

# 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:

**Pacific Golf and Turf**

2. Name of applicant:

**Wilson Architects PLLC**

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

**404 E. 15<sup>th</sup> Street #7, Vancouver, WA 98663**

4. Date checklist prepared:

**2.25.22**

5. Agency requesting checklist:

**City of Woodland WA**

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

**Summer of 2022**

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

**Approximately 6,000 s.f. anticipated for future addition.**

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

**Wetlands Delineation Report and Mitigation Plan Ecological Land Services, Department of the Army NWP 39 approval May 2012, Geotechnical Study April 2012 by GES Inc.**

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 Pending.**

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

**None known.**

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 site is 3.06 acres and construction of a building to accommodate 4,000 s.f. +- of office space and 7,500 s.f.+ - of warehouse space.**

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 proposed project is located at 1951 Schurman Way, Woodland WA. Tax lot 507870102**

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

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

a. General description of the site:

**Flat mostly un-vegetated grassland.**

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

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

**Approximately 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.

**Silt, Clay and Clean sand**

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

**None**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

**Some fill material will be brought in to accommodate the parking and circulation areas and building construction. Estimated approximately 100 – 150 yds of crushed gravel anticipated for fill material. Removal of topsoil anticipated.**

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

**Erosion of soil is not anticipated.**

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

**Approximately 60% will be covered by asphalt and building.**

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

**The site is generally flat. Erosion control methods will be outlined on Civil Engineering plans during construction**

e.

## **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.

**None anticipated with this proposal other than exhaust emissions from construction equipment**

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

**None anticipated.**

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

**Watering of the construction site during construction to prevent airborne dust is the only measure anticipated.**

## **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.

**Burns Creek is located approximately 250' south of the subject site which ultimately flows into Lewis River**

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.

**NA**

- 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.

**NA**

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

**NA**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**No it is in an area of reduced flood risk due to the construction of a Levy.**

- 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 waste materials will be discharged into the surface waters.**

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**

- 3) 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.

**No waste water will be discharged into 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.

**Storm water will be collected in bio swales on the East, South and West sides of the site and collected in a detention pond on the western end of the site.**

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.

**The drainage patterns in the vicinity of the site will remain un-changed.**

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

**None**

#### 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?

**Topsoil.**

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:

**Beach, Cedar, Pine, Parrotia, and Hornbeam trees will be planted along with current, viburnum, abelia, and yew shrubs.**

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.

**Songbirds, Hawk, squirrels etc. have been observed 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 Observed.**

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

**The site is located within the Pacific Flyway. A number of birds migrate annually through the Pacific Northwest.**

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

**The project will preserve and protect existing wetland buffers that were delineated with the Master Plan. New plantings will provide habitat and resting areas for birds and small mammals.**

- 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.

**The site is served by both electricity and natural gas. HVAC systems are proposed be serviced with natural gas.**

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

c.

**There would be no affect on adjacent properties.**

- 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 comply with the 2018 Washington State Energy Code. LED lighting will be used throughout. Highly efficient building materials will be selected.**

## **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 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.**

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

**Police, fire, ambulance.**

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

**Public water and sewer will serve the site to minimize contamination risks.**

## *b. Noise*

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



**The project is near I-5 and there is some noise from the highway that gets to this site. Minor adjacent traffic could also be heard on this site along with future construction on adjacent sites.**

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: Typical noise associated with operations.**

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

**New tree and shrub plantings will reduce some site generated noise. Building exterior wall construction will minimize interior noise related to future occupancies.**

## **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.

**Currently the site is vacant. industrial zones border the site on all sides.**

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 that is known.**

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 impacts from or to farming activity in the vicinity are anticipated.**

c. Describe any structures on the site.

**None.**

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

**None.**

e. What is the current zoning classification of the site?

**Light Manufacturing.**

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?

**NA.**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

**No.**

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

**Approximately 20 will work in the facility when completed.**

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

**None.**

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

**None.**

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

**The project will go through Site Plan Review by the City of Woodland and will be required to obtain building permits which involves a review of the use relative to the zoning district.**

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

**The project is served by a new roadway system that was specifically designed for the industrial uses proposed. Existing agriculture lands to the west will not be impacted by the industrial activities proposed here.**

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

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

**None.**

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

**None.**

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

**None.**

**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?

**Roughly 24'-0". Building materials include metal panels and glass.**

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

**No views will be significantly impacted by this project.**

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

- e. **The project is being designed to be compatible with local rural building sizes and massing so as not to greatly impact the broad horizon line or overall aesthetics of the area.**

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

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

**Parking lot lighting may result in some glare. Building glazing may result in some glare. Most of the impacts will be 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.

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

**Parking lot lighting that is shielded down and specifically designed to minimize uplight and glare will be selected.**

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

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

**Lewis and Columbia Rivers are located to the nearby and provide recreational activities such as rafting and fishing.**

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 will not impact existing recreation opportunities.**

**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.

**An archaeological pre-determination if required will be performed.**

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.

**Notice on the site plan will be provided to note the requirements if known or suspected artifacts are encountered during construction.**

**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 for the site is off of Schurman Way, which is in turn served by the Dike Road and I-5.**

- 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 existing public transit is available to the site. No transit stop is available 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?

**28 proposed. None 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).

**No improvements to Schurman Way are anticipated. No new improvements are proposed.**

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

**It is not anticipated that water, rail, or air transportation will be used by the future tenants.**

- 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 40 – 60 trips a day are anticipated with between employees and deliveries between the hours of 7:00 am and 6:00 pm.**

- 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 agricultural products are anticipate to be using Schurman Way in this location.**

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

**None necessary.**

**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.

**All public services required by this project are already accounted for in the zoning district.**

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

**Impact fees associated with this project will offset impacts to public services.**

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

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

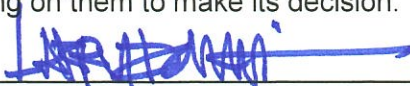
**electricity, natural gas, water, refuse service, telephone, sanitary sewer,**

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: Comcast/CenturyLink  
Electricity: Cowlitz County PUD  
Gas: NW Natural**

**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 \_\_\_\_\_ **Larry Wilson** \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_ Project  
Architect \_\_\_\_\_

Date Submitted: 2.25.22

#### ***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.