. Submit a downstream analysis showing impacts of a private sewer lift station on the City’s lift station No. 4.

   iv. Submit a final landscaping plan that shows obstruction triangles at each driveway access to Park Road as per City Construction Standard T04-03.

   v. Submit to the City Planning Department **six (6) full-sized sets and two (2) reduced (11”x17”) sets of preliminary Site/Civil Plans including:**
      
      a) Final Fill and Grading Plans.


      c) Final site lighting plan, signed by a lighting engineer.

      **Note:** Street lights are required on the north side of Park Road and their design must be consistent with those on Davidson Avenue and Bozarth Street. Show location of proposed street light fixtures and install street lights in accordance with plans approved by the City’s Public Works Department.

      **Note:** Submit manufacturer’s cut sheets for all outdoor lighting including street lights.

      **Note:** All outdoor parking and security lighting shall consist of fully shielded luminaires that have opaque top and sides, and shall be capable of only emitting light downward.

      d) Final off-site improvement plans (curb, gutter, sidewalks, street lights, water, fire lines/hydrants, sanitary sewer, storm drainage, other utilities whether public or private) in accordance with City Standards.

      e) The number and placement of additional fire hydrants will be determined based on building fire flow calculations from the Fire Code and must be coordinated with the Fire Department.

      f) All buildings in excess of 5,000 square feet must be equipped with an automatic fire sprinkler system in accordance with the Woodland Municipal Code and NFPA 13.
After the Preliminary Site/Civil Plans have been approved by the City, submit six (6) sets of full-sized and two (2) set of reduced (11” x 17”) Final Site/Civil Plans to the City Planning Department for signatures.

2. The Woodland City Council must approve the vacation of Park Road. Council approval must be secured before the City can issue final Site/Civil Plan Approval.

3. As mitigation, the agreed upon amount of $37,800 shall be contributed by the applicant to the Goerig/Buckeye intersection improvement fund at the time of building permit issuance. This amount was arrived at as follows:
   a. The 2008 TISP shows the peak hour volume for the Buckeye/Goerig Intersection to be 1,765 vehicles per hour.
   b. The cost of the proposed transportation improvements identified in the TISP is $8.9 million. However, this cost is for a project that covers all four intersections in the area. Mitigation for the proposed project is specific to a traffic signal at the Buckeye/Goerig intersection and an additional traffic lane from Goerig to I-5 Southbound. For this reason, total project costs were divided by four, resulting in an estimated project cost of $2,225,000. Estimated project cost divided by 1,765 vehicles per hour, results in a mitigation cost of $1,260 per PM peak hour trip for the facility.
   c. The TIA assumed a building square footage that is larger (22,100 sf) than what is now being planned (20,800 sf). Plan revisions resulted in a 1,300 sf reduction in building square footage. Based on the new square footage, the proposed project will generate 30 peak PM trips. As a result, the mitigation cost is arrived at using the following equation: $1,260 x 30 Peak PM trips = $37,800.

4. As recommended in the December 2010 Transportation Impact Analysis and shown on plans, construct approximately 540 linear feet of curb, sidewalk, and gutter along the frontage of the subject site and continuing west to the intersection of Goerig Street and Park Road. The applicant shall be responsible for sidewalks on the north side of Park Road only.

5. As shown on plans, the applicant shall rebuild Park Road and replace existing sidewalks, curbs, curb ramps, and pavement at the Park/Goerig intersection. The intersection shall be repaved to match the full width of the Bozarth/Goerig intersection and shall then taper down to a 24-foot paved width over a distance of 200 feet.

6. Paving for the relocated road must be completed before October 1st in the first season of construction. If paving is not complete by October 1st the City will put a stop work order on the building permit until paving is complete.

7. Construction periods for the relocation of Park Road shall be coordinated with the City of Woodland Public Works Department.
   a. At least one point of access to the boat ramp is to be maintained during construction.
   b. Road construction cannot begin until after the annual Planters Days Festival in June.
8. Identify the outer limit of the shoreline jurisdiction with flags during construction and grading within the right-of-way.

9. Storm water detention and treatment facilities shall comply with the 1992 DOE Stormwater Management Manual for the Puget Sound Basin and shall be approved by the Public Works Director.
   a. Any stormwater leaving the site should be directed south, towards Horseshoe Lake and not onto surrounding private properties.

10. The applicant will repair the City’s stormwater system along Park Road.

11. Imported fill shall be from a quarry that has been cleared for archaeological conflicts and any earth removed from the site shall be moved to a fill site cleared of archaeological conflicts.

12. If any cultural or historical resources are discovered during construction activity, construction shall cease until a qualified archaeologist assesses the find. The applicant shall contact all applicable authorities including the Cowlitz Tribe, Washington DAHP, and the City.

13. The public right of way shall be kept clean. No tracking of mud and debris from the site onto the right of way will be allowed.

14. Hours of construction shall be limited to 7:00 a.m. to 8:00 p.m. on weekdays and prohibited on Sundays.

Exhibits:
1. SEPA Distribution
2. SEPA Checklist
3. Site Plan with Grading
4. Elevation Plans

cc:
Beno Dobs, WSPC
Casey Wyckoff, Architect
Read Stapleton, Planner
Property Owners within 300 ft
Department Heads
City Attorney
Building Official
Planning Commission
Park Board Members
City Council
Mayor
Jody Bartkowski

Tom Golik, DWR
Rosemary Siipola, CWCOG
Steve Harvey, CWCOG
JJ Burk, Chamber of Commerce
Those who submitted public comments on NOA:
  • Dan and Carole Heermann
The Reflector, July 25, 2012
SEPA Agency Distribution List
File LU#: 209-932
Counter Copy
Distribution List for

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Date of Issuance: July 20, 2012
Lead Agency: City of Woodland, WA
Project Title: Woodland Swimming Pool and Recreation Center
Land Use Application No.: 209-932 SPA/SEPA

Cowlitz County Health Department, 1952 Ninth Avenue, Longview, WA 98632-4045, hiltsm@co.cowlitz.wa.us
Cowlitz Indian Tribe Permit Review @ permitreview@cowlitz.org
Dave Burlingame, Cowlitz Indian Tribe, PO Box 2547, Longview, WA 98632, culture@cowlitz.org
David F. Dietzman, DNR SEPA Center, P.O. Box 47015, Olympia, WA 98504-7015
Department of Health, Office of Program Services, P.O. Box 47280, Olympia, WA 98504-7820
Gordon Franklin, Dept of Natural Resources Conservation Services, 2125 8th Avenue, Longview, WA 98632
Gretchen Kaehler, Dept. of Archaeology and Historic Preservation, PO Box 48343, Olympia, WA 98504-8343. Gretchen.Kaehler@dahp.wa.gov
Jeff Barsness, WA State Department of Transportation, Engineering Services, P.O. Box 1709, Vancouver, WA 98668, barsnej@wsdot.wa.gov
Jennifer Keene, Cowlitz Wahkiakum Council of Governments, 207 Fourth Avenue North, Kelso, WA 98626, jkeene@cwcog.org
Kim Van Zwalenburg, D.O.E., SWRO, Shorelines Program, PO. Box 47775, Olympia, WA 98504-7775
Lower Columbia Fish Recovery Board, 2127 8th Avenue, Longview, WA 98632, SEPAdesk@dfw.wa.gov
Marty Snell, Clark County Community Development, P.O. Box 9810, Vancouver, WA 98666 marty.snell@clark.wa.gov
Mike Roswell, Washington Utilities and Transportation Commission, P.O. Box 47250, Olympia, WA 98504-7250
Nancy Lopez, Dept of Natural Resources, SW Region, P.O. Box 280, Castle Rock, WA 98611
Nelson Holmberg, Port of Woodland, P.O. Box 87, Woodland, WA 98674, nhholmberg@portofwoodland.com
Randy Kline, Parks and Recreation Commission, PO Box 42668, Olympia, WA 98504-2668 randy.kline@parks.wa.gov
Review Team, Growth Management Services, Dept. of Commerce, reviewteam@commerce.wa.gov (P.O. Box 42525, Olympia, WA 98504)
Right-of-Way Department, Cowlitz PUD, 961 12th Avenue, Box No. 3007, Longview, WA 98632
Robert Hubenthal, DSHS, Lands and Building Division, PO Box 45848, Olympia, WA 98504-5848
Russ Hovey, Land Manager, Department of Natural Resources, P.O. Box 280, Castle Rock, WA 98611-0280
Steve Harvey, Cowlitz-Wahkiakum Council of Governments, 207 Fourth Avenue N., Kelso, WA 98626, steve.harvey@cwcog.org
Ted Sprague, Cowlitz County EDC, P.O. Box 1278, 1452 Hudson Street, Ste 208, Longview, WA 98632, sprague@cowlitzedc.com
Scot Walstra, Cowlitz County EDC, walstra@cowlitzedc.com
Tegan Steen, Woodland School District, steen@woodlandschools.org 800 Third Street, Woodland, WA 98674
Terry McLaughlin, Cowlitz County Assessor, 207 Fourth Avenue North, Kelso, WA 98626 mclaughlint@co.cowlitz.wa.us
Tina Hallock, Southwest Clean Air Agency, 11815 NE 99th Street, Suite 1294, Vancouver, WA 98682-2454, tina@swcleanair.org
Washington State D.O.E., Environmental Review Section, P.O. Box 47703, Olympia, WA 98504-7703, sepaunit@ecy.wa.gov
A. BACKGROUND

1. Name of proposed project, if applicable:
   a. Woodland Community YMCA

2. Name of applicant:
   a. Benno Dobbe, Woodland Swimming Pool Committee

3. Address and phone number of applicant and contact person:
   a. 1066 S. Pekin Road, Woodland, WA 98674
   b. 360-225-6575

4. Date checklist prepared:
   a. September 2009

5. Agency requesting checklist:
   a. City of Woodland

6. Proposed timing or schedule (including phasing, if applicable):
   a. Construction is proposed for March 2011 – March 2012

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   a. Potential plans to add another pool to the project in the future, but no definitive future plans.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   a. Geotechnical Study will be conducted

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.
   a. There are no known government approvals pending for these lots.

10. List any government approvals or permits that will be needed for your proposal, if known.
    a. The following required approvals will be needed for the proposal: City of Woodland (City) site plan review approval, archaeological predetermination, geotechnical/soils report, preliminary storm water report, traffic impact analysis, and preliminary civil plans.

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.)
    a. The intent is to construct a 23,100 S.F. community YMCA facility that would provide access to a pool and indoor recreation, exercise and associated support spaces. The site is commercially zoned and the use is a permitted use. The site would be developed to accommodate the required parking and provide ADA access to the facility. Half street improvements, if required by the City, would be constructed to provide improved access to the facility.

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.
a. The project is located near the corner of Bozarth and Goerg Streets on parcels 5-0007 & 5-8000100
b. Section 24, Township 5N, Range 1W

B. ENVIRONMENTAL ELEMENTS

1. Earth
a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.
i. The site is generally sloping. The western approach slopes down from the adjacent road.

b. What is the steepest slope on the site (approximate percent slope)?
i. The site’s steepest slope is approximately 7%.

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.
i. According to the NRCS USDA soils survey for Cowlitz County, the entire site is mapped with silt loam soils, catalogued as three soil map units (Clato silt loam 0-3%, Newberg fine sandy loam 0-3%, Pilchuck loamy fine sand 0-8%).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
i. Unknown

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
i. Grading, in the form of excavation, will occur in order to prepare for the new parking area, the proposed building and service roads. The total amount of excavation shall be approximately 800 cubic yards. Filling will take place for the same reasons. The project will attempt to balance cut and fill quantities, pending geotechnical recommendations.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
i. A significant amount of erosion is not anticipated as a result of clearing and construction. Potential erosion would be minimized using best management practices and an erosion control plan.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
i. Approximately 80% of the site will be covered in impervious surfaces after the construction is completed.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
i. Prior to construction, bio-bag/silt fences will be placed at the downhill edges of disturbed areas. Stabilized construction entrances will be installed to minimize tracking on roadways.

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.
i. During construction, emissions from trucks and heavy machinery traffic would occur. However, the emissions would be temporary, lasting only for the duration of construction. After construction is complete, a minimal amount of emissions would occur through vehicles accessing the site. It is unlikely that the amount of emissions would increase noticeable from the amount currently experienced on the site.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
i. Nearby roads do not produce emissions significant enough to affect the site.
c. Proposed measures to reduce or control emissions or other impacts to air, if any:
   i. No emissions or potential odors are expected to occur as a result of the proposed project.

3. Water
   a. Surface:
      i. 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.
         1) There is no existing body of water on the site. Horseshoe Lake is across the park to the south of the site. The ordinary high water mark of the lake is over 200' away.
      ii. 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.
          1) No.
      iii. 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.
          1) N/A
      iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
          1) None.
      v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
          1) The site does not lie within the 100-year floodplain.
      vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
          1) No waste material would be discharged without treatment.
   b. Ground:
      i. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
          1) No groundwater will be withdrawn. No discharge to ground water is anticipated.
      ii. 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.
          1) All waste material would be dispersed into existing sewer dispersal pipes using designs in accordance with the Plumbing Code and the City's Engineering Services General Requirements.
   c. Water runoff (including storm water):
      i. 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.
         1) Existing runoff includes storm runoff from impervious areas. Storm runoff from proposed pervious areas would be collected a treated in storm water system before entering other water bodies.
ii. Could waste materials enter ground or surface waters? If so, generally describe.
   1) Waste materials are not anticipated to enter surface waters.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
i. The project will meet and exceed present day storm water quantity and quality regulations.

4. Plants
   a. Check or circle types of vegetation found on the site:
      i. _______ deciduous tree: alder, maple, aspen, other
      ii. _______ evergreen tree: fir, cedar, pine, other
      iii. X _______ Shrubs
      iv. X _______ Grass
      v. _______ Pasture
      vi. _______ crop or grain
      vii. _______ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
      viii. _______ water plants: water lily, eelgrass, milfoil, other
      ix. _______ other types of vegetation

   b. What kind and amount of vegetation will be removed or altered?
      i. The entire site would be altered and improved.

   c. List threatened or endangered species known to be on or near the site.
      i. No known threatened or endangered species have been mapped or observed on the site.

   d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
      i. The native landscaping is proposed to enhance the habitat value of the site.

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:
      i. birds: hawk, heron, eagle, songbirds, other: ducks
      ii. mammals: deer, bear, elk, beaver, other:
      iii. fish: bass, salmon, trout, herring, shellfish, other:

   b. List any threatened or endangered species known to be on or near the site.
      i. No threatened or endangered species are known to occur on or in close proximity to the site.

   c. Is the site part of a migration route? If so, explain.
      i. The site is situated within the Pacific Migratory Bird Flyway, a broad migration route extending from Alaska to Central America used by hawks, falcons, songbirds, and shorebirds. The proposed project will not serve to alter the suitability of the site in terms of seasonal usage by migratory species.

   d. Proposed measures to preserve or enhance wildlife, if any:
      i. None.

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.
      i. Proposed energy usage includes: traditional electric, solar, and passive solar. The proposed design would use renewable energy to the extent of the project budget.
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
   i. It is not anticipated that the proposed project would affect the potential use of solar energy on adjacent properties.

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.
   i. Proposed energy sources are energy conservation features. The proposed design includes measures to reduce and control energy impacts in order to continue achieving an energy efficient building.
      These include:
      • Connecting solar power directly to building for efficient energy use
      • Harvesting daylight to limit the lighting needed indoors during the daytime
      • Lighting controls that minimize energy use
      • Surge protective devices that protect against electronic loads

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.
   i. No anticipated environmental health hazards would result from this proposal.
      1) Describe special emergency services that might be required.
         a. The project does not anticipate using special emergency services, although local fire departments and other local agencies would provide services in case of accidents or other emergencies.
      2) Proposed measures to reduce or control environmental health hazards, if any:
         a. Since no special environmental health hazards are anticipated, no measures are proposed.

b. Noise
   i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
      1) Minimal noise on site is caused by traffic on Interstate 5. However, the noise is not significant and would not affect the proposed project.

   ii. 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.
      1) A short-term increase in noise would occur during construction. Construction noise will be limited to standard weekday and weekend working hours.

   iii. Proposed measures to reduce or control noise impacts, if any:
      1) No other measure should be necessary to reduce noise.

8. Land and shoreline use
a. What is the current use of the site and adjacent properties?
   i. Currently, the site is mostly vacant and not used. However, gravel areas on the site are used for parking and park access.

b. Has the site been used for agriculture? If so, describe.
   i. No known agricultural uses are known to have occurred on the site.

c. Describe any structures on the site.
   i. None.

d. Will any structures be demolished? If so, what?
   i. None.
e. What is the current zoning classification of the site?
   i. C-1

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

g. If applicable, what is the current shoreline master program designation of the site?
   i. N/A

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

i. Approximately how many people would reside or work in the completed project?
   i. 5-10 people will work at the completed facility.

j. Approximately how many people would the completed project displace?
   i. None.

k. Proposed measures to avoid or reduce displacement impacts, if any:
   i. N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
   i. The proposed land use is permitted by zoning.

9. Housing
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
   i. No housing units are proposed.

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

c. Proposed measures to reduce or control housing impacts, if any:
   i. Since the current and proposed use of the proposed site is not residential, there would be no housing impacts and, therefore, no measures to reduce housing impacts are proposed.

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?
   i. The tallest building on the site will be approximately 40-feet tall. This may change as project designs fluctuate.

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

c. Proposed measures to reduce or control aesthetic impacts, if any:
   i. Quality materials and landscape planting will improve the aesthetic value of the site.

11. Light and glare
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
   i. The proposed construction would not produce a noticeable increase in light or glare. A slight increase in light may occur as a result of the added buildings, the since the facility is mostly operational during the day, the increase would be slight.
b. Could light or glare from the finished project be a safety hazard or interfere with views?
   i. It is not anticipated that the light from the proposed construction would be a safety hazard or interfere with the views. The final design will work to minimize glare.

c. What existing off-site sources of light or glare may affect your proposal?
   i. It is not anticipated that any offsite light sources would affect the proposed construction.

d. Proposed measures to reduce or control light and glare impacts, if any:
   i. Site lighting will be shielded to minimize light pollution off-site.

12. Recreation
   a. What designated and informal recreational opportunities are in the immediate vicinity?
      i. Recreation opportunities around the site include park activities, fishing, boating and swimming.

   b. Would the proposed project displace any existing recreational uses? If so, describe.
      i. The proposed project would not displace any recreational uses in the immediate vicinity.

   c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
      i. The project will enhance recreational opportunities by providing a safer swimming environment and additional recreation opportunities.

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.
      i. No places or objects listing on, or proposed for, national, state, or local preservation registers are known to be on or next to the site.

   b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
      i. Prior to the construction of Interstate 5, Horseshoe Lake was a bend in the Lewis River. Construction of I-5 isolated a body of water from the Lewis River, creating Horseshoe Lake.

   c. Proposed measures to reduce or control impacts, if any:
      i. The nearby sites would not be affected by the proposed project, so no measures are proposed.

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.
      i. Proposed access is from either Goerig Street on the west or Lakeshore Drive on the east. Both roads feed onto Park Road which abuts the project site.

   b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
      i. The site is not currently served by public transit. Unknown distance to the nearest transit stop.

   c. How many parking spaces would the completed project have? How many would the project eliminate?
      i. Thirty parking spaces would be added to the site. No defined spaces would be eliminated, although vehicles are occasionally parked at random on the site to access the nearby park.

   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).
i. Unknown.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
   i. Water, rail, or air transportation do not occur on the site, and would not be used for the proposed project.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
   i. The exact number of trips will be calculated and reported in the Traffic Study.

g. Proposed measures to reduce or control transportation impacts, if any:
   i. The proposed new parking area will help lower traffic congestion for the project area during the peak traffic hours.

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.
   i. An increase in the need for public services is not anticipated, as the area is centrally located and already served.

b. Proposed measures to reduce or control direct impacts on public services, if any.
   i. Since no increase in public services is anticipated, no measures are proposed.

16. **Utilities**
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, **sanitary sewer**, septic system, **other (below)**.
   i. Existing utilities adjoining the site.

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.
   i. Power, water, sewer, waste. It is proposed that the City of Woodland will provide water and sewer service. Power, phone, and CATV are provided by Pacific Power, Qwest and Comcast.

**C. SIGNATURE**
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: ____________________________

Date Submitted: ________________________

[Signature]

[Date Submitted]
D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(do not 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?
   a. Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
   a. Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?
   a. Proposed measures to protect or conserve energy and natural resources are:

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

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

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
   a. Proposed measures to reduce or respond to such demand(s) are:

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