

## 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 decisionmaking 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:*** [\[help\]](#)

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:
- [\[help\]](#)

TCC Woodland Industrial Project

2. Name of applicant:
- [\[help\]](#)

Trammell Crow Portland Development Inc., Kirk Olsen

3. Address and phone number of applicant and contact person:
- [\[help\]](#)

<b>Applicant:</b> Trammell Crow Portland Development Inc. Kirk Olsen, Principal 1300 SW Fifth Ave., Suite 3350 Portland, Oregon 97201 503-946-4980	<b>Contact:</b> TRJ Planning Inc. Todd Johnson, Planner 1417 NW 102 <sup>nd</sup> St. Vancouver, WA 98685 360-310-9409
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4. Date checklist prepared:
- [\[help\]](#)

11/27/2023

5. Agency requesting checklist:
- [\[help\]](#)

City of Woodland, Washington

6. Proposed timing or schedule (including phasing, if applicable):
- [\[help\]](#)

The proposed project will be developed in two phases, with each phase including a building, street frontage improvements, utilities, stormwater facilities, landscaping, parking, maneuvering, loading and unloading and trailer storage sufficient to support each phase. Each proposed building is to be developed on a speculative basis (i.e., prior to user-occupants being identified) in a separate phase, each residing on its own property parcel. Phases may be constructed concurrently or consecutively with timing to be dependent on market demand. Environmental impacts in this review assume concurrent construction. Commencement of sitework construction could be as early as summer 2024.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
- [\[help\]](#)

None proposed, other than subsequent occupant-driven improvements, such as the construction of offices in each building.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

The following reports, which have been prepared at the direction of the applicant as part of its study of the Project, each contain information relating to environmental conditions:

- Ecological Land Services, Inc. (ELS) 2023 Onsite Mitigation and Bank Use Plan. November 29, 2023.
- Pacific Habitat Services. 2023. Wetland Delineation for the Bozarth Property, Woodland, Cowlitz County, Washington. April 3, 2023.
- SCJ Alliance Consulting Services, Traffic Impact Analysis, November 2023
- Archaeological Investigations Northwest Inc., Archaeological Survey for the N Pekin Road Industrial Project, Woodland, Cowlitz County, Washington, January 19, 2023
- NV5, Due Diligence Geotechnical Report, January 26, 2023

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. [\[help\]](#)

None known.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Site Plan Approval, City of Woodland

Critical Areas Permit, City of Woodland

SEPA Review, City of Woodland

Building Permits and Construction Plan Approval, City of Woodland

Variance to critical areas setback requirements, City of Woodland

Nationwide permit 39, USACE

401 Water Quality Certification, Ecology

NPDES Permit, Ecology

Hydraulic Project Approval, WDFW

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

The proposed industrial park includes two buildings, delivered speculatively to meet market demand of user-occupants. Building A is approximately 656,000 square feet and building B is approximately 277,000 square feet. Each building will include office space to support each tenant. The proposed plan provides 387 auto parking stalls, 131 trailer storage spaces, and 146 dock doors for building A. Building B

includes 159 auto parking stalls, 51 trailer storage spaces, and 45 dock doors. Site improvements will include connecting to existing water and sanitary sewer lines, and construction of an extension to Rose Way. Although these buildings may be constructed in phases with each building and associated improvements constructed in each phase, this environmental review assumes both phases may be constructed concurrently so all of the environmental impacts are considered as one project. Site development will include stormwater treatment and detention, paving of all maneuvering areas, landscaping and site lighting.

A variance is required to construct the proposed project because of the reduction to the wetland and habitat buffers on the site.

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. [\[help\]](#)

The proposed project is located at 345 N Pekin Rd. in Woodland, Washington. The site is in sections 13, 14, and 24, Township 5 North, Range 1 West, WM

## **B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

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

a. General description of the site: [\[help\]](#)

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

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

4%

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. [\[help\]](#)

The NRCS Soils mapping includes Caples silty clay loam, 0 to 3 percent slopes, Clato silt loam, 0 to 3 percent slopes, and Newberg fine sandy loam, 0 to 3 percent slopes on this site. See the Geotechnical Report, prepared by NV5 dated January 26, 2023, for additional soils and geotechnical information.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

None known. See the Geotechnical Report, prepared by NV5 dated January 26, 2023, for additional soils and geotechnical information.

- 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. [\[help\]](#)

Site grading of is estimated at approximately 342,000 CY, including the import of approximately 264,000 CY of fill material to be sourced from a regional permitted source. Approximately 55 acres of the 67.6 acre site (82%) will be graded, which excludes wetland areas and preserved habitat buffers..

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Erosion is possible during Project construction. Therefore, erosion control measures will be identified and approved in a grading and erosion control permit through the City of Woodland prior to any site grading activity. Further, an NPDES permit will be issued prior to disturbing soil greater than two (2) acres in size.

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

Approximately 64% of the site will be covered by building and paving.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Develop an approved erosion control plan and comply with all applicable City, State and Federal requirements.

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

During construction, dust and exhaust from machinery are possible. Long term emissions include exhaust from transportation vehicles, cars, and machinery required for the movement of materials onsite. These would be typical to any industrial operation.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

The site is in an industrial area with manufacturing nearby, and it's adjacent to rural agricultural lands. Both industrial and agricultural uses could cause odors or emissions. Neither is anticipated to affect this proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Comply with federal and state emissions standards for all machinery and vehicles. The site construction will also utilize approved dust minimization measures.

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

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. [\[help\]](#)

Five wetlands were delineated on the project site and are summarized in the table below. Wetlands B through E have no outlet. Wetland A outlets to a ditch just offsite along the southern property boundary that is maintained by CDID 2. Flow in the ditch is intermittent and ultimately reaches Goerig Slough to the west, which is also maintained by CDID 2. Water from Goerig Slough is pumped into the Columbia River approximately 2 miles west. Goerig slough is considered a Type F water due to historic fish presence. The Washington Department of Fish and Wildlife (WDFW) considers Wetland B a remnant historic fish-bearing stream. Historically, Wetland B was likely connected to Goerig Slough, but has since become disconnected by fill and other development and currently functions as a wetland.

Wetland	Size	Category <sup>1</sup> /HGM Class <sup>2</sup> / Cowardin Class <sup>3</sup>
A	2.544 ac. (110,811 sq. ft.)	III/Palustrine Depressional/ Forested, Scrub-Shrub, Emergent
B	0.755 ac. (32,888 sq. ft.)	III/Palustrine Depressional/ Forested
C	0.007 ac. (315 sq. ft.)	IV/Palustrine Depressional/ Forested
D	0.007 ac. (313 sq. ft.)	IV/Palustrine Depressional/ Forested
E	0.003 ac. (128 sq. ft.)	IV/Palustrine Depressional/ Forested

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. [\[help\]](#)

Wetlands C, D, and E will be filled in their entirety. The majority of stormwater generated onsite will be treated and detained then be released directly into Wetland B in two locations. The outfalls into Wetland B will each consist of a discharge pipe with an approximate 3-foot by 6-foot quarry spall pad to prevent erosion

and scour. An overflow pipe will also be installed in Wetland B to convey water to a central stormwater facility to help maintain the hydroperiod of the wetland and provide additional storage. In general, construction activities will occur within 200 feet of the onsite wetlands. See plans included in the application.

- 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. [\[help\]](#)

Approximately 200 cubic yards of material will be placed in Wetlands C through E to bring the wetlands up to grade. Fill material will come from a clean local source.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

None proposed.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

The site is located in a region protected by levees and managed by a diking district. The Consolidated Diking Improvement District No. 2 currently serves this area. The property is in Zone X, an area with reduced flood risk due to the levee system, according to the FEMA FRIM mapping.

- 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. [\[help\]](#)

Although no discharge of waste materials is proposed, it is possible that materials from parking and maneuvering areas would flow into surface waters. This will be minimized through the development of a stormwater treatment plan to be approved by the City of Woodland prior to construction.

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. [\[help\]](#)

No groundwater will be withdrawn for this proposal. No discharges to groundwater are proposed other than the infiltration of some stormwater.

- 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. [\[help\]](#)



The site will be served by the City of Woodland's sanitary sewer system. No waste material is proposed to be discharged to the ground.

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. [\[help\]](#)

Stormwater from this proposal will be collected, treated, and infiltrated in an approved stormwater facility. Treated stormwater will be discharged through outflows from the stormwater facility to the wetlands on the north and south sides of the site. Roof water will be collected and routed to stormwater facilities. Stormwater design will be approved through a City of Woodland engineering construction plan approval prior to construction.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

All runoff from pollution generating surfaces will be directed to a treatment facility prior to infiltration, or discharge, minimizing the potential for waste materials to enter the groundwater. Temporary Erosion and Sediment Control drawings will be prepared for any construction activity and a construction stormwater pollution prevention plan will be required to be maintained by the Contractor during construction. A long-term operation and maintenance stormwater plan including source control BMPs will be prepared and finalized prior to the buildings' occupancy.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No, all drainage patterns are maintained with the proposed development.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

There are no underground stormwater facilities, as treatment, detention, and infiltration is expected to be at the surface level ground. Temporary Erosion and Sediment Control drawings will be prepared to control surface runoff during construction. Underground infiltration facilities will be constructed to control the surface runoff from the developed site. The Project will receive approval of erosion control and stormwater plans prior to commencing construction activities.

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

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? [\[help\]](#)

All vegetation in the areas of building and paving will be removed with this proposal, including one Oregon white oak tree. Grading will occur surrounding the building and paving areas. Within the wetland areas only the stormwater outfall will disturb vegetation. See the mitigation plan prepared by Ecological Land Services Dated November 2023 for additional details.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

There are no known listed threatened or endangered plant species on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

The site will be landscaped to meet City of Woodland code requirements and the wetland buffers are proposed to be planted and enhanced as indicated in the Mitigation Plan prepared by ELS dated November 2023.

List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Himalayan blackberry, (*Rubus armeniacus*), evergreen blackberry (*R. laciniatus*), reed canarygrass (*Phalaris arundinacea*), and English ivy (*Hedera helix*) are present onsite.

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

Examples include:

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

mammals: deer, bear, elk, beaver, other: Coyote, raccoon, bats, and various

rodents are expected to be onsite

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Sandhill Cranes (*Grus canadensis*) were observed onsite and are present seasonally in the Woodland Bottoms area during migration. Sandhill cranes are listed as endangered at the state level and are not listed at the federal level.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes. The site is within the Pacific Flyway.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

A combination of onsite oak woodland creation and enhancement (also serving as riparian buffer enhancement) will be used to compensate project impacts. The mitigation areas onsite will be planted with native shrubs and oak saplings to create an oak woodland and create oak woodland corridors. Ivy will be removed from existing oak trees and from the mitigation areas in general. Other invasive species, mainly invasive blackberries, will also be removed. Habitat features including downed logs and large woody material piles, bird nest boxes, and bat houses will be placed throughout the mitigation areas. These measures will improve forage, cover, nesting, and general habitat opportunity for wildlife that may utilize the site. The November 2023 Wetland and Buffer Enhancement Plan prepared by ELS provides additional details.

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

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. [\[help\]](#)

The completed project will likely use some combination of electricity, natural gas, oil and/ or solar. These resources will be used for general operations, indoor climate control, and heating water for breakrooms and restrooms.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

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: [\[help\]](#)

The building will comply with state energy codes as approved through a City of Woodland building permit plan review process.

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. [\[help\]](#)

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

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. [\[help\]](#)

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. [\[help\]](#)

None proposed.

- 4) Describe special emergency services that might be required. [\[help\]](#)

The proposed project will require traditional police, fire, and medical response services. No special emergency services will be required.

Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None proposed.

b. Noise [\[help\]](#)

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

Traffic from the surrounding industrial uses and noises from industrial operations exist in the area. Agricultural uses in the vicinity also generate noises from agricultural equipment.

- 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. [\[help\]](#)

Short term noises from construction activities will occur. Machinery, truck and vehicle traffic, and other noises common for light industrial zoned properties will exist in the long term.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

The impacts from noise are not anticipated to be different than those already existing in the surrounding areas. The building and implementation of landscaping may help to diffuse the existing noises in the area.

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

The site is currently vacant. Properties to the north include the Guild Rd. industrial park, and an industrial use. Property to the west is designated as industrial and include yard operations and industrial shops. Property to the south is an existing residential use on industrial zoned property, existing industrial use, such as drywall production, and vacant industrial lands. Property to the east, across N. Pekin Rd., includes existing industrial uses, such as a sawmill and a pet food/treat production operation. The current proposal is not likely to affect current land uses since all of the adjacent property is industrially zoned. The proposed use would have no effect on existing surrounding land uses.

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? [\[help\]](#)

The site has been used for agriculture for grass seed production. Approximately 68 acres of land used for agricultural use and is in a tax deferral program with Cowlitz County. All of this property except approximately ½ acre will be for industrial use, consistent with the zoning.

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: [\[help\]](#)

The proposal will neither affect or be affected by farm or forest land business operations.

c. Describe any structures on the site. [\[help\]](#)

None.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No.

e. What is the current zoning classification of the site? [\[help\]](#)

Light Industrial (I-1)

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Industrial

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable. Not designated as a shoreline.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Five wetlands, Wetlands A through E, were delineated on the project site. WDFW considers Wetland B a remnant historic fish-bearing stream, therefore, the City will be regulating it under *Woodland Municipal Code Chapter 15.08.700 Designation of fish and wildlife habitat conservation areas*. Critical areas are described in the November 2023 report by Ecological Land Services and in the April 2023 Pacific Habitat Services report.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Unknown at this time.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposed/future uses will be allowed uses in the Light Industrial zone. Compatibility for this use was evaluated through the zoning process that occurred previously, confirming that this use is compatible with the existing and projected land use plans. The character of the surrounding properties with industrial designations are also compatible with an industrial use on this site.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None proposed.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None proposed.

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? [\[help\]](#)

The structure will be a maximum of 55 feet as allowed in the Light Industrial zone.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Comply with applicable zoning and land use standards.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Parking lot lighting, lighting of loading areas and trailer storage areas, and maneuvering area lighting will all be included in this project. Additionally, lighting from trucks, equipment for moving trailers and goods, and automobiles will also occur. Streetlights along the project frontage on N. Pekin Rd. and along the proposed extension of Rose Way will also be included with this project. These will generally occur during and after sunset and before sunrise.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No. Lighting will be shielded and directed to minimize impacts to surrounding uses.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Existing lights from vehicle traffic and existing industrial uses and street lighting all exist in the project area. These are not anticipated to affect this proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

The lighting would be shielded and directed to comply with engineering, zoning, and development standards for lighting.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

None.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None for this proposal.

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

Yes. The residential structure near the SE corner of the site is eligible to be listed on the National Register of Historic Places. See the Archaeological Survey for the N Pekin Road Industrial Project, Woodland, Cowlitz County, Washington report included in this application for details on the adjacent structure. No impacts to the existing structure are proposed.

- 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. [\[help\]](#)

No. See the Archaeological Survey for the N Pekin Road Industrial Project, Woodland, Cowlitz County, Washington report included in this application for details

- 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. [\[help\]](#)

See the Archaeological Survey for the N Pekin Road Industrial Project, Woodland, Cowlitz County, Washington report included in this application for details

- 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. [\[help\]](#)

The existing home near the SE corner of the site is being avoided with this development.

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

The proposed project will be served by N. Pekin Rd. and an extension of Rose Way being proposed with this project. The traffic Impact Analysis prepared by SCJ Alliance Consulting Services dated November 2023, provides additional information on the transportation network serving this project.

- 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? [\[help\]](#)

No.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The project would add approximately 546 new auto parking spaces.

- 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). [\[help\]](#)

Yes. Rose Way will be extended to serve the project. Frontage improvements along N. Pekin Rd. are also included in this project.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

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? [\[help\]](#)

The Traffic Impact Analysis prepared by SCJ Alliance Consulting Services dated November 2023, provides additional information on trips generated by this proposal. The report lists between 3,118 and 4,506 daily trips with two assumed land uses for analysis. The report also shows 315 net new trip ends occur during the PM Peak Hour with an industrial park or 601 net new trip ends occur during the PM Peak Hour with a general light industrial land use.

- 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. [\[help\]](#)

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

The project will extend Rose Way to serve the site and connect an alternate route for traffic entering the site and will provide frontage improvements along N. Pekin Rd. and will also pay applicable transportation impact fees.

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

The proposed industrial facility use would utilize existing utility and transportation infrastructure and would utilize available water and sewer capacities in the regional system. The facility would also increase the need for police and fire protection services in this area. It is not likely to have an impact directly on schools, health care services, or public transit.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

This proposal will increase property tax revenues and will increase employment which helps to provide revenues that generate sales taxes in the region. Tax revenues are used to fund public services.

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

- a. Circle utilities currently available at the site: [\[help\]](#) 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. [\[help\]](#)

- **Electric – Cowlitz PUD**
- **Natural Gas – Cascade Natural Gas**
- **Water – City of Woodland**
- **Refuse Service – City of Woodland**
- **Telephone – Multiple providers**
- **Sanitary Sewer – City of Woodland.**
- **Temporary power, a source for water during construction and temporary refuse collection will likely be needed. No other temporary utilities are anticipated to be needed.**

**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 Kirk L. Olsen

Position and Agency/Organization VP of Trammell Crow Portland Development Inc. and Principal of Trammell Crow Company

Date Submitted: December 1, 2023

## 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.