

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable: **1910 Schurman Way Preliminary Earthwork**
2. Name of applicant: **Liberty Evans, LLC**
3. Address and phone number of applicant and contact person: **Mark Fleischauer, Liberty Evans, LLC, 200 Grand Blvd, Vancouver, WA 98661, Cell Phone: 360-901-3006**
4. Date checklist prepared: **August 13, 2021**

5. Agency requesting checklist: **City of Woodland, Washington**
6. Proposed timing or schedule (including phasing, if applicable): **Proposed earthwork will occur as soon as SEPA review and a fill and grade permit are approved by the City of Woodland. Site work is anticipated to take one week or less to complete and is anticipated to be completed by or before mid October 2021.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **It is anticipated that both 1910 and 1900 Schurman Way will be developed at some point in the future. The proposed work will allow both lots to be accessed via an unimproved access roadway off of Schurman Way. The proposed work consists of filling a large depression on the site very close to the existing driveway cut access for 1910 and 1900 Schurman Way (Woodland Corporate Center Lots 5 & 6) off of Schurman Way. The depression is a remnant of a larger storm water pond excavation previously constructed that was anticipated to serve as a regional stormwater pond for multiple lots of the Woodland Corporate Center. The majority of the pond was utilized as part of the development of 1930 Schurman Way (Woodland Corporate Center Lots 3 & 4) and the remaining portion at 1910 Schurman Way needs to be filled to allow appropriate access to both 1910 and 1900 Schurman Way. There are no specific plans for development of either 1910 or 1900 Schurman Way at this time.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Information regarding 1910 and 1900 Schurman Way has been submitted to the City of Woodland as part of the Binding Site Plan revision for the Woodland Corporate Center approved earlier in 2021 and for a right-of-way permit issued in 2019 by the City for the shared access entrance off of Schurman Way to both 1910 and 1900 Schurman Way.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? **None.** If yes, explain.
10. List any government approvals or permits that will be needed for your proposal, if known. **In addition to those listed above under items 8 & 9, a City of Woodland Fill & Grade Permit will need to be obtained to fill the identified depression.**
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.) **This proposal is to:**
 - 1) **Perform all work necessary to clear and grub existing vegetation/topsoil and to import and compact approximately 2,100 cubic yards of fill material to fill a 0.30 acre depression immediately east of the access off of Schurman Way to 1910 and 1900 Schurman Way (Woodland Corporate Center Lots 5 & 6) to allow for temporary access to these lots via an unimproved roadway. Import fill will be sourced from an existing pile of suitable general fill material located at 1990 Schurman Way (Woodland Corporate Center Lot 1) as shown in the attached**

drawings. Installed fill material will be placed in 12" lifts and will be compacted to 90% of the modified Proctor for the fill material.

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. **Location of proposed project is Lot 5 of the Woodland Corporate Center Binding Site Plan Revision 002 in the Solomon Strong Donation Land Claim in Sections 12 & 13, Township 5 North, Range 1 West, W.M., Woodland, WA. The site address 1910 Schurman Way, Woodland, Washington 98674. The project site is Cowlitz County Parcel No. 507870112.**

B. Environmental Elements

1. Earth

- a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)? **0-5%**.
- 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. **The existing area to be filled consists of topsoil underlain by soils resembling native USDA Maytown and Newberg soils which are Silt/Sandy Silt in nature.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None.**
- 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. **Preliminary earthwork will be performed to fill the referenced depression with suitable general fill so that two lots can be access off Schurman Way. Existing vegetation and approximately 6" of existing topsoil in the area to be filled will be removed, and the depression will be filled with generally sandy/silty soils that will be compacted to 90% of the standard Proctor. The material will be placed in 12" maximum lifts and will be compacted to 90% of the standard Proctor to an approximate finish elevation of 16 feet +/-.** **Approximately 2,100 cubic yards of compacted fill material will be required to fill the depression to this elevation.**
- f. Could erosion occur as a result of clearing, construction, or use? **No, sediment cannot flow offsite from the depressed area during the work to fill the depression to match existing ground surface.** If so, generally describe. **N/A**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **0% of the site will have impervious surfacing at the completion of the identified earthwork.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **An existing access entrance off of Schurman Way will be used for the identified earthwork. This access will be maintained and kept clean so that sediment does not have a pathway off the project site.**

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Exhaust from earthwork equipment and dump trucks. All equipment utilized will have emissions control systems complying with current state and federal regulations for this type of equipment and vehicles.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **None.**

3. Water

- a. Surface Water:

- 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)? **Yes.** If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **Burriss Creek is located south of the site and is within 100 feet of the depression to be filled.**
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? **Yes, however, Burriss Creek is not a stream subject to Shorelines regulations and all work will be outside of the Burriss Creek habitat buffer.** If yes, please describe and attach available plans.
- 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. **None.**

Indicate the source of fill material. **N/A.**

- 4) Will the proposal require surface water withdrawals or diversions? **No.** Give general description, purpose, and approximate quantities if known. **N/A**
- 5) Does the proposal lie within a 100-year floodplain? **No.** If so, note location on the site plan. **N/A**
- 6) Does the proposal involve any discharges of waste materials to surface waters? **No.** If so, describe the type of waste and anticipated volume of discharge. **N/A**

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? **No.**
If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. **N/A**
Will water be discharged to groundwater? **No.**
Give general description, purpose, and approximate quantities if known. **N/A**

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.). **N/A**
Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **N/A**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). **Storm runoff during construction activities will be collected and infiltrate onsite.**
Where will this water flow? **It will infiltrate into the ground.**
Will this water flow into other waters? **No.** If so, describe.

2) Could waste materials enter ground or surface waters? **No.** If so, generally describe. **N/A**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? **No, the depression currently collects water from the immediate perimeter around it.** If so, describe.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **None.**

4. **Plants**

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? **All vegetation within the depression to be filled will be removed as part of clearing and grubbing of this area in preparation for the import fill material placement and compaction.**

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. **Blackberries are present near the project site.**

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk**, heron, eagle, **songbirds**, other:
 mammals: deer, bear, elk, beaver, other: **Rodents**
 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? **No.** If so, explain.
- 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

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? **N/A.** Describe whether it will be used for heating, manufacturing, etc. **N/A.**
- b. Would your project affect the potential use of solar energy by adjacent properties? **No.** If so, generally describe. **N/A**
- c. What kinds of energy conservation features are included in the plans of this proposal? **N/A**

List other proposed measures to reduce or control energy impacts, if any: **N/A**

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.
 - 1) Describe any known or possible contamination at the site from present or past uses. **None.**
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **None.**

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **Earthwork equipment and dump trucks will utilize diesel fuel and hydraulic oil.**
- 4) Describe special emergency services that might be required. **In the event of an accident some or all of the following emergency services could be required: fire, first aid, police, hazmat containment and cleanup.**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **Work will be performed in accordance with current OSHA & WISHA requirements and all equipment and trucks utilized will have current certifications or inspection records to document they are in compliance with all applicable standards.**

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 equipment noise and some traffic noise will be generated during construction. Long-term, traffic noise associated with trucks entering/exiting the project will be generated.**
- 3) Proposed measures to reduce or control noise impacts, if any: **All equipment and trucks utilized for construction work will have appropriate noise reduction systems per applicable current state and federal regulations. All trucks utilizing the completed site will comply with applicable state and federal regulations.**

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? **Currently the site and adjacent parcels are vacant and are zoned for light industrial development.** Will the proposal affect current land uses on nearby or adjacent properties? **No.** If so, describe. **N/A**
- b. Has the project site been used as working farmlands or working forest lands? **Historically, the site was working farmland, however, the site has not been working farmland for more than 20 years.**
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? **None.**
If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **N/A**
 - 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? **No.** If so, how: **N/A**
- c. Describe any structures on the site. **None.**
- d. Will any structures be demolished? **No.** If so, what? **N/A**

- e. What is the current zoning classification of the site? **Light Industrial (I-1)**
- f. What is the current comprehensive plan designation of the site? **Industrial**
- g. If applicable, what is the current shoreline master program designation of the site? **N/A**
- h. Has any part of the site been classified as a critical area by the city or county? **No**. If so, specify. **N/A**
- i. Approximately how many people would reside or work in the completed project? **None**.
- j. Approximately how many people would the completed project displace? **None**.
- k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The proposed work will allow access to 1910 and 1900 Schurman Way (Woodland Corporate Center Lots 5 & 6) and will allow them to be marketed for future light industrial development.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **N/A**

9. Housing

- a. Approximately how many units would be provided, if any? **None**.
Indicate whether high, middle, or low-income housing. **N/A**
- b. Approximately how many units, if any, would be eliminated? **None**.
Indicate whether high, middle, or low-income housing. **N/A**
- c. Proposed measures to reduce or control housing impacts, if any: **None**.

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? **N/A**
- b. What views in the immediate vicinity would be altered or obstructed? **None**.
- c. Proposed measures to reduce or control aesthetic impacts, if any: **None**.

11. Light and Glare

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

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? **None.**

b. Would the proposed project displace any existing recreational uses? **No.** If so, describe. **N/A**

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

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? **No.** If so, specifically describe. **N/A**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? **No.**

This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? **No.**

Please list any professional studies conducted at the site to identify such resources. **None.**

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. **None.**

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None. An inadvertent discovery plan in accordance with City of Woodland requirements will be utilized. If during work anything that resembles a historic or cultural resource item is discovered, work will be stopped and consultation will occur with a cultural resource consultant to determine if the discovery is historically or culturally relevant.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. **The site is accessed off Schurman Way. Schurman Way can be accessed from I-5 Exit 22 via Dike Access Road. Schurman Way can also be accessed from Guild Road to the south.** Show on site plans, if any.

b. Is the site or affected geographic area currently served by public transit? **No.** If so, generally describe. If not, what is the approximate distance to the nearest transit stop? **There is no nearby transit stop.**

c. How many additional parking spaces would the completed project or non-project proposal have? **N/A.** How many would the project or proposal eliminate? **None.**

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? **No.** If so, generally describe (indicate whether public or private) **N/A.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? **No.** If so, generally describe. **N/A**
- f. How many vehicular trips per day would be generated by the completed project or proposal? **None.**

If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **N/A.**

- 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? **No.** If so, generally describe. **N/A.**
- h. Proposed measures to reduce or control transportation impacts, if any: **None.**

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? **No.** If so, generally describe. **N/A**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **None.**

16. Utilities

- a. Circle utilities currently available at the site: **No utilities are 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. **None for the proposed earthwork.**

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.

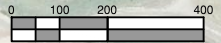
Signature: Richard A. Gushman

Name of signee: **Richard A. Gushman, PE**

Position and Agency/Organization: **Project Manager, Gibbs & Olson, Inc.**

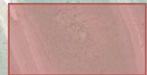
Date Submitted: **August 13, 2021**

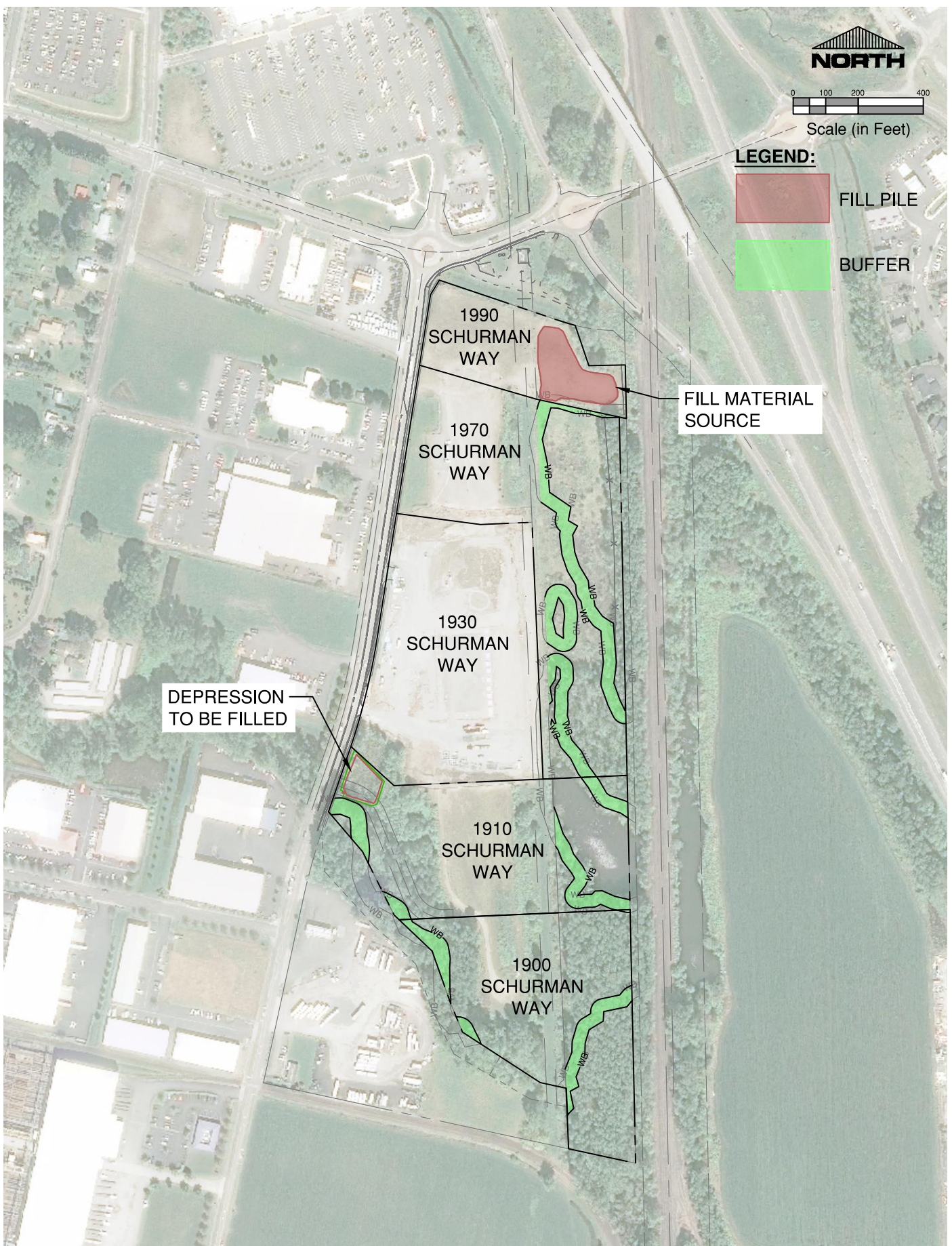
DRAWING: T:\PROJECTS\0788 MISC ENG PROJECT\0202 LIBERTY EVANS WOODLAND BSA\FIGURES AND EXHIBITS\VOLUME COMPARISON.DWG; LAYOUT TAB: SITE PLAN, PLOT DATE: 8/12/2021 9:33:41 AM, DRAWING SAVE DATE: 8/11/2021 2:09:32 PM, PLOTTED BY: KROGERS
PLOT DEVICE: GIBBS & OLSON - DWG TO PDF.PLOT STYLE: GIBBS-OLSON STANDARD COLOR WITH BLACK.CTB, PAPER SIZE: GIBBS & OLSON - FIGURE A SIZE (PORTRAIT - 6.50 X 11.00 INCHES)



Scale (in Feet)

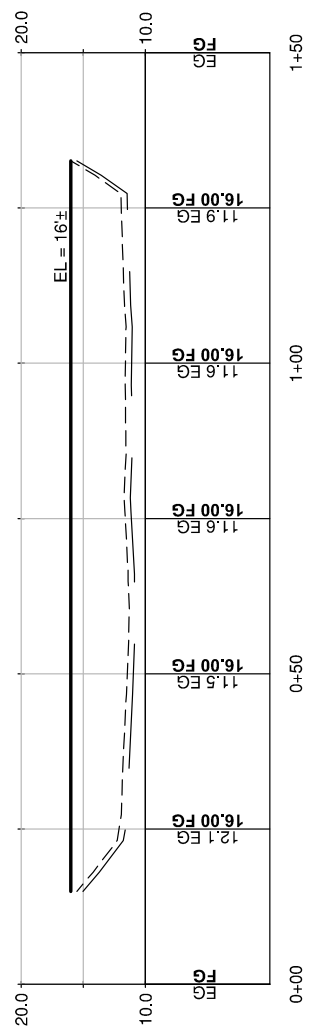
LEGEND:

-  FILL PILE
-  BUFFER



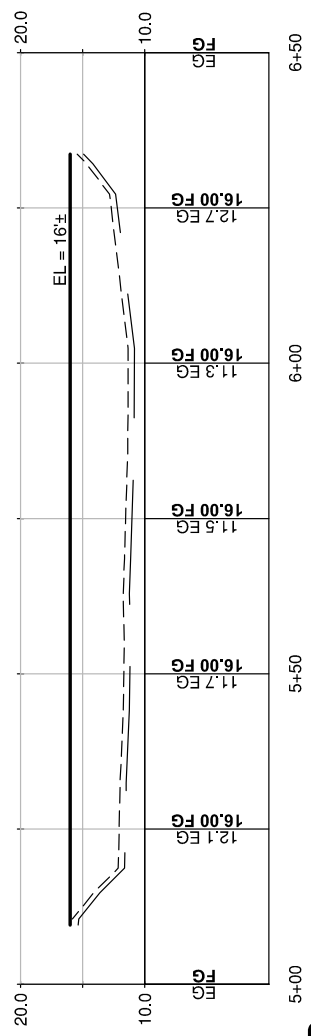
LEGEND:

- - - - - EXISTING GROUND SURFACE
- FINISH SUBGRADE AFTER 6" CLEARING AND GRUBBING



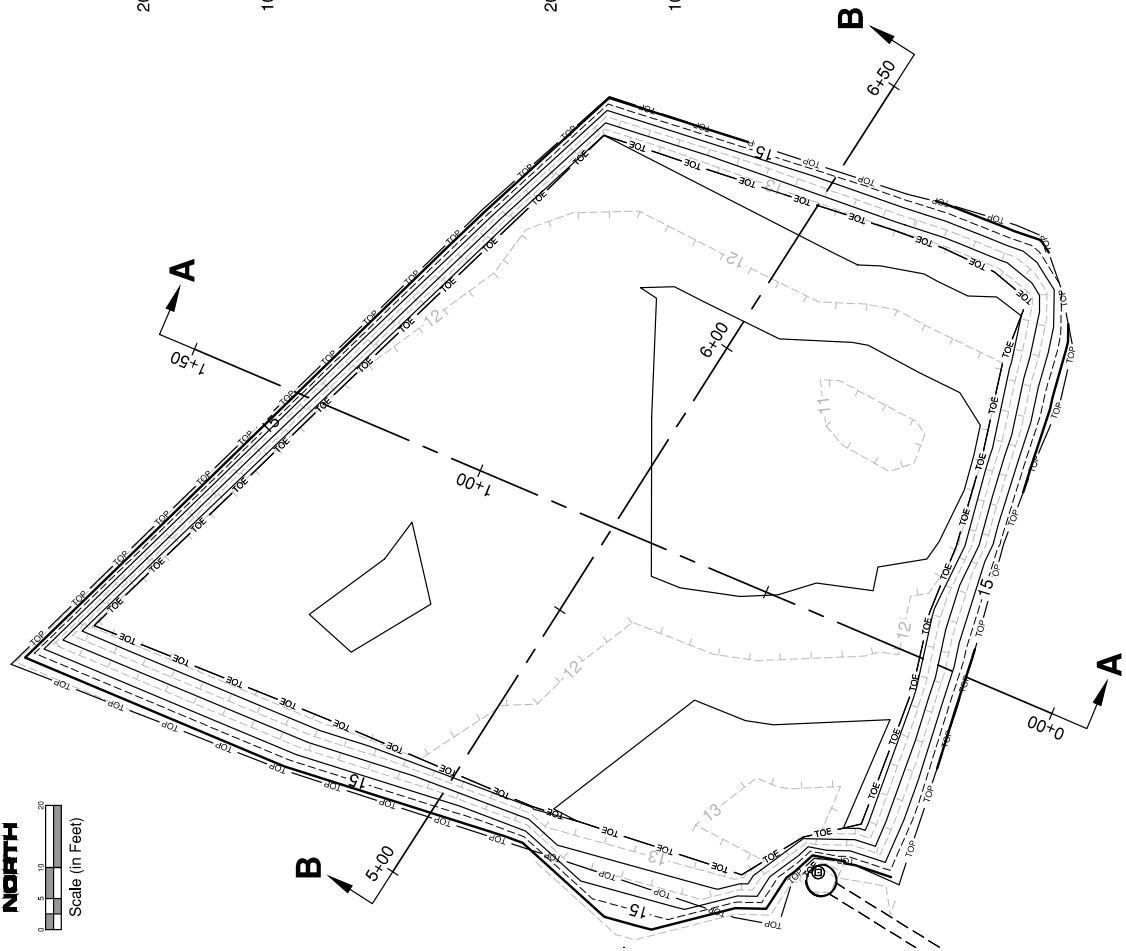
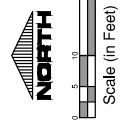
Section A-A

Horiz Scale: 1" = 20'
Vert Scale: 1" = 10'



Section B-B

Horiz Scale: 1" = 20'
Vert Scale: 1" = 10'



DATE: 11/12/2011 11:00 AM
PROJECT: 1910 SCHURMAN WAY PRELIMINARY EARTHWORK
DRAWN: J. OLSON
CHECKED: J. OLSON
DATE PLOTTED: 11/12/2011 11:00 AM
SCALE: 1" = 20' (PLAN), 1" = 10' (VERTICAL)
PROJECT: 1910 SCHURMAN WAY PRELIMINARY EARTHWORK
DRAWN: J. OLSON
CHECKED: J. OLSON
DATE PLOTTED: 11/12/2011 11:00 AM