

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:

Kirkland Maker Space

2. Name of applicant:

Kirkland Development LLC

3. Address and phone number of applicant and contact person:

Kirkland Development LLC
2370 East Loop Road, Suite 100
Vancouver, WA 98661

Contact: Dean Kirkland
360-816-1490
dean@kirklandgloballlc.com

4. Date checklist prepared:

December 1, 2020

5. Agency requesting checklist:

City of Woodland, WA

6. Proposed timing or schedule (including phasing, if applicable):

Construction to begin Fall of 2021.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No future plans.

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

Critical Areas Checklist and Geotechnical Report (included in application).

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.

Applicant is not aware of any other pending applications or approvals. Applicant has submitted concurrent with the SEPA Checklist a Type III application for Comprehensive Plan Amendment, Zoning Map Change and Site Plan Review and Minor Variance with the City of Woodland.

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Woodland Land Use Review/Approval
City of Woodland Engineering and Building Permit Review/Approval
Clark County Fire & Rescue Review/Approval

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

The applicant proposes to construct three one-story buildings, with a total of approximately 36,500 square-feet of floor area and 26 individual industrial ('maker space') units. The proposed 26 industrial units are intended to create individual spaces for various industrial users, with all proposed uses allowed in the Light Industrial (I-1) zone. This industrial space will be used primarily for light manufacturing businesses, with occasional visitors and deliveries related to the industrial uses.

The proposed project includes surface parking and landscaping, with a total of 62 parking spaces. A loading area for trash and recycling storage and removal is also located on-site near the site entrance. Landscaping is proposed along the perimeter of the site, as well as within various interior portions of the site. The proposed buildings are also connected with a pedestrian network of sidewalks adjacent to buildings and across drive aisles. The main entrance of the site is from Mitchell Avenue, with a security gate enabled through a card lock or fob system.

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

The project is proposed on the subject site known as Millwork Short Plat (legal from title report), and also identified as 600 Mitchell Avenue (Account # 5042302).

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)?

Less than 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.

A geotechnical site assessment was completed (Redmond Geotechnical Services, 2020) at the project site. According to this report, Specifically, the subsurface soils encountered beneath the proposed senior living and/or housing project area consist of an upper unit of medium to gray-brown, very moist, medium stiff, clayey, sandy silt to a depth of about five (5) feet beneath existing

surface grades. These clayey, sandy silt subgrade soil materials are best characterized by relatively low to moderate strength and moderate compressibility. These upper clayey, sandy silt subgrade soils were in turn underlain by gray-brown to gray becoming bluish-gray at depth, very moist to wet becoming saturated at depth, loose becoming medium dense at depth, slightly clayey, silty fine to medium sand with occasional layers of organic sandy silt to a depth of at least 56.5 feet beneath existing site grades. These slightly clayey, silty fine to medium sand subgrade soil deposits are best characterized by relatively low to moderate strength and moderate compressibility. In addition to the above, the subject site and/or building area is surfaced with about 8 to 12 inches of topsoil.

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

No surface indicators or history of unstable soils; land in the immediate vicinity is flat.

- 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.

Earthwork activity is necessary to prepare the site for the proposed buildings, including excavation and fill. The project presently estimates to excavate approximately XXXX cubic yards of onsite material and fill of approximately XXXX cubic yards of buildable soils. Fill materials are expected to be sourced from a nearby rock quarry or geotech-approved source of fill material.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion of onsite soils could occur as a result of sitework construction activity. However, local agency-approved erosion and sediment control best management practices will be designed and implemented to minimize and/or eliminate the risk of erosion and sedimentation occurring.

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

Approximately 90% of the site will be covered with impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The project proposes to implement agency-approved erosion and sediment control best management practices (ESC BMPs) prior to start of construction and maintained throughout the duration of construction. The project proposes to improve the site with permanent landscaping. ESC BMPs will not be removed until permanent vegetation is established, thus stabilizing onsite soils.

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.

During construction, construction equipment and activity is anticipated to result in typical air emissions. Once construction is complete, typical emissions from residential use of property is anticipated (vehicle emissions, residential use emissions).

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

No measures proposed.

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)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

- 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.

Not applicable.

- 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:

- 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.

No.

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

Not applicable.

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.

Surface runoff will be generated from proposed pervious areas (landscaping) and impervious areas (roofs, sidewalks, paved parking/circulation). These waters will be collected, conveyed, treated (as required) and discharged onsite. These waters will not flow into other waters.

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

Under normal/typical circumstances, waste materials could not enter into the ground. Through illegal/inappropriate or catastrophic events, waste materials could enter the ground through the proposed surface water management system.

- 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:

The project proposes to entirely manage onsite any onsite generated surface waters.

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 existing vegetation, including on-site trees and street trees, will be removed for this project. A Landscape/Planting Plan has been included in the application to convey proposed vegetation.

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

None known.

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

The project proposes enhancement through the creation of new landscaped and open space areas in the finished development. The proposed landscaped areas include ground cover, shrubs and trees.

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

None known.

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

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

None known.

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

None known.

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

The project proposes to create new landscaped and courtyard areas, which are non-existent now.

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

None known.

6. Energy and Natural Resources

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

All the energy used onsite for the lighting, mechanical, and heating loads will be electric.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, none of the adjacent properties potential solar use will be affected by this development. The orientation and scale of the buildings are such that they will not cast shadows on the roofs of adjacent properties, wherein the roofs would be optimal for solar panels.

- 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:

- Water conserving plumbing fixtures & efficient plumbing design
- 100% LED light fixtures
- Small unit footprints

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.

None anticipated.

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

None known from past or present use.

- 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 known of or anticipated.

- 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.

During operations, routine residential use cleaning/maintenance chemicals may be stored in small quantities (e.g., for daily use) onsite in a typical maintenance closet or cabinet.

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

None anticipated.

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

None anticipated.

b. Noise

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

Some minor traffic noise exists along nearby Columbia Street and Pacific Avenue.

- 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 during construction there will be noise created by standard practices with construction crews working typical hours.

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

Long term, noise will be buffered by each of the buildings and a perimeter fence/wall with associated perimeter landscaping.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently vacant and is relatively flat, with all trees and vegetation proposed for removal. The property to the east is a Safeway grocery store with associated parking lot. The property to the south is developed as a truck repair service center. The property to the north and west is developed as a self-service storage facility. It is not anticipated that the proposal will affect nearby or adjacent properties.

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

No.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

No structures are present on the site.

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

No structures are present on the site.

- 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?

Not applicable.

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?

Approximately 200 people will reside in the completed project, with approximately 6 staff for the commercial components of the project.

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

None.

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

Not applicable.

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

The proposed project will comply with allowable uses in the City of Woodland Development Code and be compatible with the surrounding uses. The property to the east is a Safeway grocery store with associated parking lot. The property to the south is developed as a truck repair service center. The property to the north and west is developed as a self-service storage facility. It is not anticipated that the proposal will affect nearby or adjacent properties.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No measures proposed not are any needed, as there are not nearby agricultural or forest lands.

9. Housing

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

None proposed.

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

None.

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

No measures 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?

The tallest height is XX feet. The principal exterior building material is cement panels.

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

No protected view corridors are within the vicinity of the project.

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

Breaking up the project into smaller buildings on the site helps minimize the overall scale of the project and helps it blend into the neighborhood context. The landscaped areas at the edge of the buildings also soften the appearance 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?

The applicant is not aware of daytime glare caused by the proposed development. Some night-time glare may occur from site lighting, but efforts have been made to reduce this. If necessary, a site photometric can be performed to better understand and minimize light trespass onto adjacent properties.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

The applicant is not aware of any safety or view impacts associated with light/glare.

- c. What existing off-site sources of light or glare may affect your proposal?

The headlights of vehicles, streetlights at adjacent streets and parking lot lighting are the only potential off-site light or glare anticipated by the applicant. The perimeter fence/wall and associated landscape screening and buffering, the street trees that will be planted along the sidewalk and curb line and the interior window shades of the building, will all help to mitigate any glare.

- d. Proposed measures to reduce or control light and glare impacts, if any:

All site lighting will comply with the City of Woodland requirements, and a photometric analysis can be calculated by an electrical engineer to provide adequate lighting levels. The photometric study would specify proper luminaire heights, spacing, orientation, lumens, & color temperature has been carefully designed/selected to limit light pollution.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Horseshoe Lake Park is approximately 1 mile from the site. Also, Woodland Middle School is approximately 0.7 miles from the site and provides recreational opportunities outside of school hours. All of these community places provide designated recreational opportunities.

- 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:

No measures proposed, as none are necessary.

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? If so, specifically describe.

No, none are known by the applicant.

- 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.

No, none are known by the applicant.

- 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.

The City has indicated that no reports are required to assess potential impacts to cultural and historic resources on or near the project site, therefore, none have been submitted as part of the overall application.

- 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.

The City of Woodland requires a standard construction note be added to all development plans that directs a construction contractor, if a historic resource is encountered, to immediately stop work and provide notification to appropriate authorities.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is served by Mitchell Avenue and the adjacent street system, as well as nearby access to Interstate 5. Access for parking is provided as a two-way driveway at Mitchell Avenue.

- 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?

The site is not currently served by public transit.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The proposal includes construction of 62 additional parking spaces. All of the parking spaces (at least two of which will be ADA) are being proposed on-site. No existing parking space capacity will be eliminated with this proposal.

- 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).

The applicant proposes new curb, sidewalk and street trees along the entire frontage of Mitchell Avenue.

- 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?

A Trip Generation and Distribution Memo has been completed (Otak, 2021) for the proposed project. The site is projected to generate 23 or fewer peak hour vehicle trips and at most 200 average daily vehicle trips.

- 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, the proposed development is not on a freight route.

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

None proposed.

15. Public Services

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

Yes, the project is anticipated to result in a minor increased need for public services typical of industrial uses, such as increased need for public safety and medical emergency response. The proposed use is intended for manufacturing uses.

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

None proposed.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

All of the above.

- 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.

The project proposes to utilize electricity (Clark Public Utilities), natural gas (NW
Natural), potable water (City of Woodland), and sanitary sewer (City of Woodland).
Typical general construction activities on the site and in the immediate vicinity are
anticipated during the construction period.

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 Kevin Brady _____

Position and Agency/Organization Senior Planner, Otak _____

Date Submitted: 9/10/21 _____

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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?

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?

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?

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?

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.