

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 [\[HELP\]](#)

1. Name of proposed project, if applicable: **Woodland Library**
2. Name of applicant: **Amelie Reynaud, Hacker Architects**
3. Address and phone number of applicant and contact person:

**Hacker Architects
c/o Amelie Reynaud
555 SE MLK Jr. Blvd. Suite 501
Portland, OR 97214**

4. Date checklist prepared: **Dec.8, 2022**
5. Agency requesting checklist: **City of Woodland**
6. Proposed timing or schedule (including phasing, if applicable):

The project team is seeking preliminary review of the Site Plan Review Application before the end of 2022. Construction and permit documents for the project will be completed in the first part of 2023 and building permit is anticipated in the summer of 2023.

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

There are no plans for future projects connected with this proposal.

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

**-Topographic Survey prepared by Sitts & Hill Engineeris, Inc.
- Geotechnical Report prepared by PBS Engineering and Environmental**

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.

Yes, a partition plat and right of way dedication

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

**City of Woodland Commercial Building Permit
City of Woodland Land Use Permit – Type II application
City of Woodland (as a lead agency) SEPA review
Washington Department of Ecology Construction Stormwater General Permit**

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

The project proposes a single-story, 7,560 sf public library. The development will include 37 onsite parking stalls, an entry plaza, courtyard, and surrounding landscape. The

building will include adult and children reading rooms, staff offices, a community room, and meeting rooms.

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 street address is currently 828 Georig Street, however the site is in a partition plat process with the City of Woodland to create two lots. The pending reduced site will be the eastern portion of the property, or “Lot 1” as described in the Preliminary Short Plat Notice of Decision. The City of Woodland had unofficially assigned the future project site the address of 411 Lakeshore Drive.

Legal Description:

Parcel C: beginning at the intersection of the centerline of the woodland kerns co. Road, now goerig street, and south line of the squire and milly bozarth dlc; thence north 17°15' east along said centerline 204.3' to the true point of beginning; thence continuing along said centerline 115'; thence south 72°45' east 160'; thence south 17°15' west 115'; thence north 72°45' west 160', more or less, to the centerline of said road and the point of beginning.

Parcel B: beginning at the northeasterly corner woodland outlot no.19a1, described in volume 612, page 460, file no. 484184, deed records of cowletz county from ronald dufresne, et ux, to james berry, et ux; thence easterly along extension of the northerly line of above tract 50'; thence southerly parallel to the easterly line of saidtract to a point 50' easterly and on theeasterly extension of the southerly line of said tract; thence westerly 50' to the southeasterly corner of said tract; thence northerly along the easterly line of said tract to the beginning. Except part in p.s. No. 1 highway access road. (it being the intention to sell 50' adjacent to easterly line above tract described in file no. 484184).

Parcel C: all that portion of a tract of land in the squire and milly bozarth dlc and hans c. Kraft dlc in section 24, township 5 north, range 1 west of the w.m., described as follows: beginning at the southeast corner of that property described under auditor's file 591596; thence north 72°45' west 210' to a point on the centerline of said road; thence south 17°15' west 15'; thence south 72°45' east 210'; thence south 17°15' west to the south of line of that property described under auditor's file no. 1636, volume 43, page 169; thence easterly along said south line to the westerly line of william king tract described under auditor's file no. 595456; thence north 56°17' east along said westerly line to the westerly right of way line of primary state highway no. 1 access road; thence northwesterly along the westerly right of way line of said access road to a point north 17°15' east of the point of beginning; thence south 17°15' west to the point of beginning. Except all that portion lying with goerig street. Also excepting therefrom any portion conveyed to the state of washington for highway purposes.

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

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

a. General description of the site:

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

The site is primarily flat; the portion of the site outside of the property line but within the right of way along lakeshore drive has slopes ranging from 2:1 to 3:1.

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

The steepest slope on site is approximately 11.2%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The site is mapped as underlain by unconsolidated silts, sands, and gravels. See Geotech Report.

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

Yes, based on the Washington Division of Geology and Earth Resources, the site is shown as having moderate to high liquefaction hazard, see Geotech Report.

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.

The site is located in a low spot and the new building will need to be located above the existing surface elevation to provide adequate access to the right-of-way. Approximately 1.40 acres of the site will be disturbed during construction activities and 796 cubic yards of structural fill material will need to be imported. The contractor will be responsible for sourcing the fill material and compaction will be under the supervision of a geotechnical engineer.

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

Significant erosion is not likely to occur as most of the construction will be done on the flatter areas of the site. Temporary erosion control measures will be implemented during construction.

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

The percentage of impervious area is approximately 45.72%

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

Erosion control measures such as silt fence, inlet protection, seeding, etc., and meeting Best Management Practices (BMPs) will be used to reduce the erosion potential during construction.

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.

Emissions from construction vehicles (earthmovers, bulldozers, trucks, etc.) and from construction equipment (generators, gas powered tools, etc.) will occur. At the completion of the project, emission from automobiles and delivery vehicles can be expected.

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

There are no off-site sources that would affect the proposal.

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

None

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.

There are no bodies of water on or in the immediate vicinity of the site. Lewis River is located approximately 950-ft east of the site, and Horseshoe Lake is located approximately 900-ft south of the site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None

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.

No groundwater will be withdrawn.

There are no nearby connections to dispose of the stormwater runoff and therefore it will be discharged to the ground but after it is collected, detained and treated.

Assuming that the 100-year storm event (6.17 inches per the Cowlitz County Stormwater Manual) will result in the greatest volume of runoff discharge to the groundwater. This comes out to a total of approximately 32,130 CF of runoff.

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 only source of runoff from this propose project will be storm water. Storm water from pollution producing impervious areas, such as the parking lot, will be collected in catch basins, conveyed (piped) to a treatment facility (bioretention) where it will be infiltrated into the existing ground. Stormwater runoff from non-pollution producing areas, such as roofs and sidewaks, will be collected and infiltrated into the existing ground.

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, all of the runoff will be handled on-site

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

Surface water from storm events and from all impervious surfaces will be collected and infiltrated on site. Runoff from pollution producing areas will be treated prior to infiltration.

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

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Three deciduous trees will be removed

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:

The library grounds will be fully landscaped with many native plant species that will be low maintenance, drought tolerant, and will help to restore the flora and fauna of the site. In lieu of lawn, native fescue seed will be planted. Several trees will be planted.

- e. List all noxious weeds and invasive species known to be on or near the site.
None

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

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

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

Hawks, heron, eagle, songbirds. No mammals have been observed on the site.

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

None

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

No

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

The landscape approach will transform the relatively unvegetated and exposed site to a rich habitat for a variety of species. See d. above.

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

None

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

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

Electric energy will be used for heating, cooling, power

- 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:

The project will be LEED Silver Certified. Energy Conservation features include: building orientation to maximize daylight but minimize solar heat gain, radiant floor heating/cooling, low-flow plumbing fixtures, high R-value wall and roof assemblies, high performance windows, occupancy sensors for lighting, LED light fixtures throughout.

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

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

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

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.

None

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

None

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

None

b. Noise

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

Vehicle traffic noise from nearby Interstate 5

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.

Typical construction noise will be generated during construction. After construction standard vehicle noise will be generated

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 does not have any current uses or existing structures and is within the Highway commercial zone. There is one neighboring residential property. The proposal will not affect current land uses 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?

None, not applicable.

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?

Highway Commercial (C-2)

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

Highway Commercial (C-2)

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?

The library will have approximately 6-8 employees

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 project will receive a Type II Site Plan Review to ensure compatibility

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

Not Applicable

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

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

Not applicable

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

Not applicable

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

Not applicable

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?

The tallest height is 25 feet. The principal exterior material is cedar siding.

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

None.

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

The proposed building design strives to respond to the landscape of the region and honor the agricultural vernacular of the area. The simple form and materials are meant to blend with the landscape design of the site and feel as natural as possible.

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

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

Street lights are proposed as part of frontage improvements. The lights will be low cut-off such that no glare will be produced. The street lights will be approximately from dusk until dawn.

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?

Headlights from the Highway I-5

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

Low cut off lights will be installed along the Lakeshore Drive frontage and in the parking lot.

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

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

Horseshoe Lake, a popular boating and fishing destination, is directly south of the site. The picnic area and boat launch are within a designated city park.

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:

The project proposes a nature trail within the site boundary and will encourage public use of the trail.

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.

No

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

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.

Not Applicable

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.

Not Applicable

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.

Access to the site is through Lakeshore Drive. Interstate Highway 5 is located near the site.

- 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?

A public park and ride facility is located just across the street from the Library site. There is also school bus service to the Kalama-Woodland-Ridgefield-La Center area. The nearest bus stop is located approximately 0.2 miles to the west of the project site.

- 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 will include 37 new parking spaces, no 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).

Frontage improvements are currently being constructed by the City of Woodland, the improvements include street widening, new sidewalks, street lights, sanitary sewer and water extensions. These improvements will be public.

- 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?

The project is estimated to generate 540 trips on a typical weekday., including 11 trips during the AM peak hour, and 71 trips the PM peak hour; see attached Traffic Impact Analysis

- 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:

The Traffic Impact Analysis recommends improvements to the Goerig Street/Lakeshore Drive/Buckey Street intersection, addition of ADA accessible sidewalks, and striping for bike lanes, see attached Traffic Impact Analysis

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 need for public services will occur, but is not expected to be significant

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

None

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

- a. Circle utilities currently available at the site:

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

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The City of Woodland is in the process of extending the sanitary sewer and water lines to serve the site.

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: **Amelie Reynaud**

Position and Agency/Organization: **Architect, Hacker Architects**

Date Submitted: **December 8, 2022**