

A. *Background* [\[HELP\]](#)

1. Name of proposed project, if applicable:

Guild Road Industrial

2. Name of applicant:

Part IV Properties, LLC - Attn: Dennis Wubben

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

**12313 NE 99th Street
Vancouver, WA 98682
360-921-4525**

4. Date checklist prepared:

May 25, 2022

5. Agency requesting checklist:

City of Woodland

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

The project is scheduled for construction in 2022-2023.

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

No. Not beyond what is shown on the plans.

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

The project will be designed and developed in accordance with state and local requirements for stormwater management, erosion control and any other environmental standards.

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.

None at this time.

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

City of Woodland planning, engineering and construction approvals and permits. Hydraulic permit for new culverts with Ecology and WDFW. NPDES permit with Ecology for stormwater.

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 phased site plan to add parking lots, drive aisles, and buildings. The two existing site access points onto Guild Road will be removed and replaced with a single access point. Overall project site is 4.65 acres.

Approximately 37,500 sf of new building improvements in three phases. The site will serve future light industrial/ manufacturing uses.

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 Guild Road Industrial Site Plan includes parcel 508350100. The site is located along Guild Road between Robinson Road and Howard Way in City of Woodland, Cowlitz County, WA

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

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

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% across the site. Along the slough there are small portions of steeper slopes, approximately 45%.

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.

Caples Silty Clay Loam, Godfrey Silt Loam, and Maytown Silt Loam

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None known.**

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. **Grading will occur onsite for infrastructure development and construction. The quantities are unknown at this time. 15,000 – 20,000 CY of grading may occur on the site.**

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

Yes, soil could erode due to exposure to rain during construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Up to 90% may be covered allowed by**

city code. Approximately 65% will be covered with impervious surface with this proposal.

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

Silt fence, inlet protection, mulching and seeding.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Construction equipment will emit exhaust. Air may get dusty during construction.

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:

Equipment maintenance to make sure no excessive exhaust is being emitted. Water truck to keep dust down during dry periods.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

A seasonal drainage exists in the northern portion of the site as part of Goerig slough.

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.

Yes. Grading will occur on-site. Improvements in the existing Guild Road right-of-way will be minimized to avoid impacts at the shoulders of the existing road and the mature oak trees. Existing culverts under the existing crossings into the site are undersized. The CDID #1 has requested the culverts be upsized to 2- 36" culverts. A new crossing has been proposed to provide the larger culverts and provide safe sight distance when entering and exiting the project.

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. **Locally sourced fill material will be used. Approximately 500-1,000 cubic yards of material would be placed in the ordinary high water mark for the new culverts and crossing. The same amount of material if not more will be removed from the ordinary high water mark with the removal of the two existing crossings and undersized culverts. Increased volume will be provided on-site in the slough.**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No. None expected. The new culvert work would take place at the end of the summer in the dry season when the slough is dried up.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No.**

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

The proposed stormwater system consists of a wetpond which will provide treatment for the runoff on the site. Water will be detained on-site and released to existing drainage pathways.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **None.**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The proposed stormwater system consists of a wetpond which will provide treatment for the runoff on the site. Water will be detained on-site and released to existing drainage pathways.

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

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No.

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

The stormwater systems will be designed to collect, convey, treat and detain and release stormwater runoff from the developed site.

4. **Plants** [help]

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, oak, 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?

Some grass, trees and shrubs will be stripped for drive aisles, parking areas and the building(s). All mature white oak trees are proposed for retention.

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:

Private landscaping will be added. Some mature trees may be retained where possible. Native and drought tolerant plants are proposed in the short plats landscape buffers and bioretention facilities where possible.

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

Himilayan Black Berry and Reed Canary Grass. To be removed with the project site construction.

5. **Animals** [help]

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

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

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

None

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

The site is located within what is commonly referred to as the Pacific Flyway. The flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains.

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

Landscape plantings and/or storm ponds will provide food and cover for small mammals, birds, insects, animals and soil organisms.

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

None known.

6. Energy and Natural Resources [\[help\]](#)

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

Electricity or natural gas will be used to heat the future buildings and electricity for lighting.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. **No**

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

Comply with state building and energy codes. Incorporate sustainable building design features like passive solar heating through the use of certain building materials and strategic placement of windows and openings. Utilize efficient building designs to maximize building materials and minimize waste.

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

No

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

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known.

- 4) Describe special emergency services that might be required.
Fire, Police and Ambulance
- 5) Proposed measures to reduce or control environmental health hazards, if any:
Public sewer and water will serve the proposed site plan.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Traffic from surrounding streets and businesses.
- 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: 7am – 7pm construction noise; Long term: noise associated with Light Industrial uses.**

- 3) Proposed measures to reduce or control noise impacts, if any: **None**

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
The site is currently vacant. Guild Road borders the site on the north side. The parcels to the north, south, and east are zoned Light Industrial. Parcels to the west are outside of city limits.

- 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 oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **No.**

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

- d. Will any structures be demolished? If so, what?
No.

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

- 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? If so, specify.

Yes. The city views the slough as a riparian habitat and there are Oregon White Oaks.

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

Approximately 10-25 would work or be on-site during the day.

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:

Access roadway improvements and parking areas will be provided through the site for pedestrian and vehicle circulation as necessary. Providing landscape buffers and setbacks from adjacent properties with similar or different land uses/ zoning designations.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **None.**

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

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

No housing units will be constructed with this project.

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

N/A.

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

N/A.

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Structures can be up to 55 feet tall. The proposed building will be approximately 25-30 feet high. Some form of wood, concrete, steel or vinyl based siding will cover the building.

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

No large vistas or views will be altered with this project. Only neighbors directly adjacent to the property will have views of the new development with associated fencing and landscaping.

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

Adding landscape buffers to screen site from adjacent properties. Where required, construction of aesthetically pleasing buildings with some unique architecture and upgraded finishes. Private landscaping will be added.

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

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

Building and street lighting will occur at night.

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 known

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

Proper orientation and shading of light sources.

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

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

The Guild-Klady Centennial Park is directly north of the site and the Columbia River is to the west.

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:

Park impact fees, if necessary, will be paid at the time of building permit issuance.

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None known

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.

None known

- 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.

Any cultural or historic resources found during construction will be immediately reported to the City of Woodland and the Department of Historic Preservation.

- 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.

N/A

14. Transportation [\[help\]](#)

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

The lot will construct one new access off of Guild Road and remove the two old access drives onto the site. This will increase safety and efficiency with site access.

- 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?

No known public transit near the site.

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

46 spaces will be added. No parking spaces will be eliminated.

- 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 project will improve its frontage along Guild Road.

- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

**Approximately 84.25 average daily trips will be generated by this project.
Approximately 16.75 PM peak trips would be generated by the project.**

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.

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

None.

15. Public Services [\[help\]](#)

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

The proposed site plan will require all public services and they are all available to serve the site.

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

The proposed site plan, if necessary, will pay Traffic Impact Fees.

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

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Electricity, natural gas, water, telephone, sanitary sewer and refuse service.

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.

**Water: City of Woodland
Sewer: City of Woodland
Telephone: Frontier or Comcast
Electricity: Clark Public Utilities or Cowlitz PUD
Gas: Cascade Natural Gas**

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 SCOTT TAYLOR

Position and Agency/Organization PLANNER

Date Submitted: 6-13-22