

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:
USNR Building Additions Site Plan
2. Name of applicant:
Mike Dollar
3. Address and phone number of applicant and contact person:
*USNR
Attn: Mike Dollar
PO Box 310
Woodland, WA 98674
(360) 841-6402*

*Site physical address: 1981 Schurman Way
Woodland, WA 98674*
4. Date checklist prepared:
04/17/2023
5. Agency requesting checklist:
City of Woodland
6. Proposed timing or schedule (including phasing, if applicable):
Four building additions are proposed to be constructed in three phases. Construction on the first phase will likely proceed as soon as all required permits are obtained in spring or summer of 2023 or shortly thereafter pending successful permitting. The subsequent phases would likely proceed shortly after pending funding of the project improvements is secured.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
GeoDesign Inc. completed a geotechnical field investigation of the site's soils in 2013, and Columbia West Engineering, Inc. completed a supplemental geotechnical field investigation in 2022.
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.
There are no known government permits pending approval that will affect this proposal.
10. List any government approvals or permits that will be needed for your proposal, if known.
Site plan approval, final engineering construction drawing approval, SEPA determination, and building permits from City of Woodland.

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 site is currently used as USNR's global headquarters. USNR designs and manufactures a wide array of equipment for the wood processing industry. The site has two main buildings in the eastern part of the property. The northerly of these two buildings is used as an office space and the southerly building is used primarily for manufacturing and storage.

The Applicant is proposing to construct four building additions to the existing southerly building with a total approximate footprint of 5,280 square feet. The additions will be constructed in phases. The first two additions (Phase 1) are a 40'x40' shipping area and an 8'x10' fire sprinkler riser room on the north side of the existing building. The third addition (Phase 2) is a 50'x40' covered storage area along the western building face. The fourth addition (Phase 3) is a 40'x40' electrical shop in the northwest corner of the existing building.

Site development will primarily be limited to the removal of existing pavement, and the construction of these additions. There is a small amount (+/- 40 square feet) of proposed pavement widening at the existing site access immediately north of the shipping addition which will also require extending an existing 12" storm culvert an additional approximately 7 feet.

As part of the first phase of improvements, the existing riser room will be relocated to the new 8'x10' building addition along the north face of the existing building. The existing FDC that is currently mounted to the north building wall will also be relocated to the landscaped area north of the building, next to the nearest existing fire hydrant.

The site includes three parcels (Cowlitz County parcels 507680100, 507880100, and 507880200) which cover approximately 16.01 acres but construction will be limited to southerly parcel (507680100) and furthermore limited to the areas immediately surrounding the proposed addition locations.

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 site address is 1981 Schurman Way, Woodland, WA 98674. The site consists of 3 parcels identified as 507680100, 507880100, and 507880200, located in the SW ¼ of Section 12, T5N, R1W, W.M., Woodland WA. A site plan, vicinity map, and topographic map have been submitted with the site plan application.

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

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

a. General description of the site:

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

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

The site is relatively flat with slopes typically at 5% or flatter. There is a drainage ditch along the south property line with side slopes up to 33%.

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.

Site soils are mapped by the Natural Resource Conservation Services as Maytown silt loam for the vast majority of the site, with the eastern 15% of the site mapped as Newberg fine sandy loam. The geotechnical analysis of the site found soils generally consistent with that mapping. The NRCS classifies Maytown soils as moderately well drained, and Newberg soils as well drained.

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

No.

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.

A minimal amount of site grading will be necessary to bring building additions #1 and #3 up to the finished floor elevation of the existing building. It is possible that some import of structural fill will be necessary. The source of fill that might be imported to the site is unknown. Exact excavation and fill quantities are not known at this time but are anticipated to be negligible as the work area is quite flat.

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

Not likely due to the limited improvements and the fact that the site is already predominately covered in impervious surfaces, the risk of erosion is minimal. That being said, erosion control measures have been shown on the preliminary site plan submitted with this document. An erosion control plan with specific erosion control BMP's will also be submitted with the final construction drawings and will be approved prior to construction.

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

Approximately 45%. The project will increase existing impervious surfaces on the site by less than 1%.

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

Design and implementation of an erosion control plan will take place prior to construction. For the limited areas with exposed soil, silt fence will be installed to protect the downslope areas. Any stormwater inlets will be protected with inlet protection. Additional measures may also be implemented as needed depending on the time of year that construction is taking place.

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.

Vehicle emissions will take place from the construction vehicles. It is also possible that some dust will be generated during dry conditions. When the project is complete, emissions from the vehicles accessing and leaving the site will occur. Quantities of emissions are unknown but will not be significantly increased from existing conditions.

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

No.

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

Water trucks will be used to control dust during construction should it become necessary. Presumably the construction equipment will be required to comply with modern emissions regulations.

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 is an existing drainage ditch along the southern property line that is tributary to Burris Creek. There are also shallow drainage ditches running east to west along both sides of the site's main access drive in the middle of the site. Those ditches drain to the drainage system along Robinson Road to the west which is also tributary to Burris Creek. There is also an existing stormwater detention pond at the southwest corner of the northernmost parcel.

- 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.

No.

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

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

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

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.

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 runoff from the proposed building additions drain to the site's existing drainage ditch along the south side of the access road. The stormwater currently leaves the property at the west end of the previously mentioned drainage ditch at Robinson Road.

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

Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could enter ground water. However, the potential for this will be greatly reduced by proper use of erosion and sediment control BMPs during construction.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

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

See above responses related to stormwater management for the site during construction. The site has already been developed and has addressed stormwater requirements as part of the previous development. The vast majority of the area added from the proposed building additions will replace pollution generating impervious surfaces, and therefore the change to the stormwater quantity after construction will be negligible. Additionally, replacing existing pavement with roof area will reduce the pollution generating surfaces on the site.

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

The site's vegetated areas are nearly entirely covered in grass. There are a few trees on site, primarily in landscaped areas.

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

There is a small amount of landscaped area that will be removed during phase 1 with the pavement widening at the existing site access (roughly 40 square feet). There is also a small amount of grassed landscaped area (roughly 1,400 square feet) that will be removed with the building addition during phase 3.

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

None known.

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

The site is already fully developed including landscaped areas.

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

None known.

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: **ducks, geese**

mammals: **deer**, bear, elk, beaver, other: **racoons, squirrels, mice, coyotes**

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

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

None known.

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

The site is located within the Pacific Flyway for migratory waterfowl.

- d. Proposed measures to preserve or enhance wildlife, if any:
The areas of this site adjacent to the proposed building additions are predominately paved parking areas and are not home to any wildlife. The west portion of the site is a grass field that will remain untouched by this proposal. Therefore, any wildlife areas currently on site will be preserved.
- 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.
Primary sources of energy will likely be electric and/or natural gas. The energy is used for manufacturing, as well as to heat the buildings and provide basic electrical needs and to light the site. The proposed building additions will not require a new source of energy from what is currently being used.
- 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 building additions will comply with building codes which include energy efficiency requirements.

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

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
- No.*
- 1) Describe any known or possible contamination at the site from present or past uses.
None known.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
None known.
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
There will not be any toxic or hazardous materials stored or used during the project construction other than those materials normally used in any construction project. No hazardous or toxic chemicals will be stored in the new building additions after completion. Used solvents and oily rags resulting from the manufacturing processes elsewhere on this site are stored in a dedicated area.
 - 4) Describe special emergency services that might be required.
None known.

- 5) Proposed measures to reduce or control environmental health hazards, if any:
Through the construction process and after completion, all building practices and equipment will comply with modern environmental and energy codes. The business already follows proper protocols with regard to storage of chemicals. Safety data sheets for materials are kept on site and necessary protocols for use, storage, and proper handling are in place.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Proximity to Interstate 5 causes some existing traffic noise, but it will not impact this project.

- 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.
There will likely be a short-term increase in noise during construction. No increase to the level of noise is expected to be created by or associated with the proposed building additions after completion. The site is already in operation and the extension of the electrical shop and shipping area, as well as the addition of the storage area are not anticipated to increase noise levels.

- 3) Proposed measures to reduce or control noise impacts, if any:
Construction is limited to approved working hours.

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 and all adjacent properties to the south are zoned for industrial uses. The site currently operates as a manufacturer of a wide array of equipment for the wood processing industry. The site to the south of the work area is undeveloped but anticipated to be developed into a business that maintains and furnishes golf carts. Sites to the north include a trailer sales business, an auto parts store, and a Les Schwab tire center. The current proposal will not affect the current land uses on any nearby or adjacent properties.

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

Based on review of available aerial photos dating back to 1990, it does not appear that the site has been used for intense farming such as row crops or orchards over that period. It is possible that the site could have been used as pasture or for hay production at some point in time, but not recently.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No.

- c. Describe any structures on the site.
The site currently contains two buildings. The northerly building is used for office space and the southerly building is used primarily for manufacturing and storage.
- d. Will any structures be demolished? If so, what?
The small existing fire riser room on the north side of the building will be demolished and replaced with the new riser room
- e. What is the current zoning classification of the site?
Light Industrial (I-1)
- f. What is the current comprehensive plan designation of the site?
Industrial
- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
NWI mapping shows potential presence of a wetland area on portions of the property immediately south. However, the wetlands on that site have been delineated and were filled through an approved wetland permit.
- i. Approximately how many people would reside or work in the completed project?
The site currently employs roughly 250 people. The proposed improvements will not increase the number of employees.
- 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:
Compliance with City of Woodland comprehensive plan and zoning requirements.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Zero.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Zero.
- 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?
External building materials will be comprised of metal. The approximate maximum height of the building additions is anticipated to be 21'.
- b. What views in the immediate vicinity would be altered or obstructed?
The first building addition will be visible from Schurman Way but will not obstruct any views. The second two additions will likely not be visible from Robinson Road or Schurman Way and will not obstruct any views.
- b. Proposed measures to reduce or control aesthetic impacts, if any:
Compliance with the City's landscaping regulations has already resulted in the planting of vegetation in the landscaped portions of the site. Street trees, shrubs, and groundcover are planted along the roadway which runs through the middle of the site, as well as along Schurman Way.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The site is already sufficiently lit from the existing improvements. It is anticipated new egress lighting required by code will be provided at new doors as well as some limited wall pack lighting. Any lights added, will be used between sunset and sunrise. These lights would not be noticeable from the street or from surrounding properties.
- 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:
Any lighting added will be limited to that which is deemed necessary for the safety and security of the site and its employees.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None in close proximity to the site.
- 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:
None.

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

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
None known.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None.

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.

All project areas are previously disturbed by past development. As a result, it is extremely unlikely that any resources will be encountered.

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

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

The site currently takes primary access from the west side of Schurman Way with a secondary access to Robinson Road. An onsite private access drive has been constructed through the middle of the site that extends between these two roads. The driveway access to Schurman Way will continue to be the primary site access. Schurman Way has nearby access to Dike Access Road to the north and Guild Road to the south. Both of those roadways provide convenient access to Interstate-5 less than a mile to the east.

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. There is no public transportation within reasonable proximity of 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?

No new parking spaces are proposed, and seven spaces are proposed to be eliminated. Available parking on the site is adequate.

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.

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?

A projected PM peak hour trip generation of 3.48 trips is estimated. This estimate was calculated by the city's engineering consultant based on the square footage of the building additions using the land use category of "#140 – Manufacturing" from the ITE

Trip Generation Manual. Using the same source, estimated additional daily trips associated with the building addition would total approximately 20. These likely represent conservative assumptions since a portion of the building additions will not be fully enclosed and the use of much of the additional area will be for storage rather than manufacturing. It is likely that 10% to 25% of the additional traffic might be truck traffic.

- 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:

Payment of traffic impact fees if assessed by the city.

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.

No.

- 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 _____

- c. 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.

Electricity – Cowlitz PUD

Sewer and Water – City of Woodland

Refuse – City of Woodland

Gas- Cascade Natural Gas

Telephone – CenturyLink

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 Andrew Gunther

Position and Agency/Organization Project Planner, PLS Engineering

Date Submitted: 4/21/23